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

NOTICE OF PUBLIC HEARING

Hearing Date: Wednesday, April 23, 2014

Time: 9:30 AM

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

Case Type: Variance(Front Setback and Rear Yard)

Hearing Body: Zoning Administrator

PORPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2570 Jackson St	Case No.:	2013.1361V
Cross Street(s):	Pierce & Steiner Streets	Building Permit:	n/a
Block / Lot No.:	0586/008	Applicant/Agent:	Federico Engel
Zoning District(s):	RH-1 / 40-X	Telephone:	415-674-5554
Area Plan:	n/a	E-Mail:	engel@bulterarmsden.com

PROJECT DESCRIPTION

The project proposes to replace approximately 5-foot tall windscreens around a deck above the onestory garage at the front of the property and around a side terrace at the northwest corner towards the rear of the property and to construct a deck with spiral stairs at the rear of the three-story-overgarage, single-family dwelling.

PLANNING CODE SECTION 132 requires a 15- foot deep front setback for the subject property. The existing one-story garage structure is built to the front property line and provides no front setback, so the replacement windscreens above the noncomplying portion at the front of the building would require a front setback variance.

PLANNING CODE SECTION 134 requires an approximately 32- foot deep rear yard, which is equal to 25% of the lot depth. As the existing building extends to within 25 feet of the rear property line and is therefore located partially within the required rear yard, the windscreen replacement around a side terrace at the northwest corner of the lot and construction of the deck and spiral stairs at the rear of the building would require a rear yard variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: Christine Lamorena Telephone: 415-575-9085 Mail: christine.lamorena@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/2013.1361V.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 perfromed 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**.

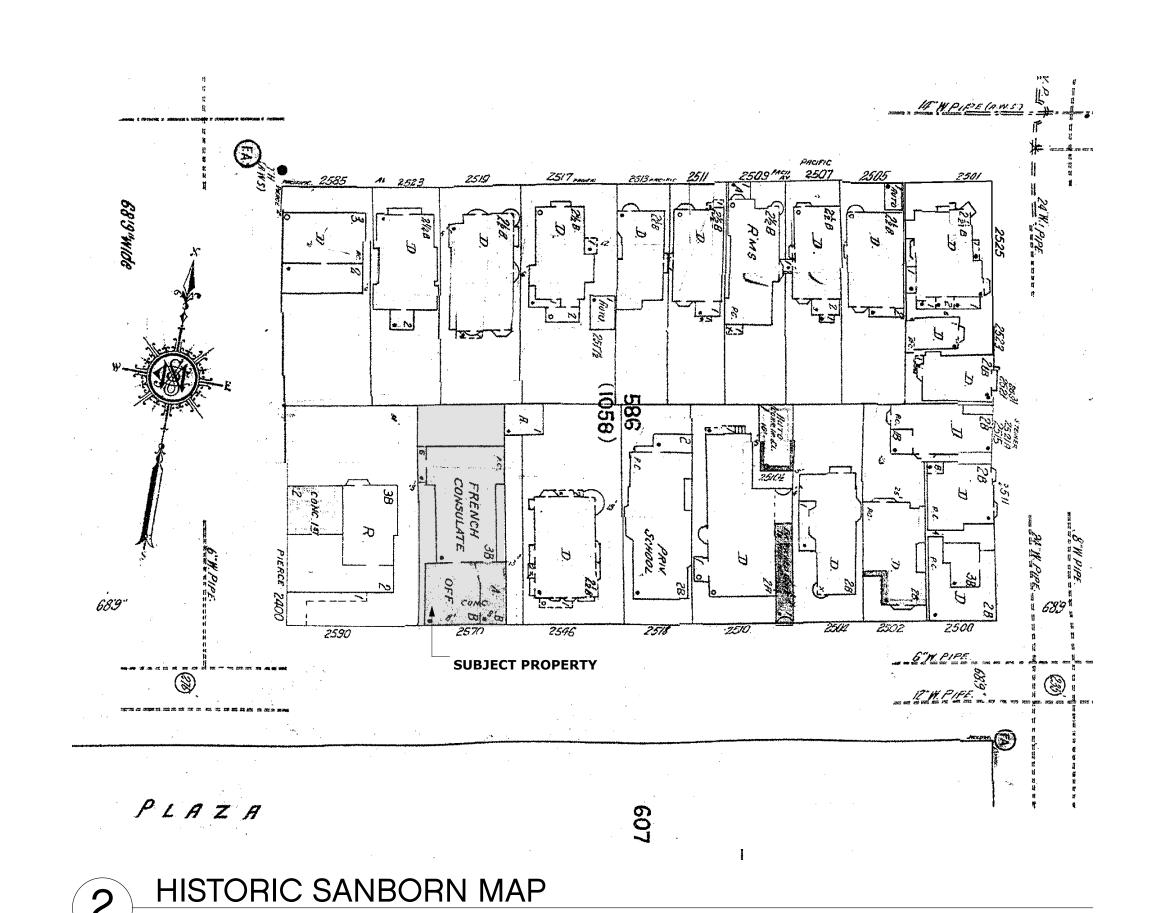
ABOUT THIS NOTICE

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.

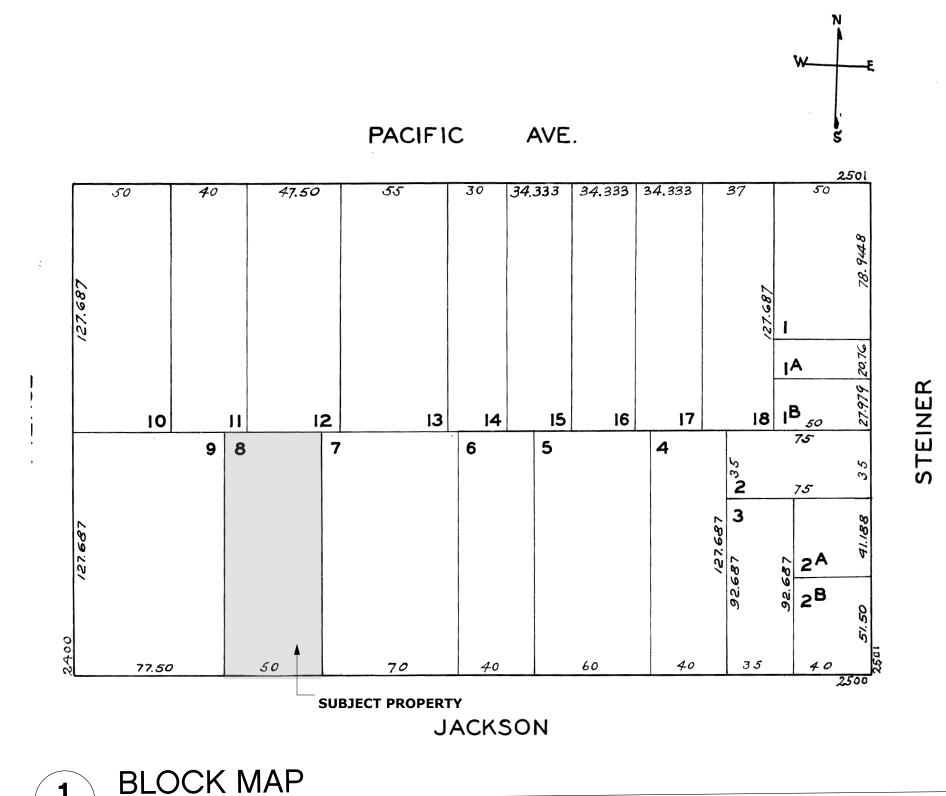
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at http://upn.sfplanning.org for more information.

中文詢問請電:558.6378

Para información en Español llamar al: 558.6378



NOT TO SCALE



NOT TO SCALE

	BUTLER ARMSDEN
Pac	A R C H I T E C T S
Frantoria Trattoria Ys fee	2849 CALIFORNIA STREET SAN FRANCISCO, CA 94115 BUTLERARMSDEN.COM
Fillmore St ##	E INFO@BUTLERARMSDEN.COM T 415-674-5554 F 415-674-5558
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2013 S.F. FIRE CODE

SHEET INDEX

ARCH	IITECTURAL:
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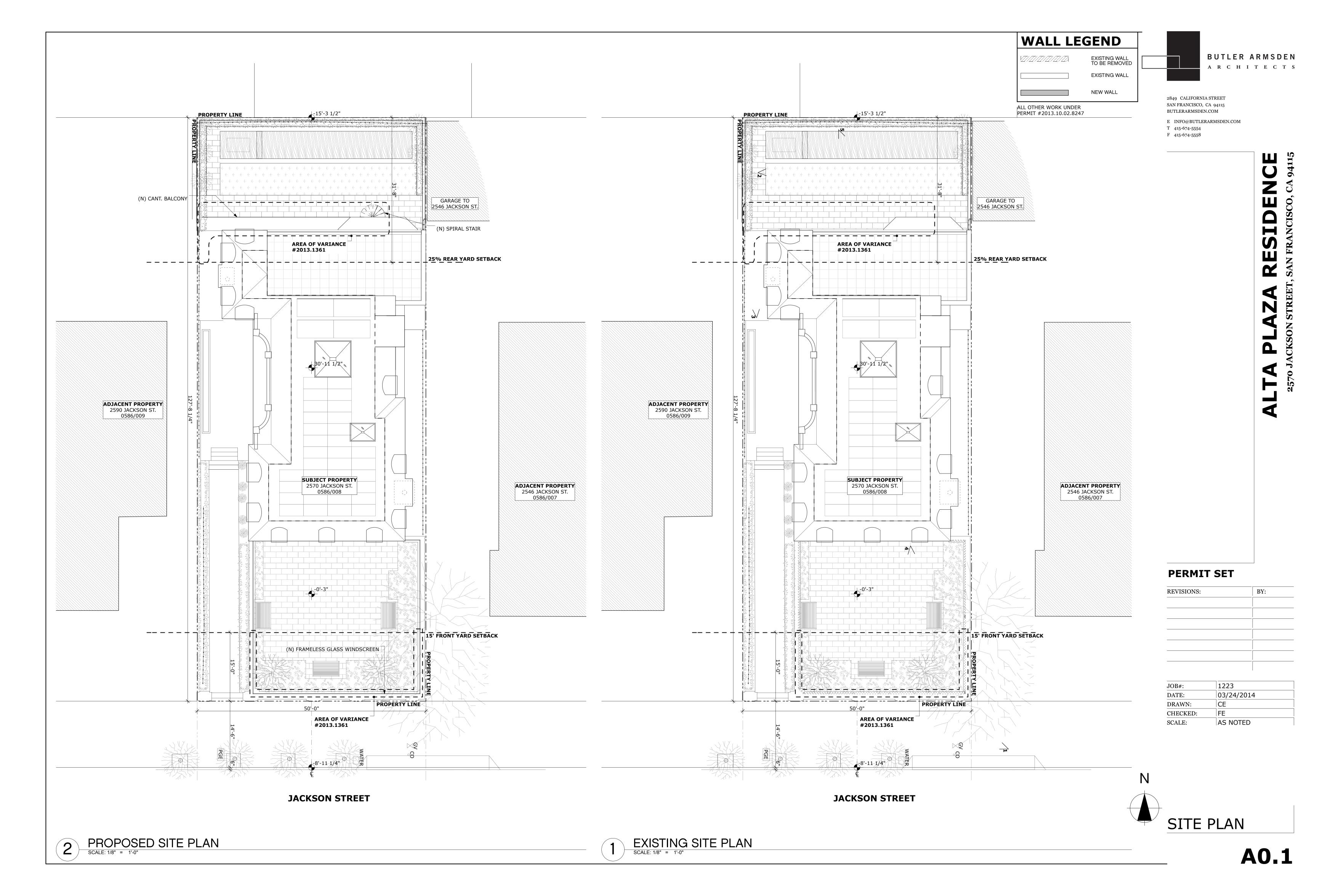
- A0.0 TITLE SHEET A0.1 SITE PLAN
- A0.2 SITE PHOTOS A0.3 SURVEY
- A1.1 DEMOLITION PLAN GROUND FLOOR A1.2 DEMOLITION PLAN - SECOND FLOOR
- A1.3 EXISTING EXTERIOR ELEVATIONS SOUTH, NORTH
- A1.4 EXISTING EXTERIOR ELEVATIONS WEST A1.5 EXISTING EXTERIOR ELEVATIONS - EAST
- A2.1 PROPOSED PLAN GROUND FLOOR A2.2 PROPOSED PLAN - SECOND FLOOR
- A3.1 EXTERIOR ELEVATIONS SOUTH, NORTH A3.2 EXTERIOR ELEVATIONS - WEST
- A3.3 EXTERIOR ELEVATIONS EAST

PERMIT SET

REVISIONS:	BY:

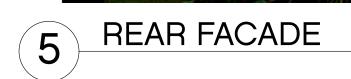
JOB#:	1223
DATE:	03/24/2014
DRAWN:	CE
CHECKED:	FE
SCALE:	AS NOTED

TITLE SHEET



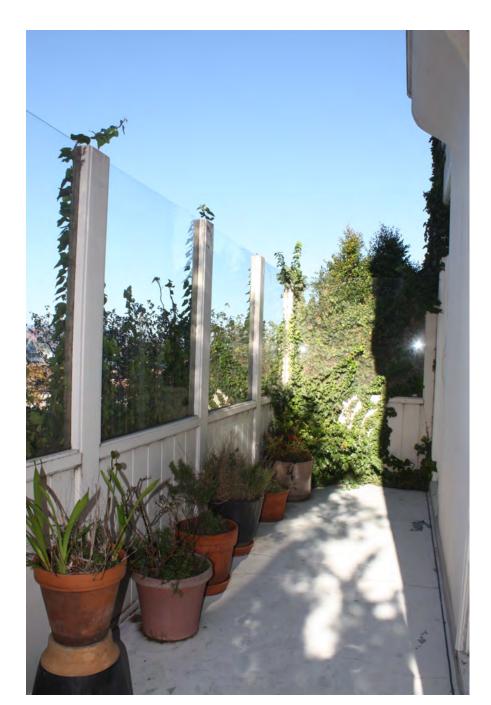
- E INFO@BUTLERARMSDEN.COM T 415-674-5554
- F 415-674-5558







(E) METAL & GLASS WINDSCREEN @ S. ROOF DECK



(E) WINDSCREEN @ NW PATIO

SUBJECT PROPERTY



SOUTHEAST CORNER - VIEW OF GARAGE FROM SIDEWALK

PERMIT SET

REVISIONS:

JOB#:	1223		
DATE:	03/24/20	03/24/2014	
DRAWN:	CE		

AS NOTED

SITE PHOTOS

