



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, February 26, 2014**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance (Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	3294 Mission Street	Case No.:	2013.0988V
Cross Street(s):	Mission St & 29th St	Building Permit:	Click here to enter text.
Block / Lot No.:	6596/023	Applicant/Agent:	Anna Fabiano
Zoning District(s):	NC-3 / 40-X	Telephone:	925-838-2090
Area Plan:	N/A	E-Mail:	dbtiffanygardens@gmail.com

PROJECT DESCRIPTION

The proposed project seeks a rear yard variance for two existing enclosures (housing a mechanical ventilation system, and a storage enclosure) projecting into the rear yard. The property is located in a NC-3 Zoning District and a 40-X Height and Bulk District. A Rear Yard Modification was approved in 2001 to allow the triangular shaped lot to have a rear yard no less than 15 feet in every horizontal dimension, and a single 5,000 square-foot triangular open space in-lieu of a rear yard.

PER SECTION 134 OF THE PLANNING CODE the property is required to maintain a rear yard equivalent to 25% of lot depth free of obstructions. The existing mechanical ventilation projection is 21 feet 8 inches wide, 13 feet 7 inches deep, and approximately 7 feet 6 inches in height. The projection is located approximately 8 feet from the northern property line, and approximately 13 feet from the nearest dwelling unit along 29th street; therefore, a rear yard variance is required for the obstruction. The existing storage enclosure is approximately 7 feet wide, 17 feet deep, and 10 feet in height. The storage is located near the northwest corner of the open space, against the rear wall of the west portion of the building. A rear yard variance is required for these obstructions, into the rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jeffrey Speirs**

Telephone: **415-575-9106** E-Mail: **Jeffrey.speirs@sfgov.org**

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: **<http://sf-planning.org/ftp/files/notice/2013.0988V.pdf>**

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

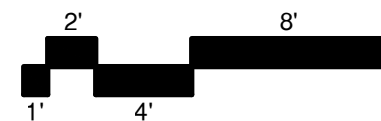
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



OF:



TIFFANY GARDENS- REAR COURTYARD AREA
2 EXISTING SCHEMATIC EAST ELEVATION (COURTYARD)
1/8" = 1'-0"



TIFFANY GARDENS- REAR COURTYARD AREA
1 EXISTING SCHEMATIC NORTH ELEVATION (COURTYARD)
1/8" = 1'-0"

NOTES

1. THE DRAWINGS PRESENTED ON THIS SHEET ARE FOR REFERENCE PURPOSES ONLY. VARIATIONS MAY OCCUR. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES AND DO NOT PROCEED WITH WORK UNTIL THEY ARE RESOLVED.
2. ALL NOTES AND DETAILS REFERENCED ON THIS SHEET REPRESENT TYPICAL CONDITIONS AND PERTAIN TO ALL SIMILAR CONDITIONS.
3. THE GRAPHIC SCREENING REPRESENTS THE GENERAL LOCATION OF THE SCOPE OF WORK AND IS NOT INTENDED TO BE ALL INCLUSIVE. THE SCREENING IS A REFERENCE ONLY AND SHALL NOT BE USED TO DETERMINE SCOPE QUANTITY OR AREAS.

RICHARD
AVELAR
&
ASSOCIATES

ARCHITECTS

318 HARRISON STREET
SUITE 103
OAKLAND, CA 94607
510-893-5501
FAX 510-893-5874

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TIFFANY GARDENS HOA
MISC. BUILDING REPAIRS
199 TIFFANY AVE.
SAN FRANCISCO, CALIFORNIA

EXISTING SCHEMATIC
EAST AND NORTH
COURTYARD ELEVATIONS

SCALE: 1/8" = 1'-0"

REVISIONS:

DATE: 1/27/2014

PROJECT: 1356

DRAWN BY:

CHECKED BY: DATE:

SHEET:

A3.2

OF: