



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.

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SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 28, 2014**

Time: **9:30 AM**

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

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

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 70 Woodacre Dr	Case No.: 2013.1719V
Cross Street(s): Ocean Avenue	Building Permit: 201401166419
Block / Lot No.: 7225/018	Applicant/Agent: Elida Doldan-Schujman
Zoning District(s): RH-1(D) / 40-X	Telephone: 415.332.3438
Area Plan: Click here to enter text.	E-Mail: elarchst@sbcglobal.net

PROJECT DESCRIPTION

The proposal involves façade alterations, including new stucco garden wall and decorative fencing, architectural details, new fenestration, and bow windows requiring some square footage addition (approximately 50 sf) at the front and side of the house. A rear, second-story addition is proposed to enclose an existing roof deck (approximately 43 sf). Work is also proposed to fill-in a small area in the rear ground-floor kitchen (approximately 16 sf).

PLANNING CODE SECTION 134 requires a rear yard of 15 feet for the subject property. The existing rear yard depth is 10 feet 11 inches. Work proposed to enclose the rear second level roof deck is completely situated in the required rear yard and therefore requires a variance.

PLANNING CODE SECTION 133 requires two side yards each of four feet each. At the north side of the lot, the existing side yard is 3 feet 1 inch. Proposed work to enclose the rear second level roof deck projects approximately nine inches into this required side yard. The proposed bow window addition above the garage is also projecting approximately nine inches into this required side yard. Both elements require a variance.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Marcelle Boudreaux** Telephone: **415-575-9140** Mail: **Marcelle.Boudreaux@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/2013.1719V.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 April 21, 2014, the Department issued the required Section 311 notification for this project (expires May 21, 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.



EXISTING SITE PLAN

SCALE: 3/32"=1'-0"

PROJECT DATA

SITE PLAN SUMMARY:

BLOCK: 7225 LOT: 018
ZONE: RH-1 (D)
REAR SETBACK: EXISTING (NO CHANGE)
FRONT SETBACK: EXISTING (NO CHANGE)
STORIES: (E) 2
 (N) 2
LOT SIZE: 3,776 SQ. FT.

BUILDING SQ. FT.:
1) EXISTING RES. SQ. FT.:
 GARAGE = 285 sq. ft.
 MAIN LEVEL = 1,691 sq. ft.
 SPLIT SECOND LEVEL = 1,341.5 sq. ft.
 HOUSE TOTAL = 3,032 sq. ft.

2) PROPOSED RES. SQ. FT.:
 GARAGE = 285 sq. ft. (NO CHANGE)
 MAIN LEVEL = 1,707 sq. ft.
 SPLIT SECOND LEVEL = 1,480 sq. ft.
 HOUSE TOTAL = 3,187 sq. ft.
 TOTAL ADDED = 154.5 sq. ft.

TYPE OF CONSTRUCTION: V-B
HEIGHT LIMIT: 40'-0" (NO CHANGE)

SCOPE OF WORK:

INTERIOR REMODEL AND ADDITION OF 154.5 SQ. FT. TO THE 2ND FLOOR LEVEL.
REPLACEMENT OF THE EXISTING WINDOWS AND ENCLOSURE OF THE FRONT YARD WITH STUCCO GARDEN WALLS AND METAL GATES.

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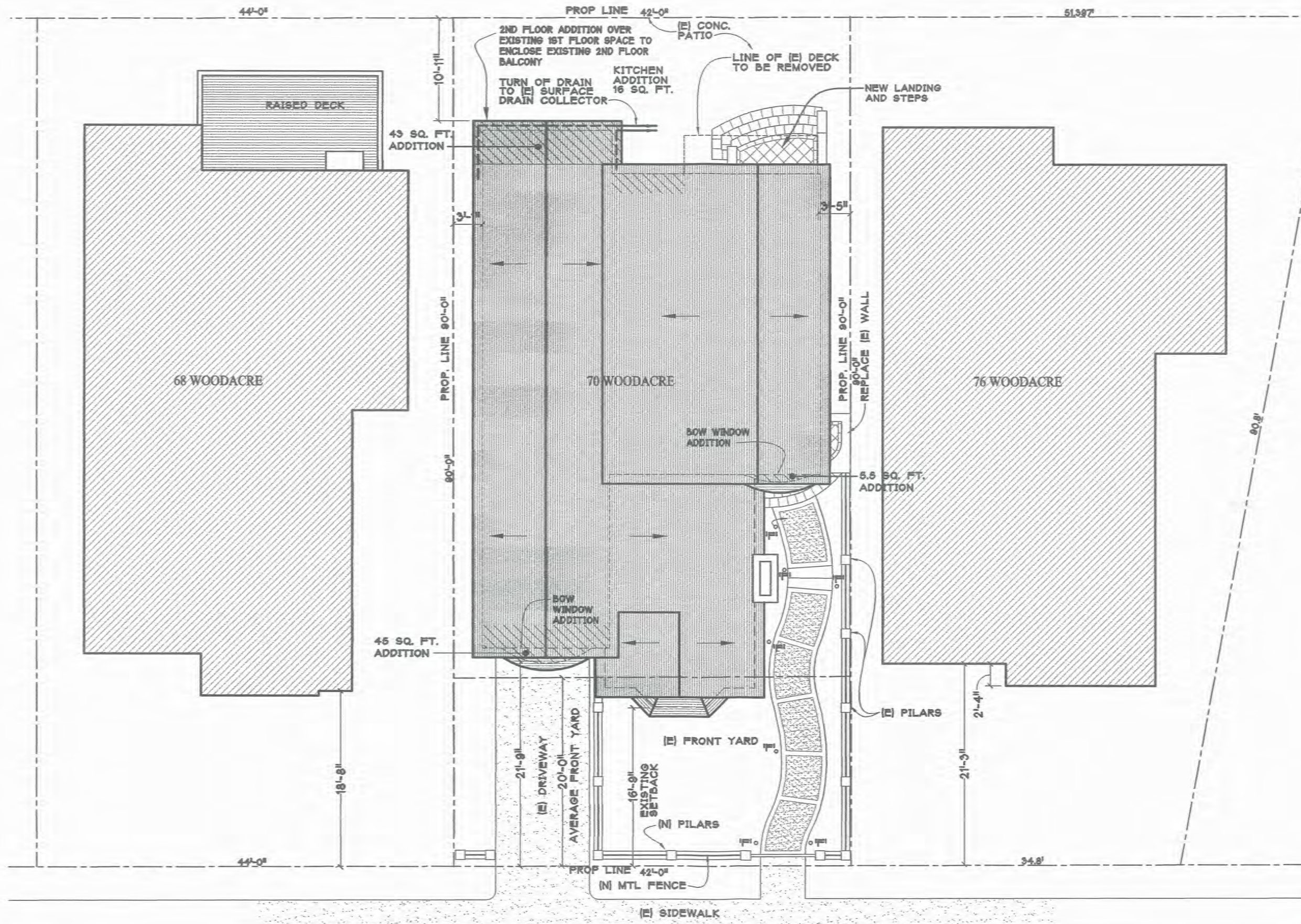
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E-mail: elarch@earthlink.net

HOUSE REMODEL FOR:

JOHN F. & ANTONINA WARD

70 WOODACRE, SAN FRANCISCO, CALIFORNIA

DATE	4-7-14
SCALE	N.T.S
DRAWN	MJD
JOB	311 PDF
SHEET	1
OF	SHEETS



PROPOSED SITE PLAN

SCALE: 3/32"=1'-0"



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70 WOODACRE, SAN FRANCISCO, CALIFORNIA

DATE	4-7-14
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ELIDA DOLDAN SCHUMAN AIA CID
ARCHITECTURE STUDIO

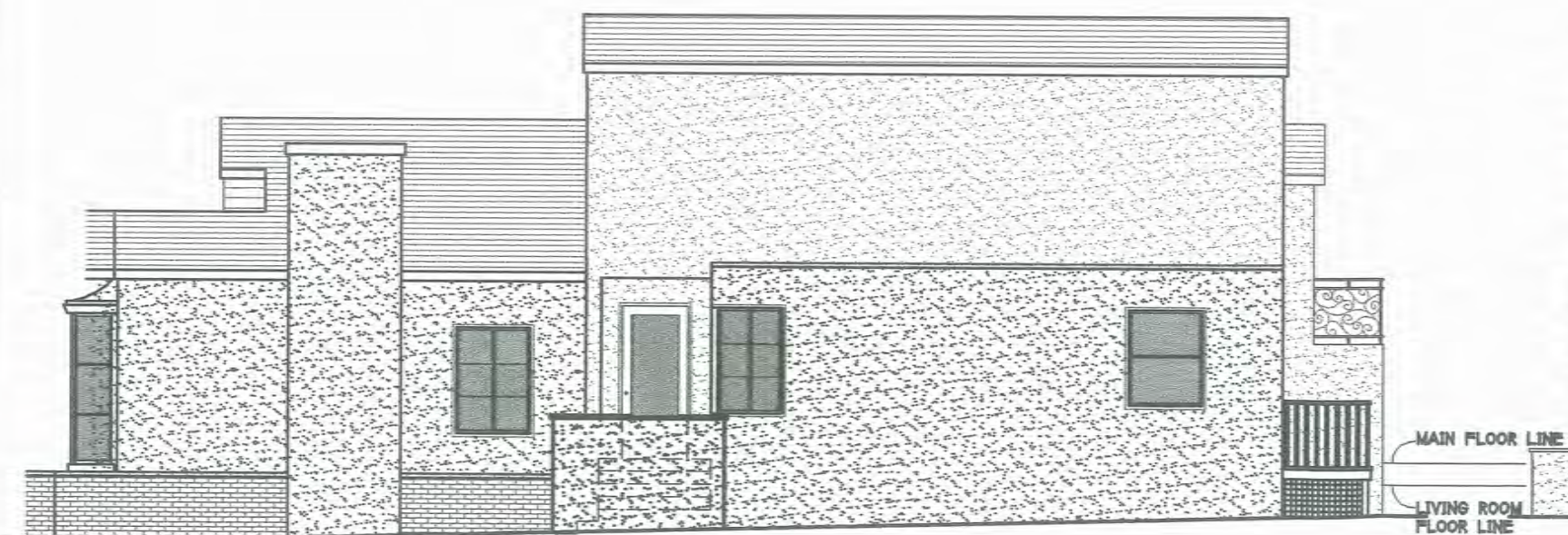
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Mill Valley, CA 94941
Tel. 415/381.3536 Fax. 415/381.0221
E-mail: elarch@aol.com



NORTH



WEST



SOUTH



EAST

EXISTING EXTERIOR ELEVATIONS

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

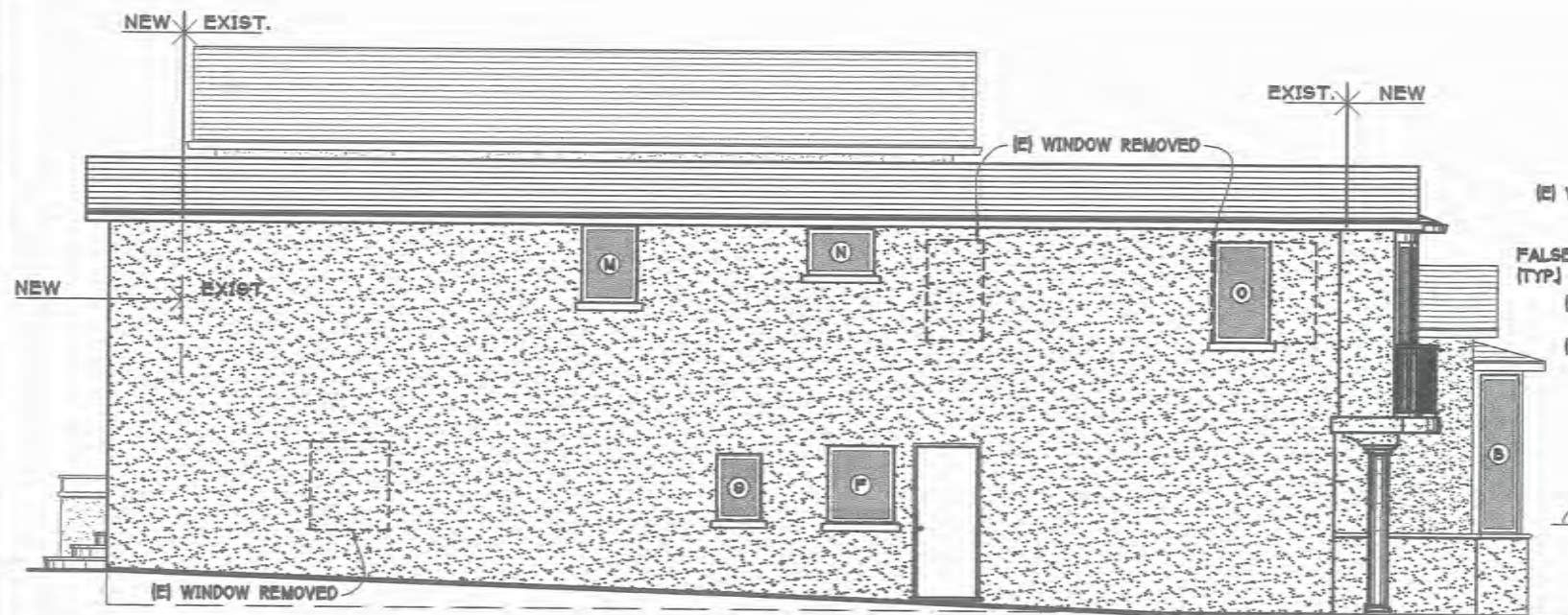
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JOHN F. & ANTONINA WARD

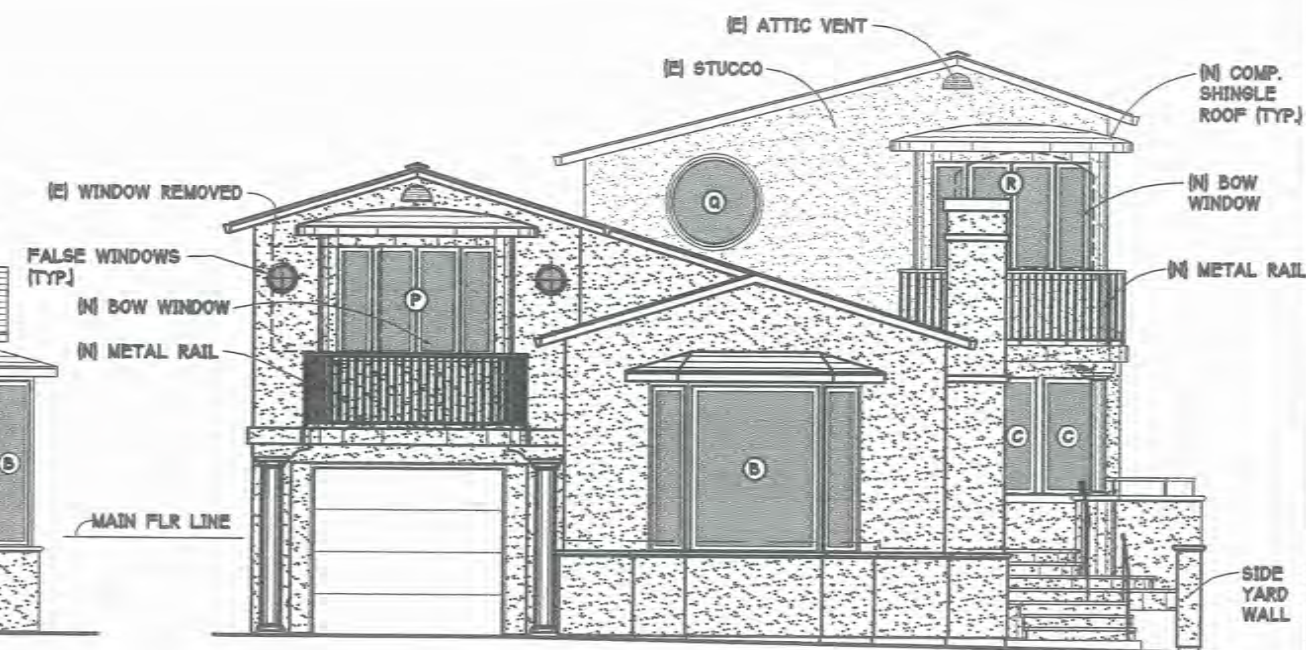
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HOUSE REMODEL FOR:

DATE	4-7-14
SCALE	N.T.S
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OF	SHEETS

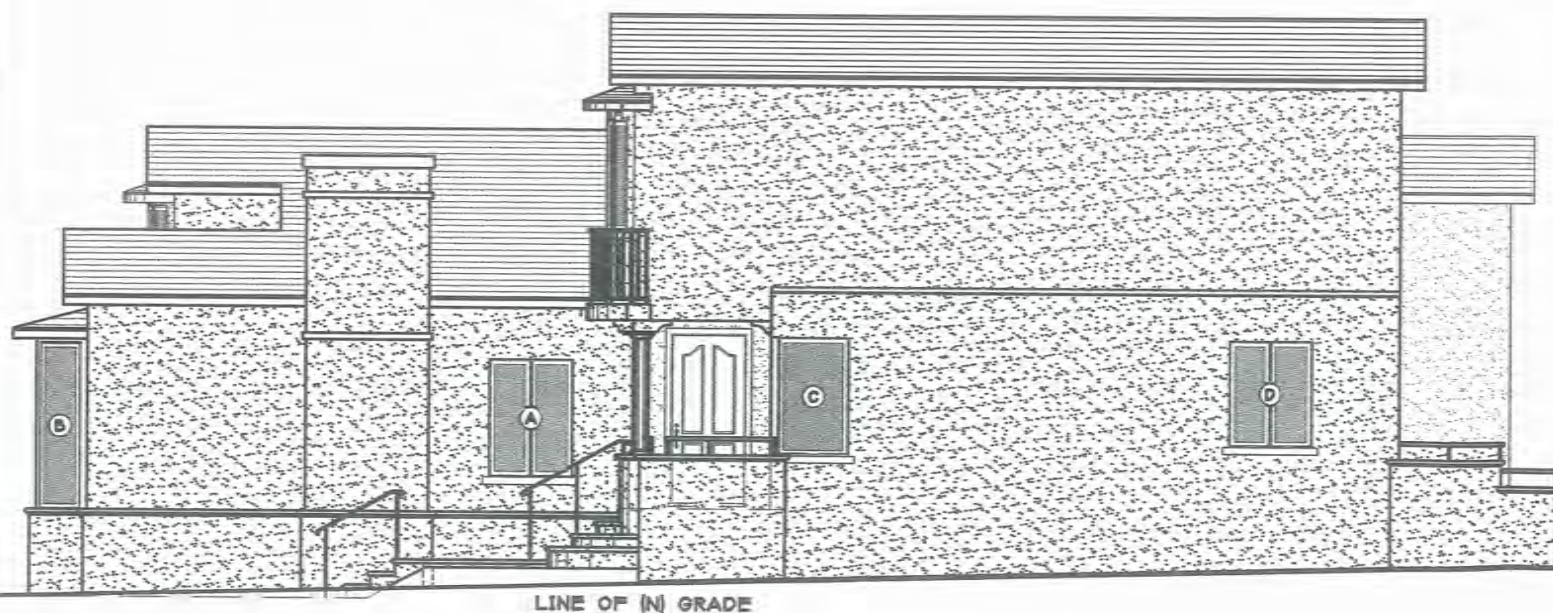


NORTH



WEST

NOTE:
ALL NEW WINDOWS TO BE
WOOD CLAD, TYPICAL



SOUTH



EAST

PROPOSED EXTERIOR ELEVATIONS

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

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