



# 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, August 27, 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: <b>22 Ord Court</b>	Case No.: <b>2013.1521 V</b>
Cross Street(s): <b>Ord Street</b>	Building Permit: <b>2013.1021.9817</b>
Block / Lot No.: <b>2619 /067</b>	Applicant/Agent: <b>Sia Consulting Corp</b>
Zoning District(s): <b>RH-2</b>	Telephone: <b>415.922.0200 X 108</b>
Area Plan: <b>NA</b>	E-Mail: <b>reza@siaconsult.com</b>

### PROJECT DESCRIPTION

The proposal includes the construction of a 42' deep, four-story, 2,959 SF, single-family dwelling at the rear of the property (behind an existing single family dwelling). The proposed dwelling fronts on States Street and includes a garage, 4 bedrooms, 3 bathrooms, 2 powder rooms and deck at the front of the 4th level. A 29'-7" yard would separate the existing and proposed buildings. While not subject to this variance, a one-story vertical addition is proposed for the existing building at 22 Ord Court.

**PER SECTION 134 OF THE PLANNING CODE** the property is required to maintain a rear yard equal to 45 percent of the lot depth, or 53'. The proposal is to construct a new single family dwelling at the rear of the property; therefore, a variance is required.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Tina Chang**

Telephone: **415-575-9197** Mail: **[Tina.Chang@sfgov.org](mailto:Tina.Chang@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/2013.1521V.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**.

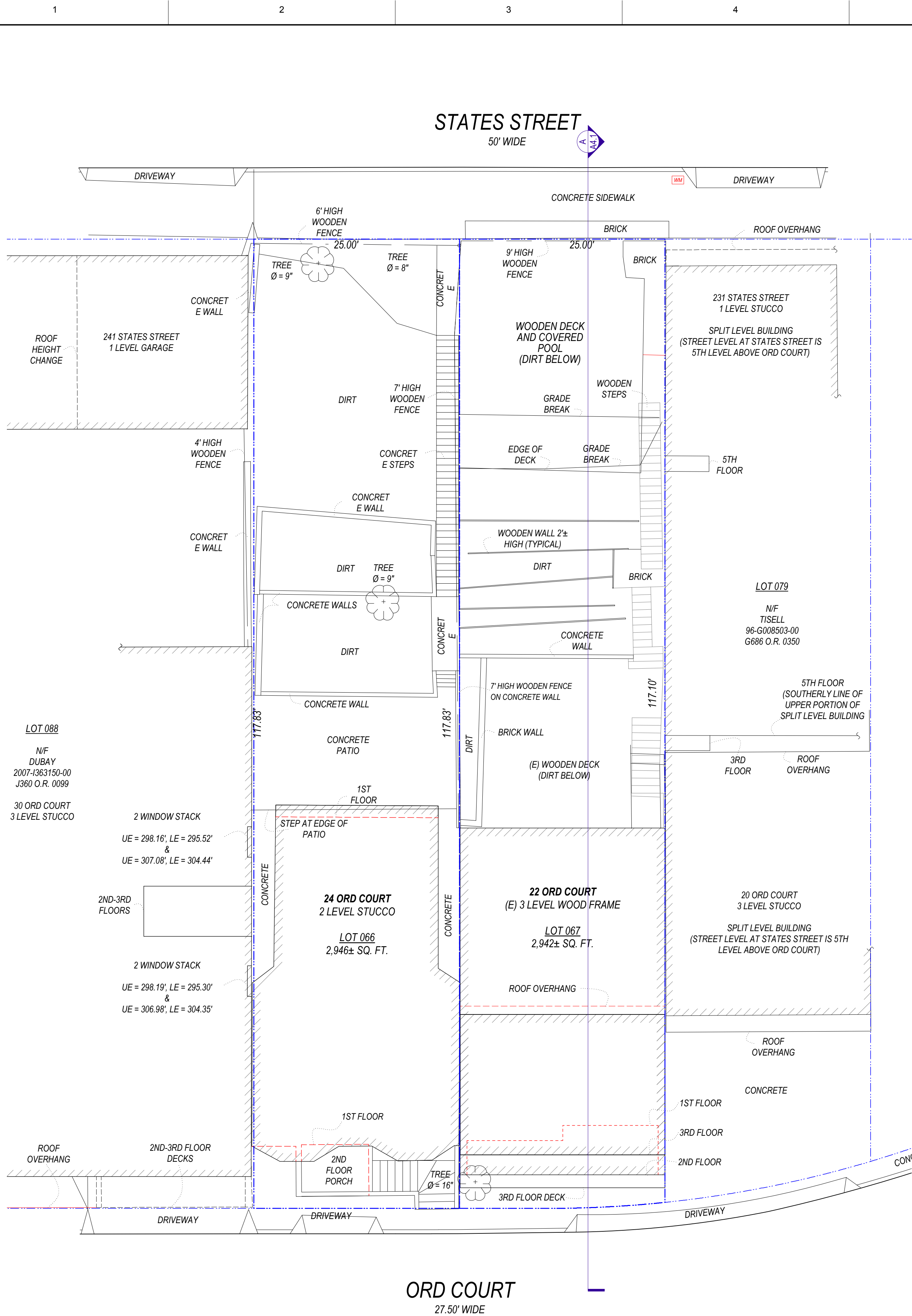
## ABOUT THIS NOTICE

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.

中文詢問請電: 558.6378

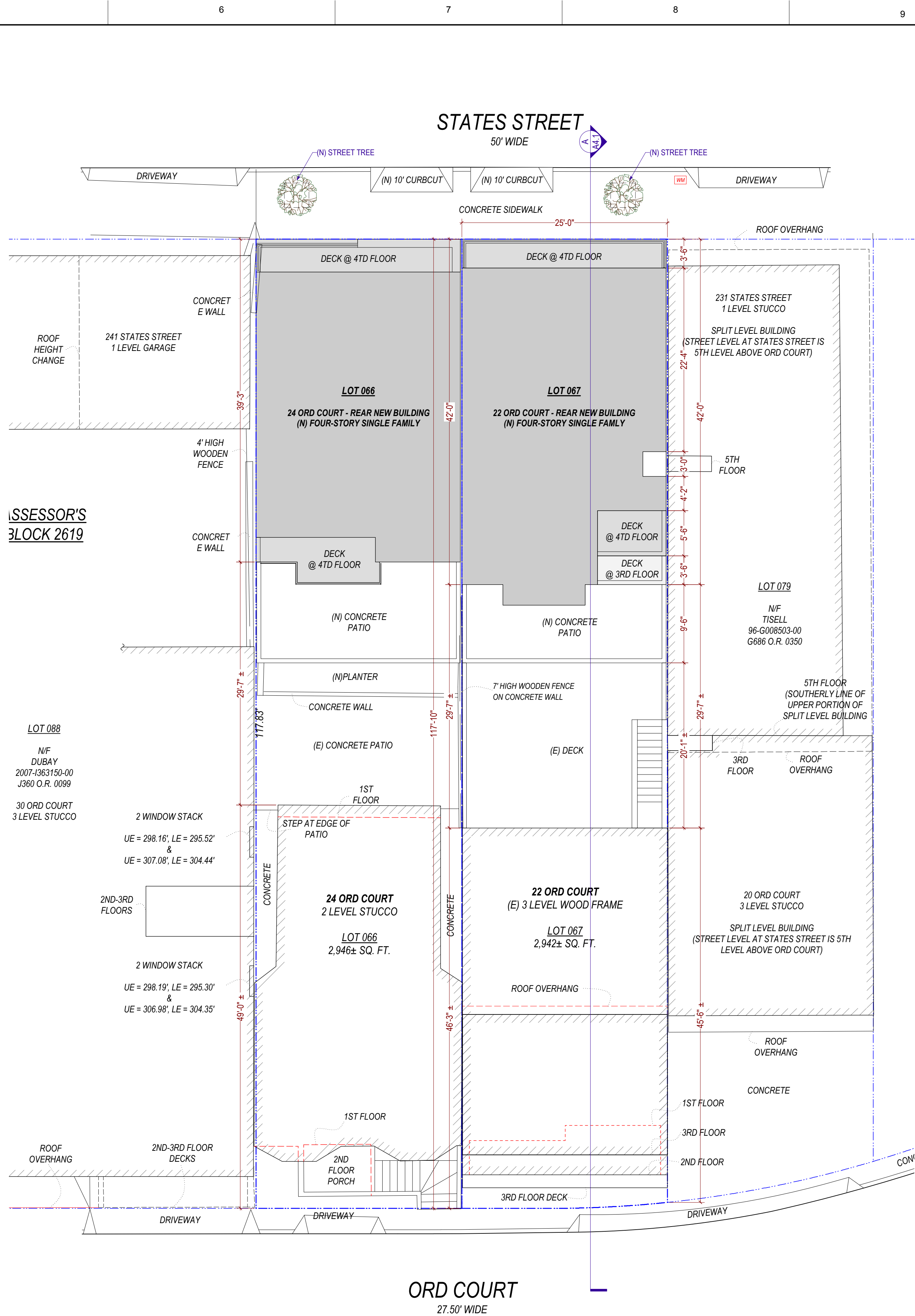
Para información en Español llamar al: 558.6378



**Existing Site Plan**  
1/8" = 1'-0"

BLOCK & LOT: 2619-067

PROPERTY LINE:  
OUTLINE OF SUBJECT BUILDING:  
OUTLINE OF NEIGHBORS:



**Proposed Site Plan**  
1/8" = 1'-0"

BLOCK & LOT: 2619-067

PROPERTY LINE:  
OUTLINE OF SUBJECT BUILDING:  
OUTLINE OF NEIGHBORS:

PROJECT NAME

**22 Ord Ct - Rear Building**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 922.0200  
FAX: (415) 922.0203  
WEBSITE: WWW.SIACONSULT.COM

SHEET TITLE

## Site Plan

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### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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DATE	08/19/2013
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REVISED DATE	10/16/2013
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JOB NO.	13-
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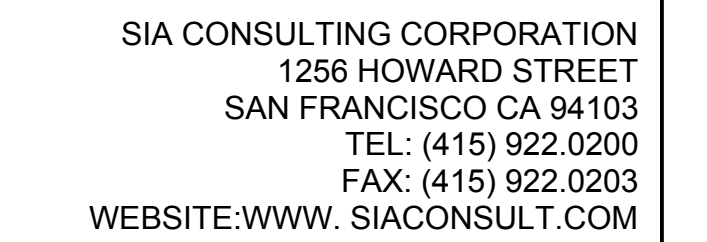
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A-1.1



STATES STREET

**22 Ord Ct - Rear Building**  
SAN FRANCISCO, CA

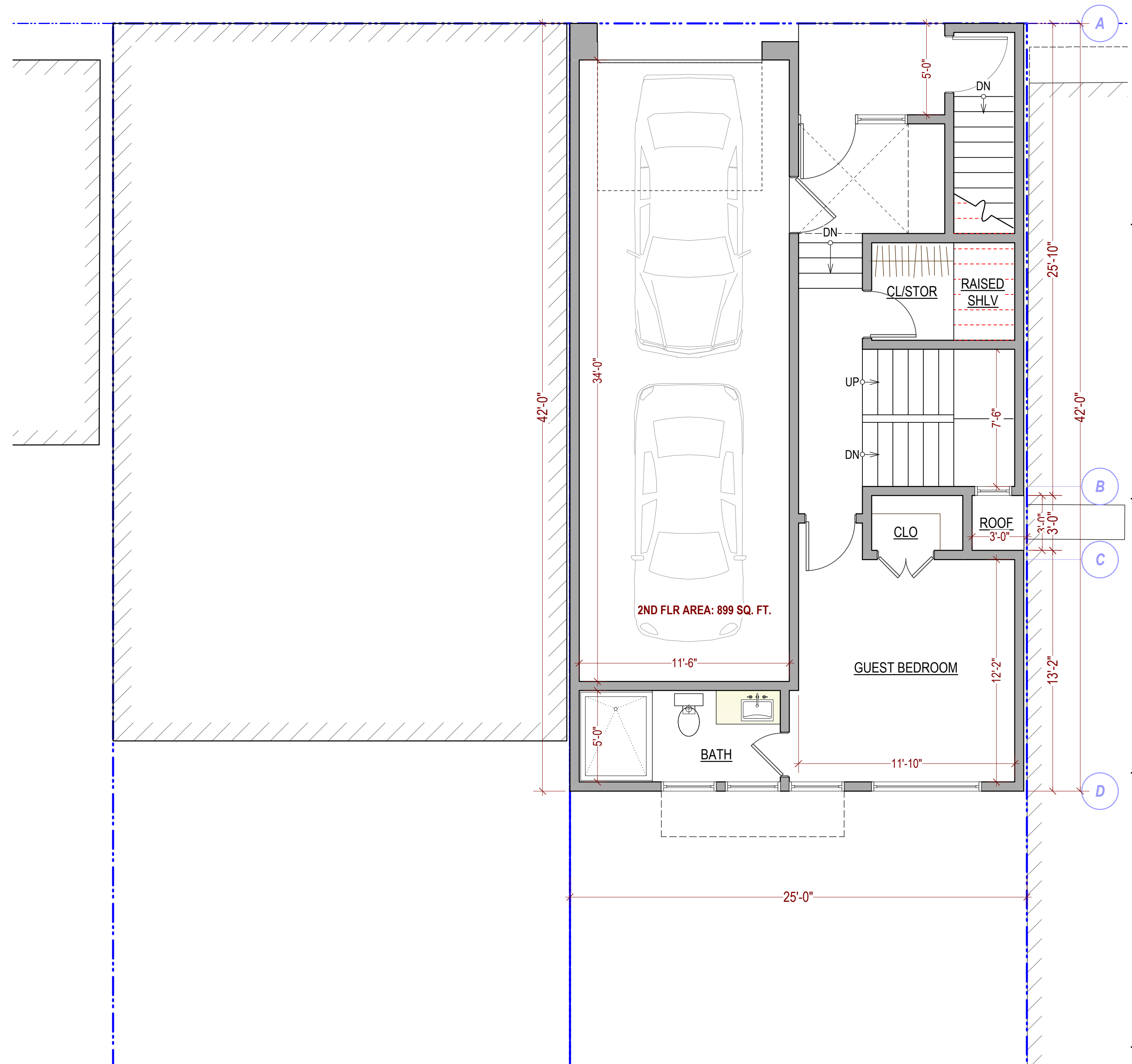


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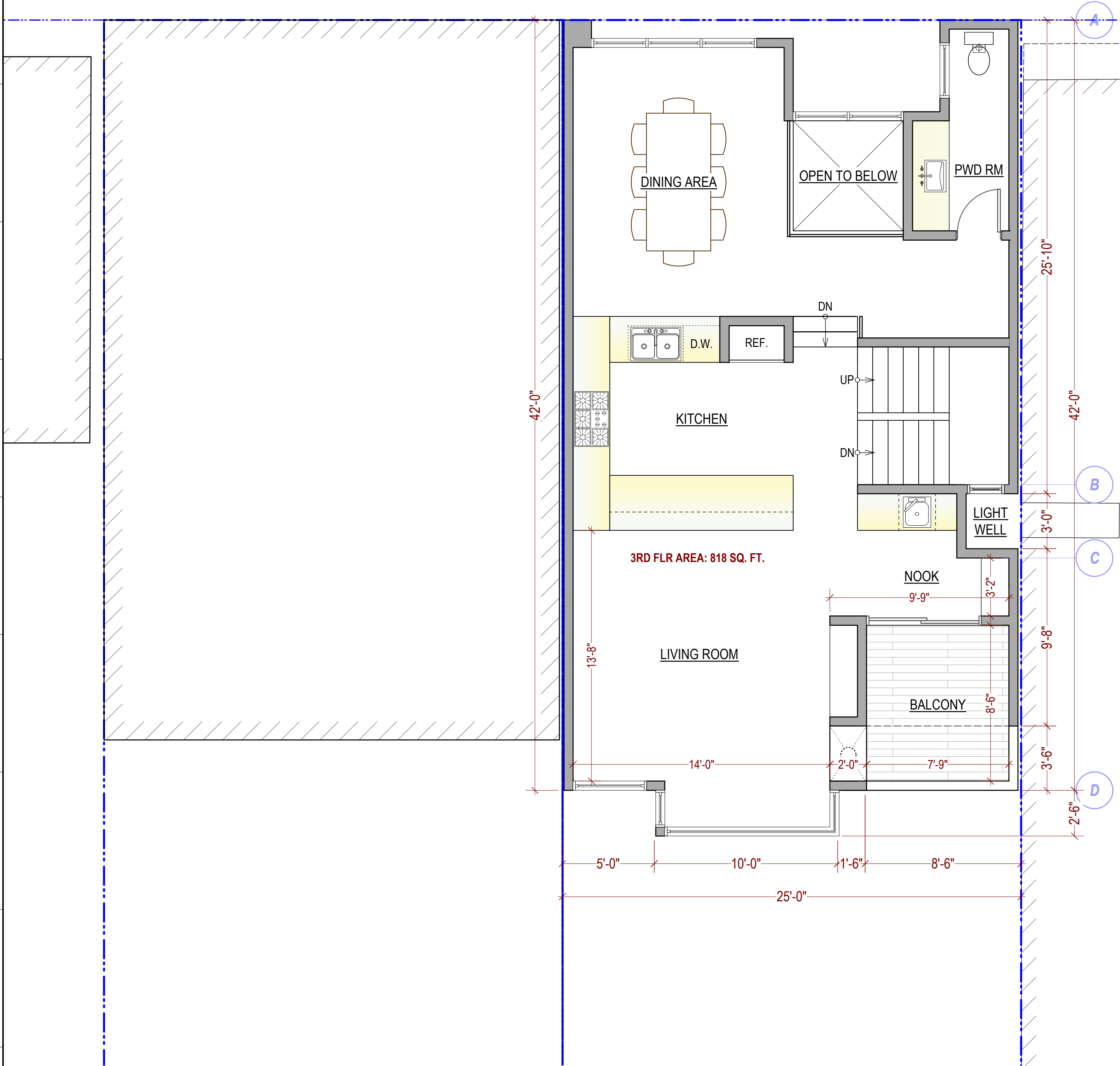
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## A-2.1


$$\frac{1}{4"} = 1'-0"$$
$$\frac{1}{4}'' = 1'-0''$$

NO.	DATE	DESCRIPTION
<b>DRAWN</b>		R.L.
<b>DESIGN</b>		R.K.
<b>DATE</b>		08/19/2013
<b>REVISED DATE</b>		10/16/2013
<b>JOB NO.</b>		13-
<b>SHEET NO.</b>		

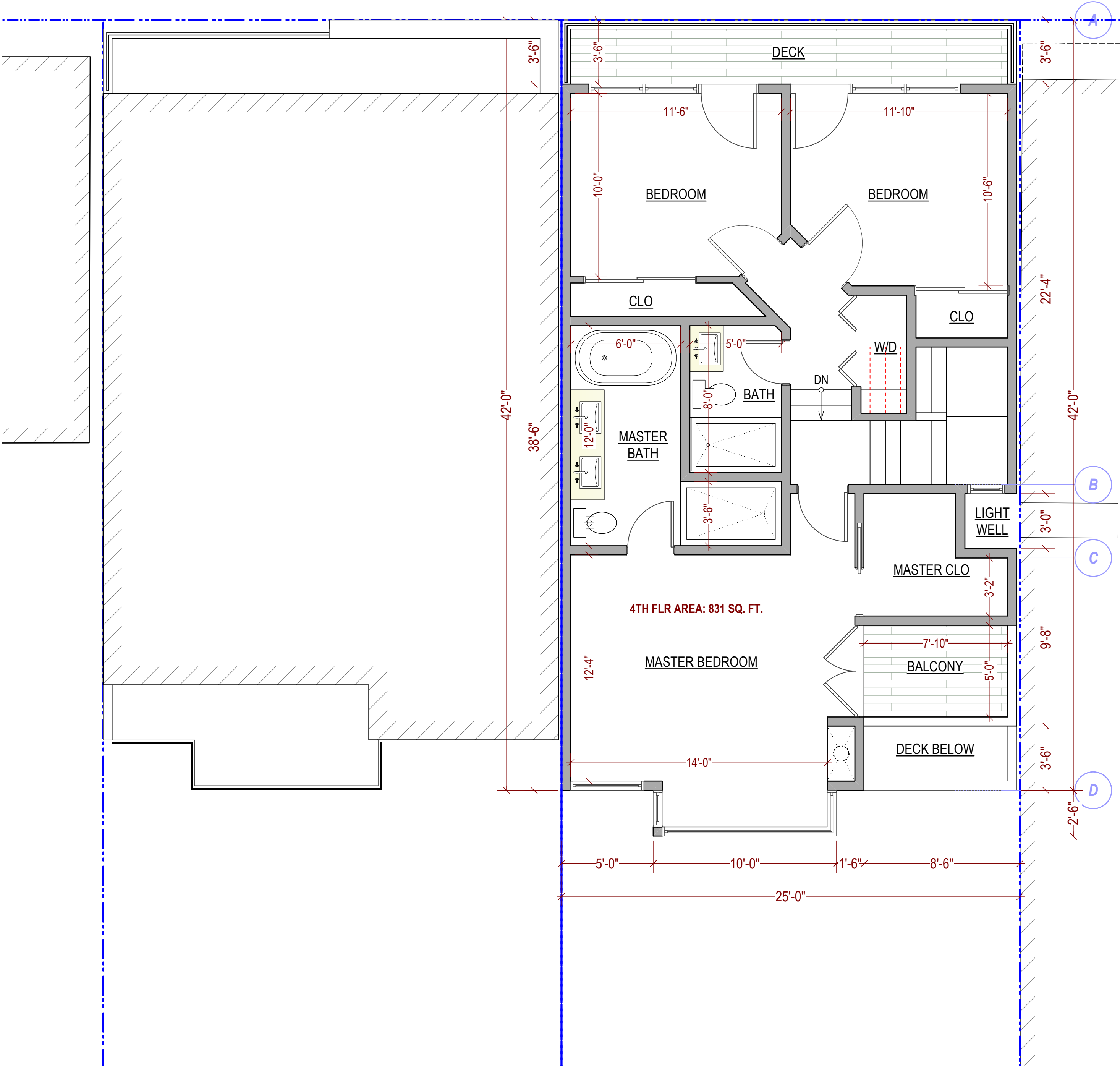
STATES STREET



Proposed Third Floor Plan

1/4" = 1'-0"

STATES STREET



Proposed Fourth Floor Plan

1/4" = 1'-0"

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22 Ord Ct - Rear Building  
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Floor Plans

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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DATE	08/19/2013
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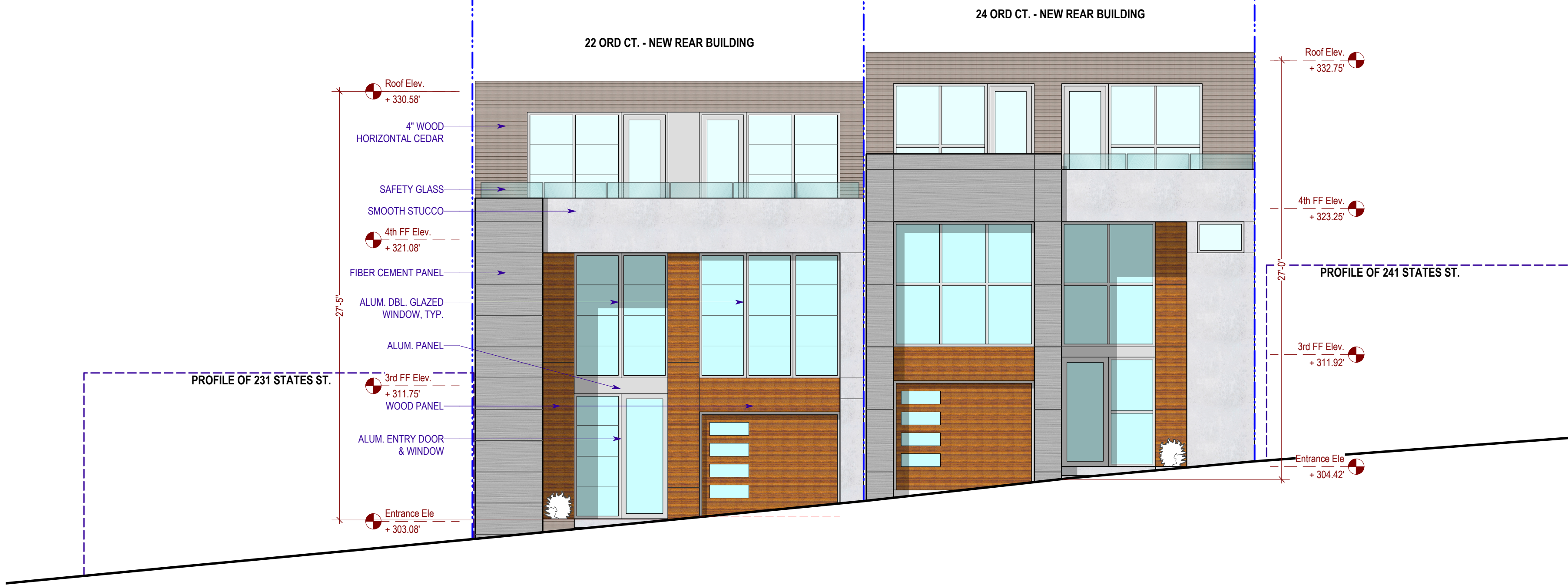
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SHEET NO.

A-2.2





Proposed Front Elevation (States St.)  
3/16" = 1'-0"



Proposed Rear Elevation (States St.)  
3/16" = 1'-0"

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## Front & Rear Elevations

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### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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DATE	08/19/2013
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REVISED DATE	10/16/2013
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JOB NO.	13-
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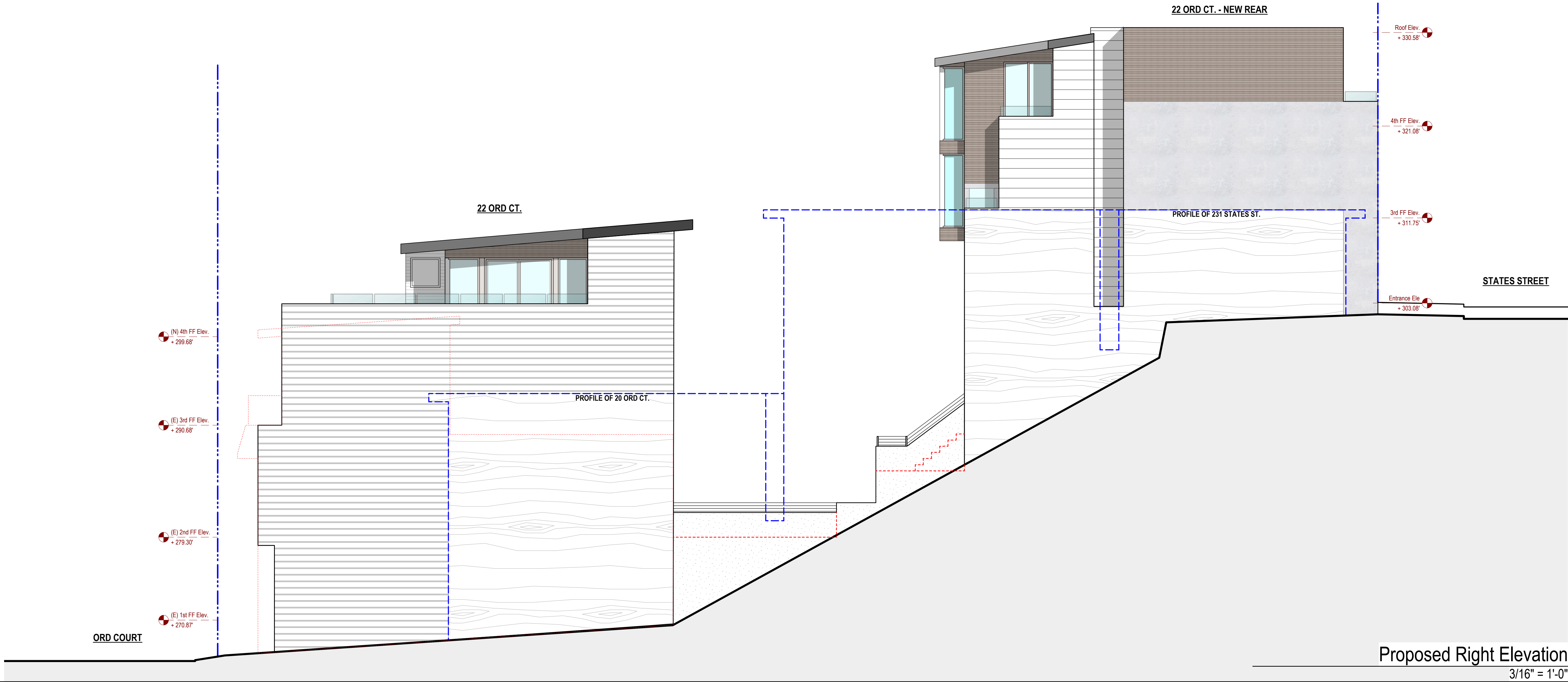
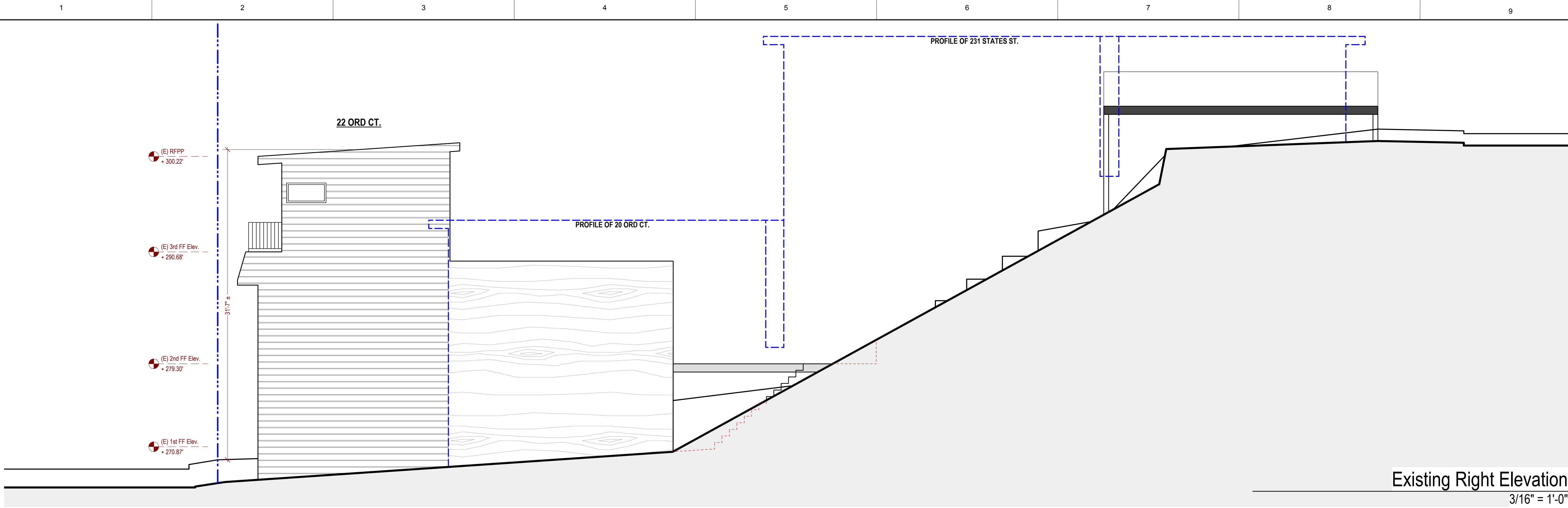
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A-3.1









PROJECT NAME  
**22 Ord Ct - Rear Building**  
SAN FRANCISCO, CA



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## Right Elevations

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### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN	R.L.
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DESIGN	R.K.
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DATE	08/19/2013
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REVISED DATE	10/16/2013
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A-3.3