



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, April 23, 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: 2374 Greenwich St	Case No.: 2013.1781V
Cross Street(s): Pierce & Steiner Street	Building Permit: N/A
Block / Lot No.: 0511/024A	Applicant/Agent: Kevin Dill
Zoning District(s): RH-2 / 40-X	Telephone: 415-254-4790
	E-Mail: kevinedill@comcast.net

PROJECT DESCRIPTION

The proposal is to legalize an existing 16-foot tall fence at the north east corner of the rear property line of the subject property. The proposal would also expand the 16-foot tall fence to the east to span the full width of the lot.

PER SECTION 134 OF THE PLANNING CODE, the required rear yard for the subject property is 45 feet. The proposed fence would be located entirely within the required rear yard at the rear property line. Although Planning Code 136(c)(19) allows a fence up to 10 feet in height within the required rear yard, the proposed fence would exceed the permitted height by 6 feet; therefore, the project requires a variance from Section 134 of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Alexandra Kirby** Telephone: **415-575-9133** Mail: Alexandra.Kirby@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/2013.1781V.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

There is no associated Building Permit Application with this Variance request.

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.

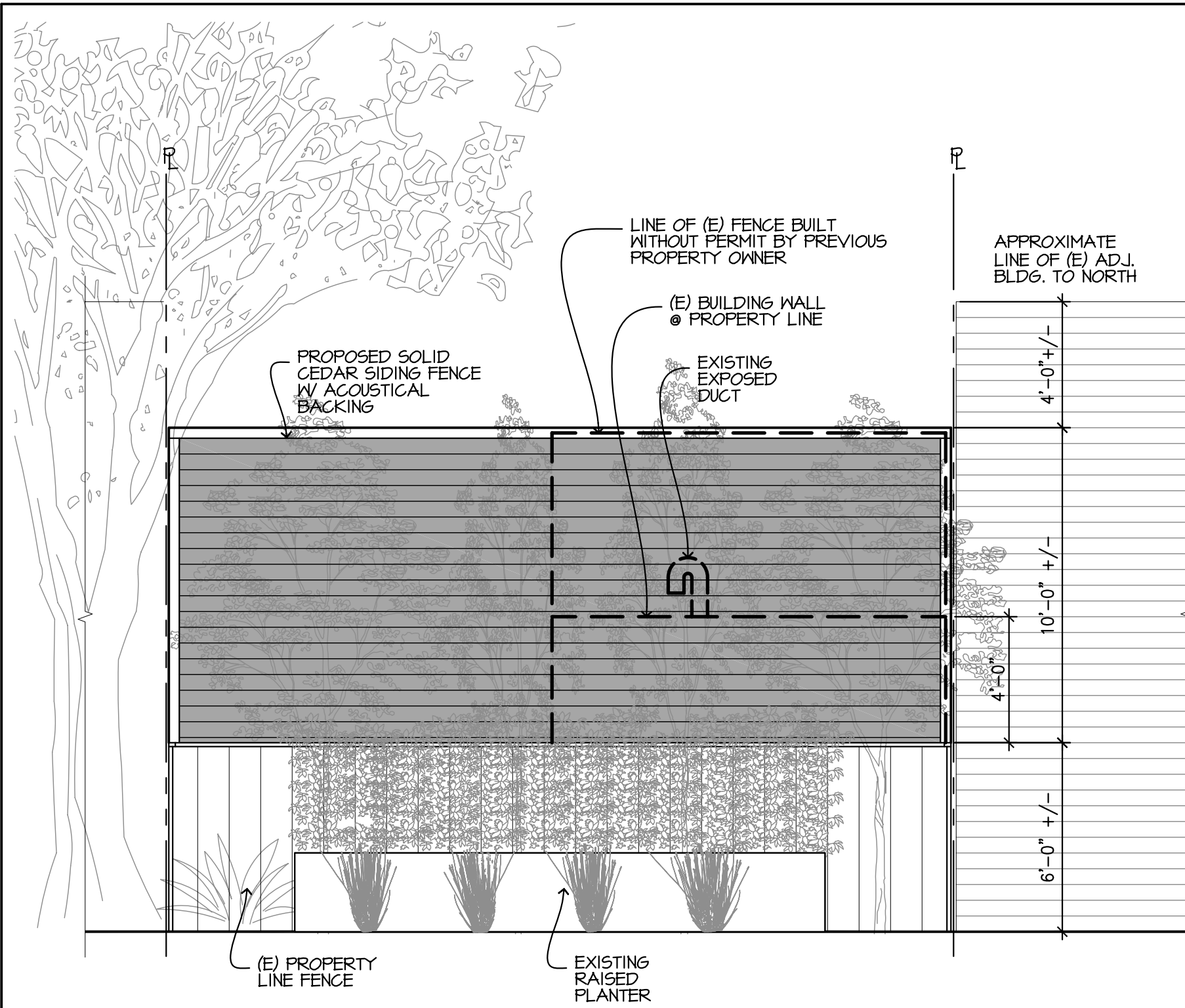
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

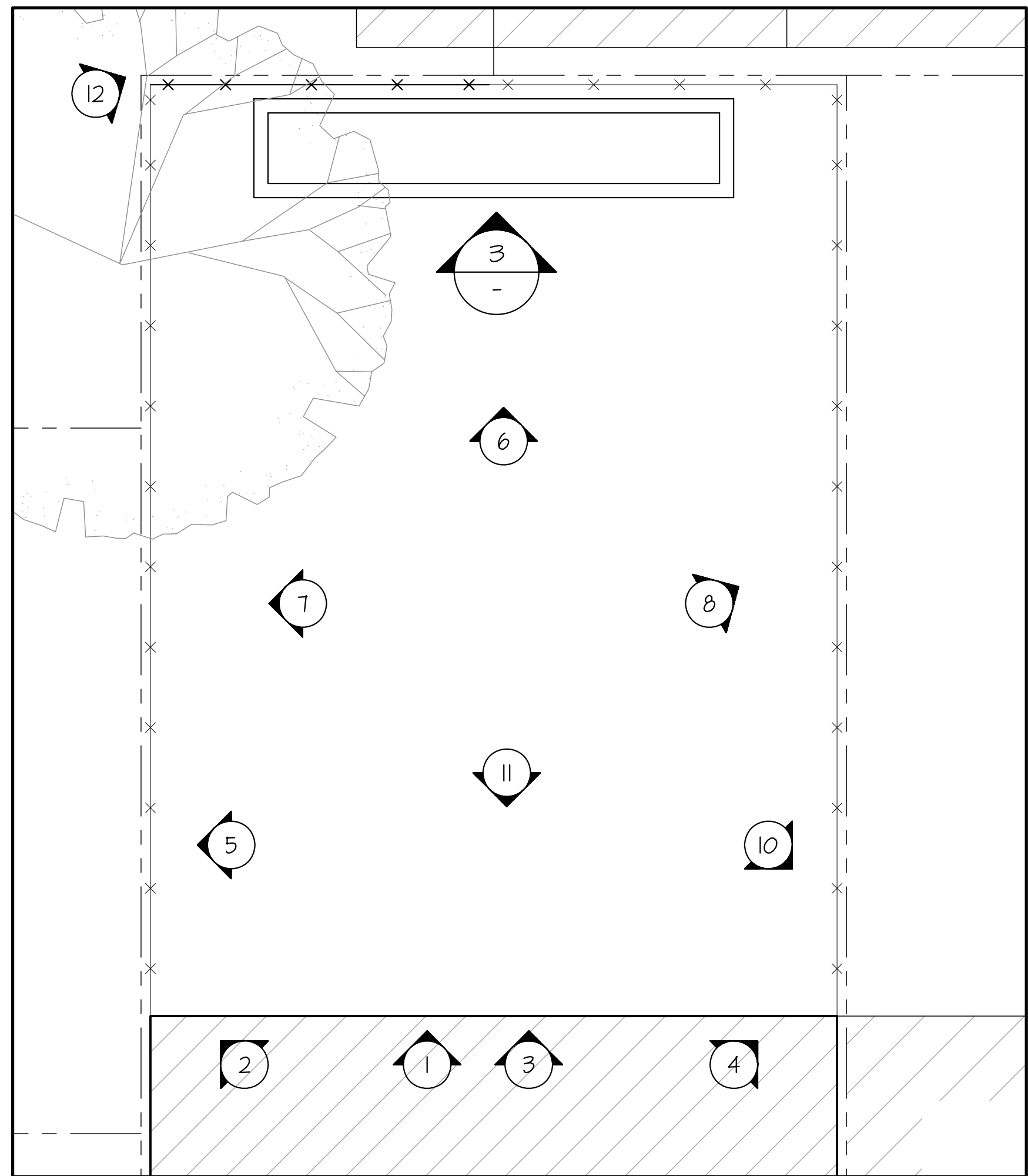
ABOUT THIS NOTICE

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.



3 REAR YARD ELEVATION
SCALE 1/4" = 1'-0"



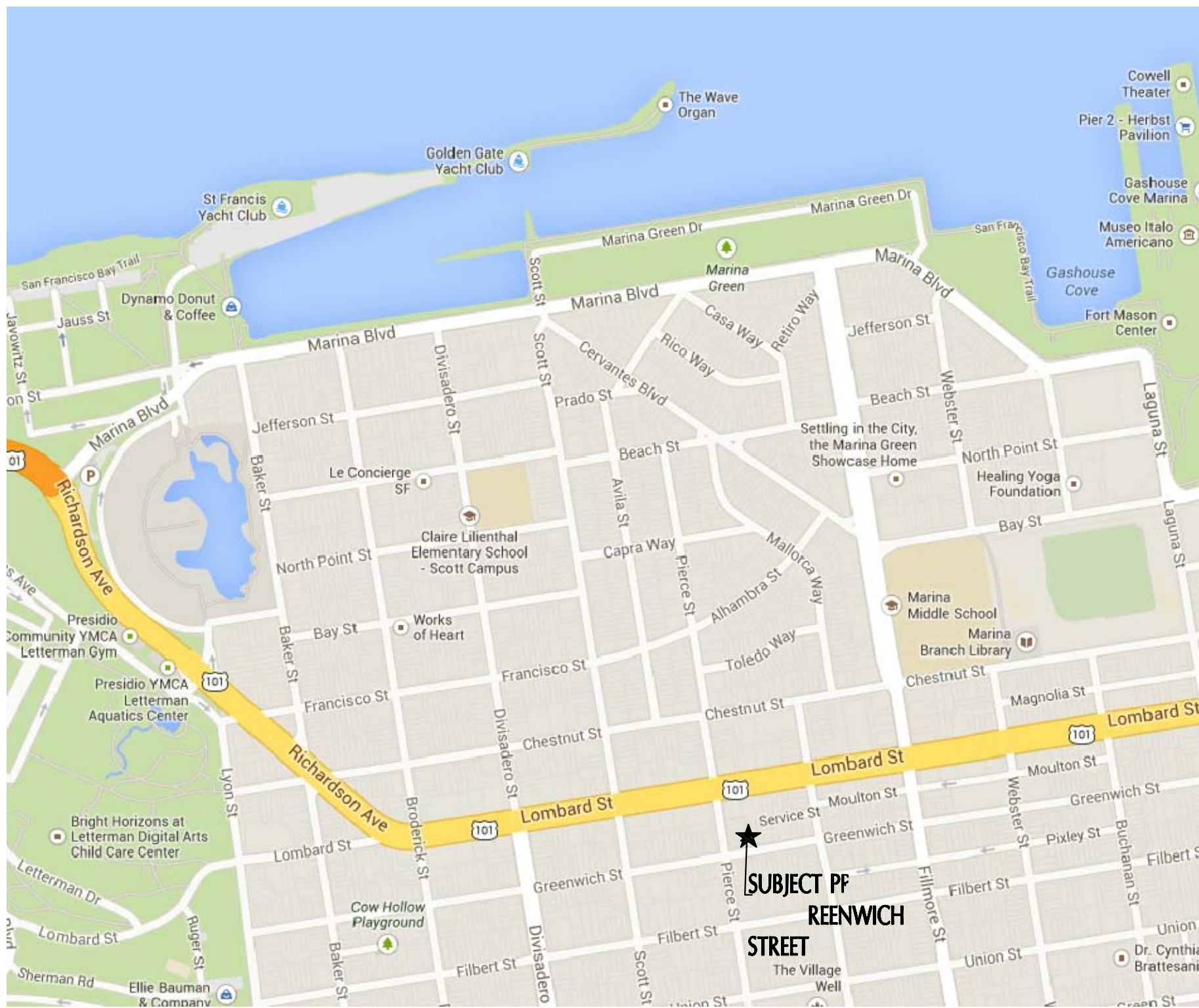
2 ENLARGED REAR YARD SITE PLAN - PHOTO KEY
SCALE 1/4" = 1'-0"



1 OVERALL SITE PLAN - ADJACENT LOTS
SCALE 1/16" = 1'-0"

PROJECT DATA		DRAWING INDEX	
ADDRESS:	2374 GREENWICH STREET SAN FRANCISCO, CA	A0 PROJECT DATA, INDEX, VICINITY & AERIAL MAPS, NOTES, EXISTING SITE PLAN, EXISTING & PROPOSED ELEVATIONS	
BLOCK/LOT:	0511 / 24A		
ZONING:	RH-2	SCOPE OF WORK	
HEIGHT LIMIT:	40-X	CONSTRUCT FENCE AT REAR PROPERTY LINE	
OCCUPANCY:	R-3		
STORIES:	3		
BUILDING TYPE:	V		
APPLICABLE CODES:	2010 CALIF. BUILDING CODE 2010 S.F. BUILDING CODE S.F. PLANNING CODE		

VICINITY MAP



AERIAL LOCATION MAP



Rear Wall Variance

2374
Greenwich Street
San Francisco, CA 94131

Architect

Kevin Dill
2513 Octavia Street
San Francisco, CA 94123
(415) 254-4790

Owner

John Kirkwood
2374 Greenwich
San Francisco, CA 94123

ISSUE

VARIANCE

REVISIONS

NO.	DATE	ITEM
1		
2		
3		
4		
5		

APPROVALS

DRAWN: DAG

CHECKED: Kevin Dill

APPROVED: Kevin Dill

DATE: 12/19/2013

SHEET TITLE

PROJECT DATA,
INDEX, VICINITY &
AERIAL MAPS,
NOTES, EXISTING
SITE PLAN, EXISTING
& PROPOSED
ELEVATIONS

SHEET NUMBER

A0