



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, June 25, 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: 4469 23rd Street	Case No.: 2013.1710V
Cross Street(s): Grandview	Building Permit: 201401146198
Block / Lot No.: 2807/030	Applicant/Agent: Jonathan Pearlman
Zoning District(s): RH-2 / 40-X	Telephone: 415-537-1125 (x15)
Area Plan: N/A	E-Mail: jonathan@elevationarchitects.com

PROJECT DESCRIPTION

The proposal is for a vertical addition above an existing one-story-over-basement, single-family dwelling. The project includes a roof deck at the proposed second level.

SECTION 134 OF THE PLANNING CODE requires a rear yard of 51' 4" for the subject property (45% of the lot depth). As the home is a legal, non-complying structure located entirely within the rear yard, the proposed vertical addition would also fall entirely within the required rear yard, requiring a variance from the rear-yard requirement.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tina Chang**

Telephone: **415-575-9197** Mail: 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/2013.1710V.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. **On June 3, 2014, the Department issued the required Section 311 notification for this project (expires July 3, 2014).**

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

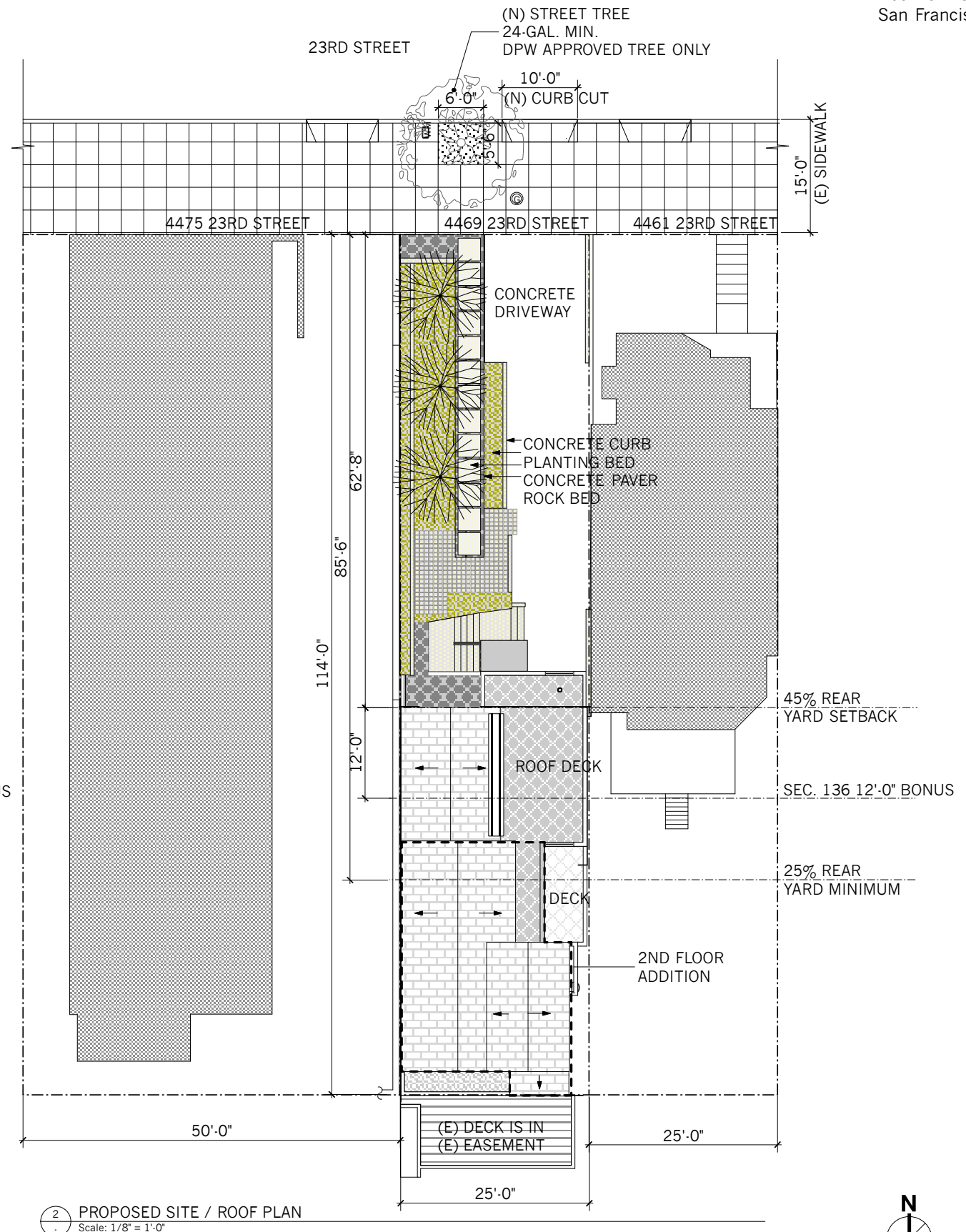
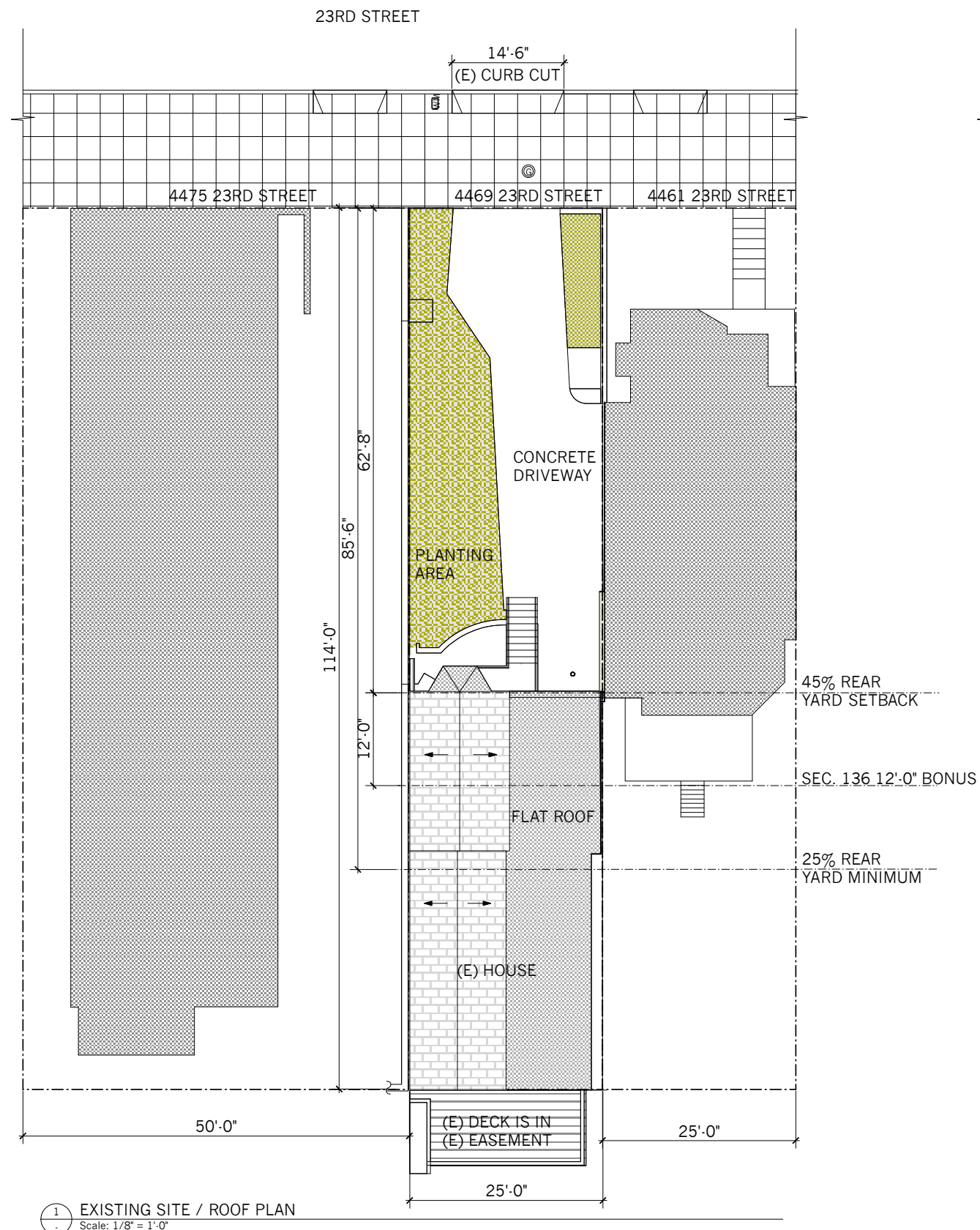
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**ELEVATION**architects

1099 - 23rd Street
Suite 18
San Francisco, CA 94107

415.537.1125 :v
415.821.1121 :f
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For Sec. 311 Notification:
May 21, 2014

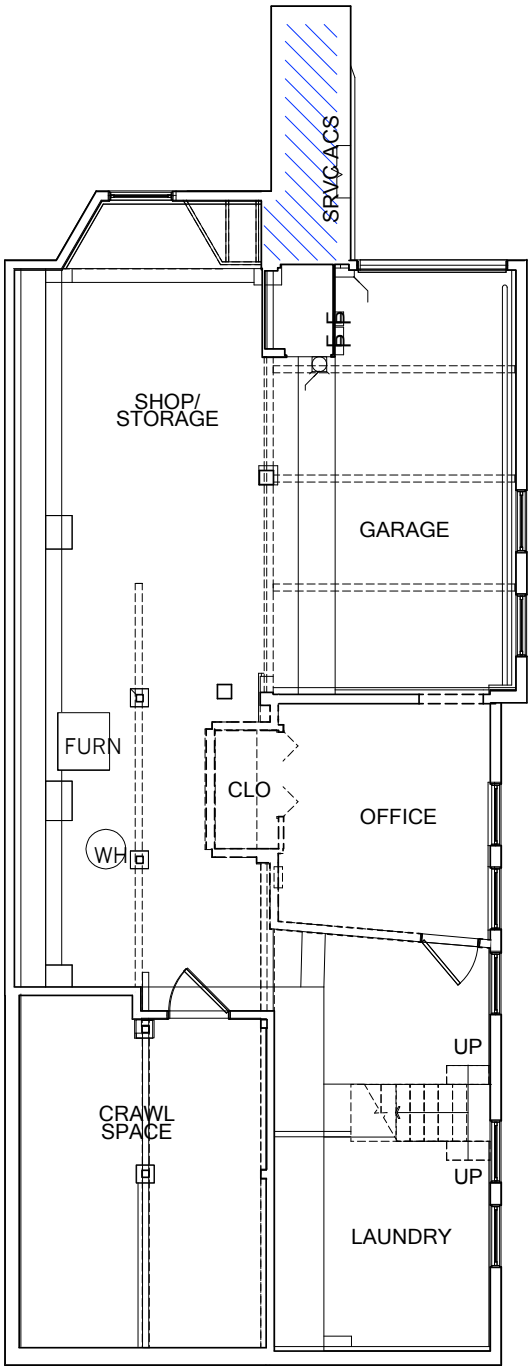


Addition & Remodel
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



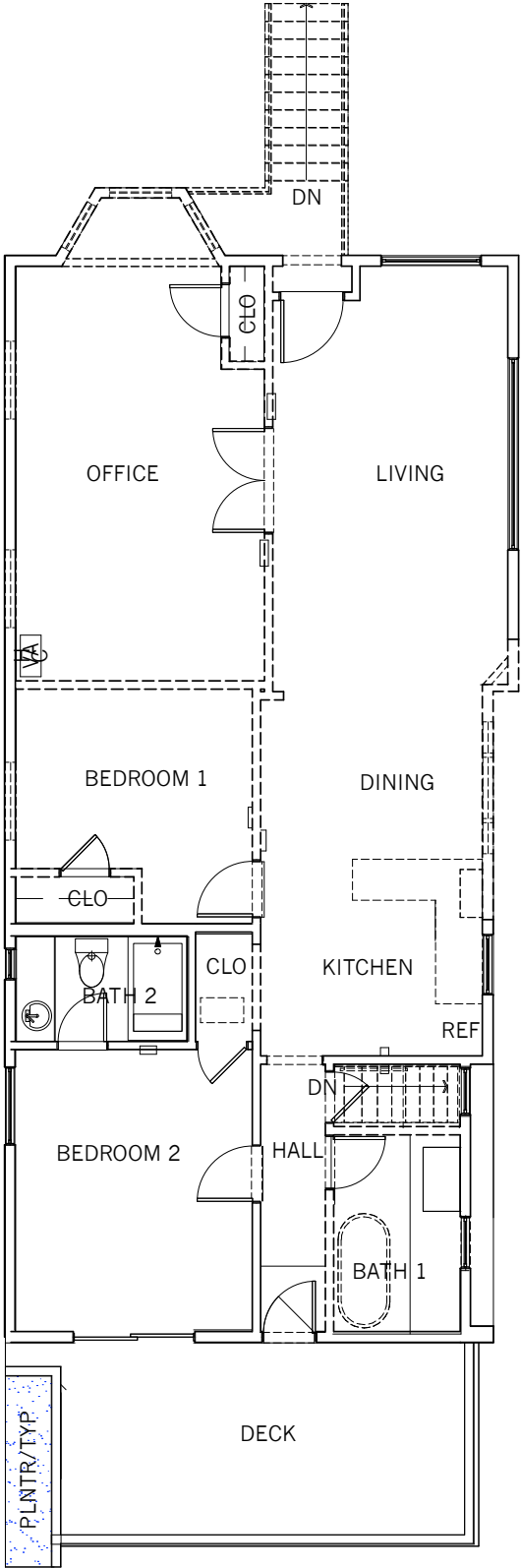
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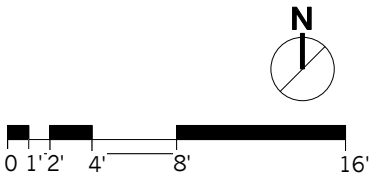


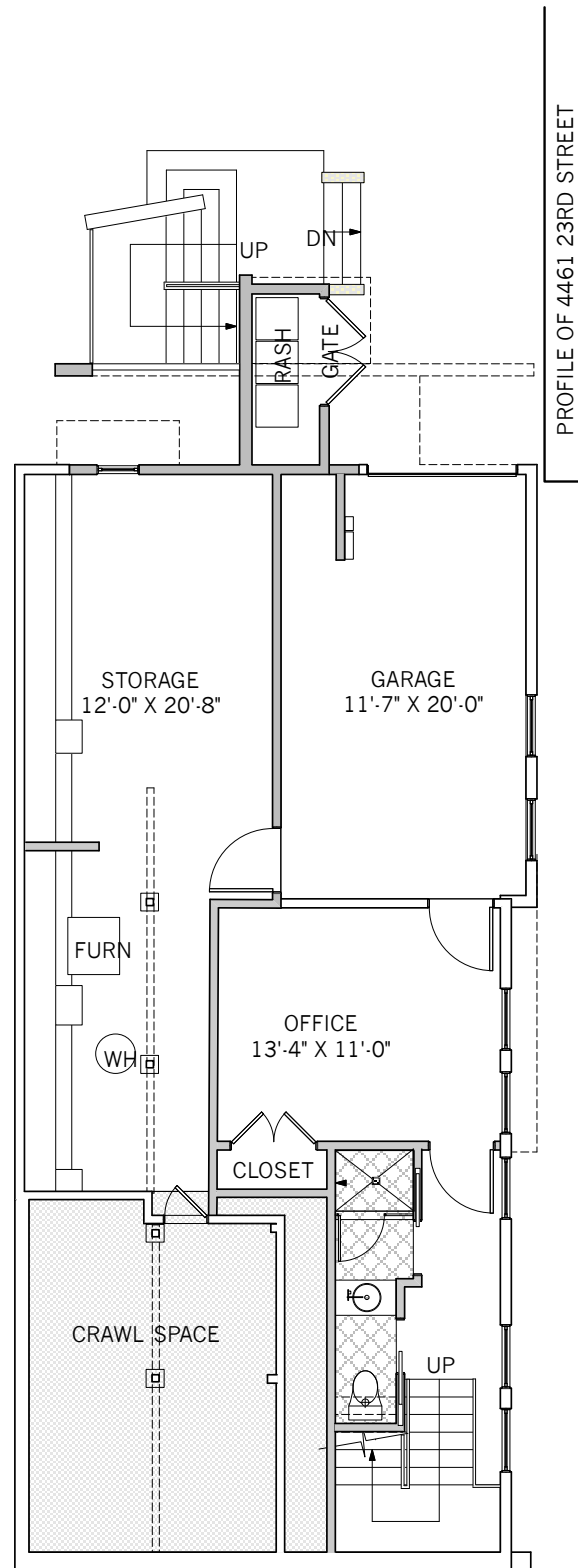
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Scale: 1/4" = 1'-0"

KEY	
	(E) WALL
	DEMO WALL



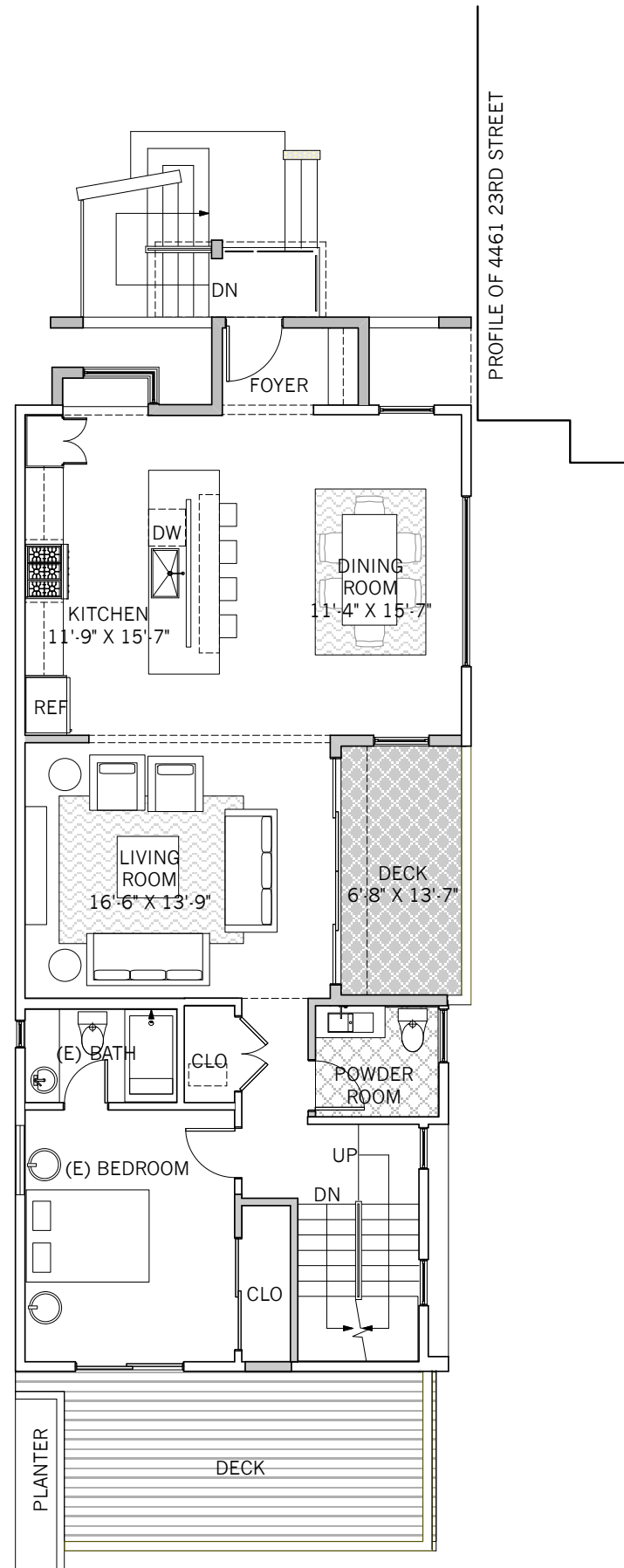
2 (E) 1st Floor Plan
Scale: 1/4" = 1'-0"



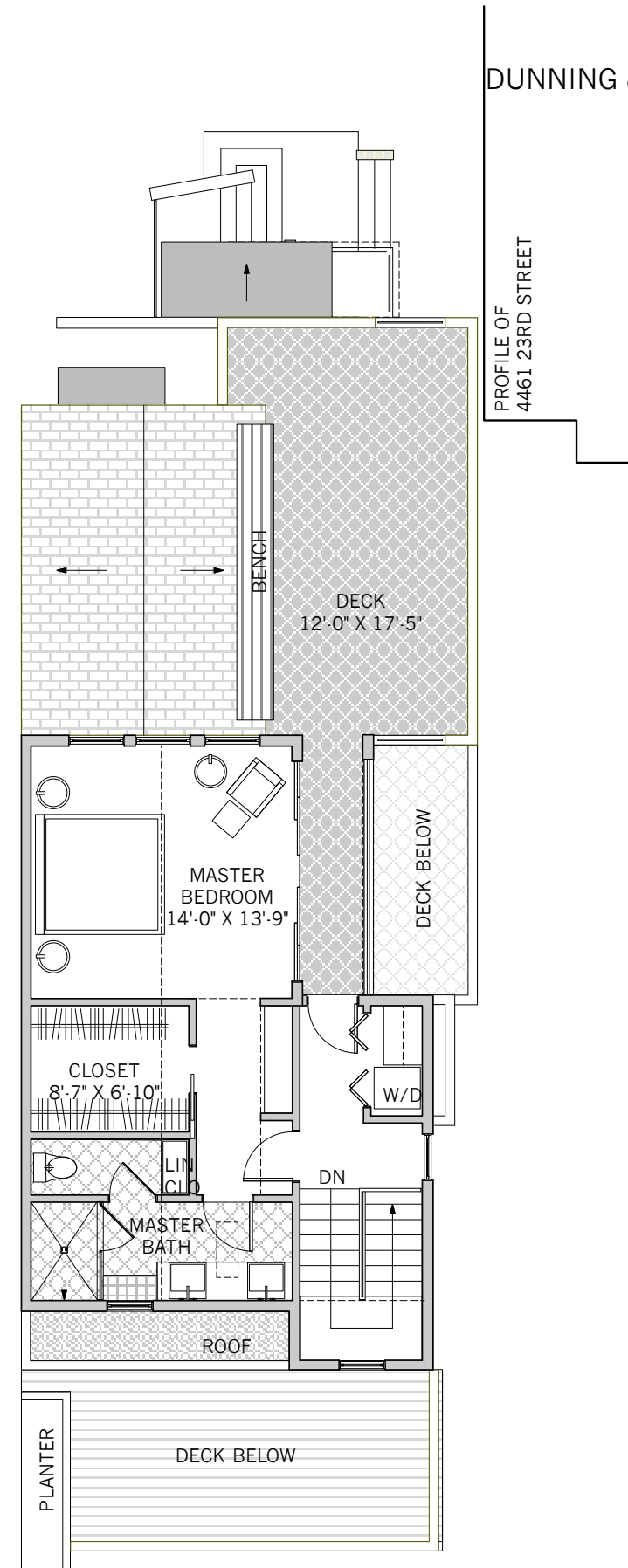


1 Basement Plan
Scale: 1/4" = 1'-0"

KEY	
	(E) WALL
	(N) WALL

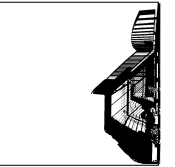


2 1st Floor Plan
Scale: 1/4" = 1'-0"



3 2nd Floor Plan
Scale: 1/4" = 1'-0"

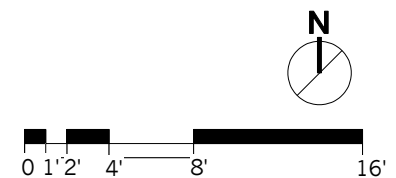
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Suite 18
San Francisco, CA 94107
415.537.1125 v
415.821.1121 f
www.elevationarchitects.com w

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PROFILE OF
4461 23RD STREET



Addition & Remodel
DUNNING & GREY RESIDENCE
4469 23rd STREET
San Francisco, CA



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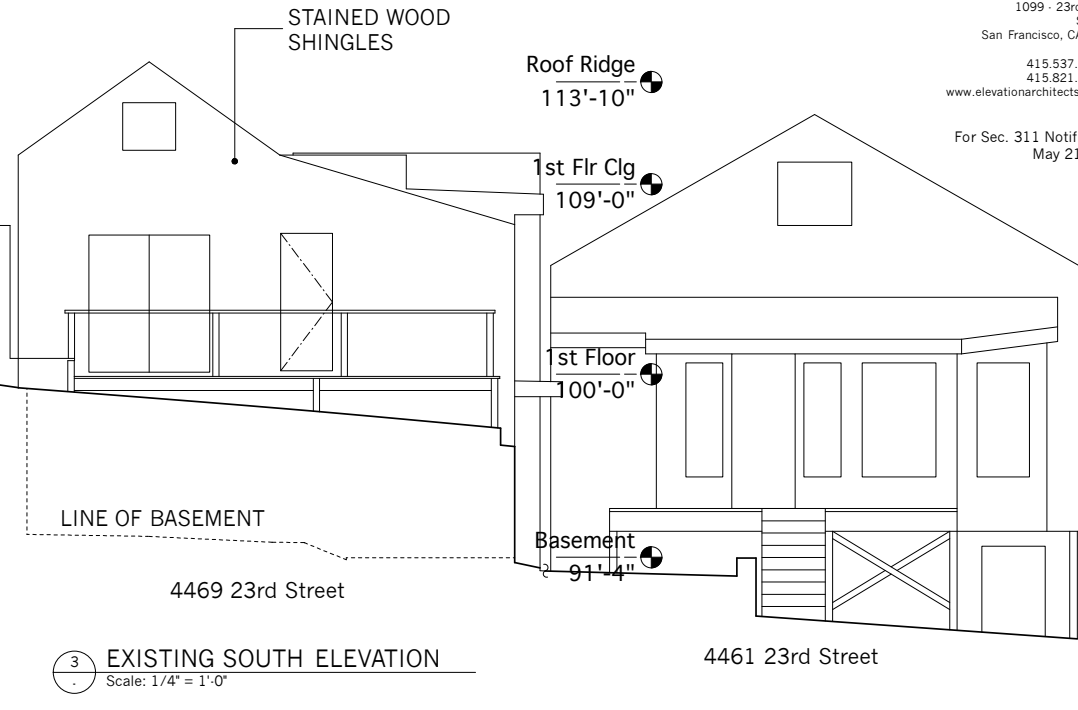
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Suite 18
San Francisco, CA 94107

415.537.1125 :v
415.821.1121 :f
www.elevationarchitects.com :w

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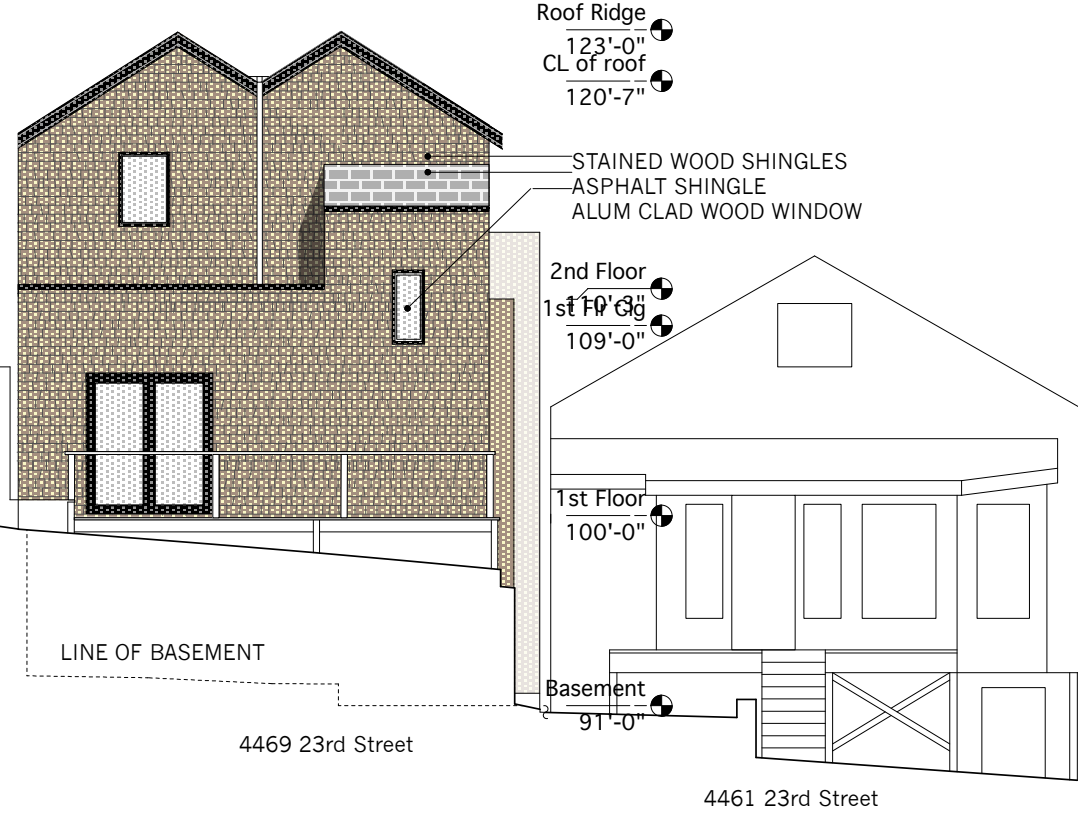
1 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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415.821.1121 :f
www.elevationarchitects.com :w

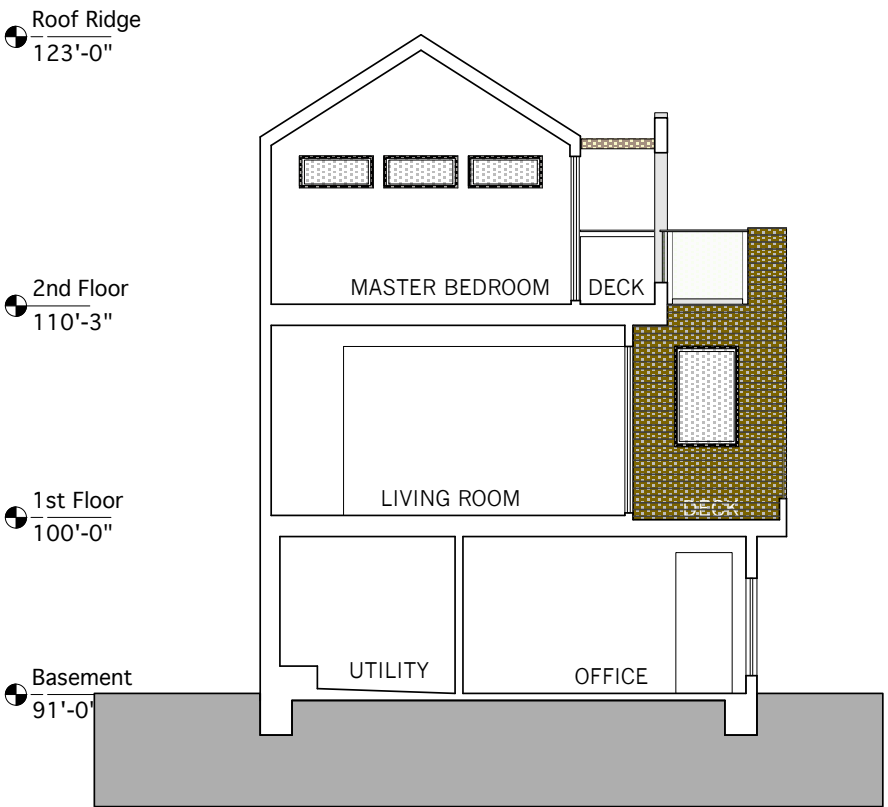
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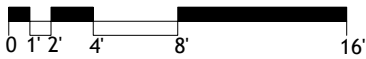
1 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/4" = 1'-0"



3 EAST - WEST SECTION
Scale: 1/4" = 1'-0"





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Suite 18
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