



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: 214 Chenery St	Case No.: 2014.0285V
Cross Street(s): Fairmount/Whitney	Building Permit: 201312204732
Block / Lot No.: 6685/004	Applicant/Agent: Suzanne Dehne
Zoning District(s): RH-2 / 40-X	Telephone: 415-831-4549
Area Plan: N/A	E-Mail: suz@sujoydesign.com

PROJECT DESCRIPTION

The project involves construction of a new, code-complying two-story rear addition and legalization of an existing portion of the building within the required rear yard. This variance request refers only to legalization of the existing portion of the building at the northwest which encroaches into the required rear yard of an irregular lot.

PER SECTION 134 OF THE PLANNING CODE, the required rear yard of the subject property is 25% of lot depth, which is approximately 18 feet at the northern part of the property. The existing northwestern rear addition encroaches 7 feet 9 inches into the required rear yard, therefore the project requires a rear yard 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/2014.0285V.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 March 21, 2014, the Department issued the required Section 311 notification for this project (expires April 20, 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.

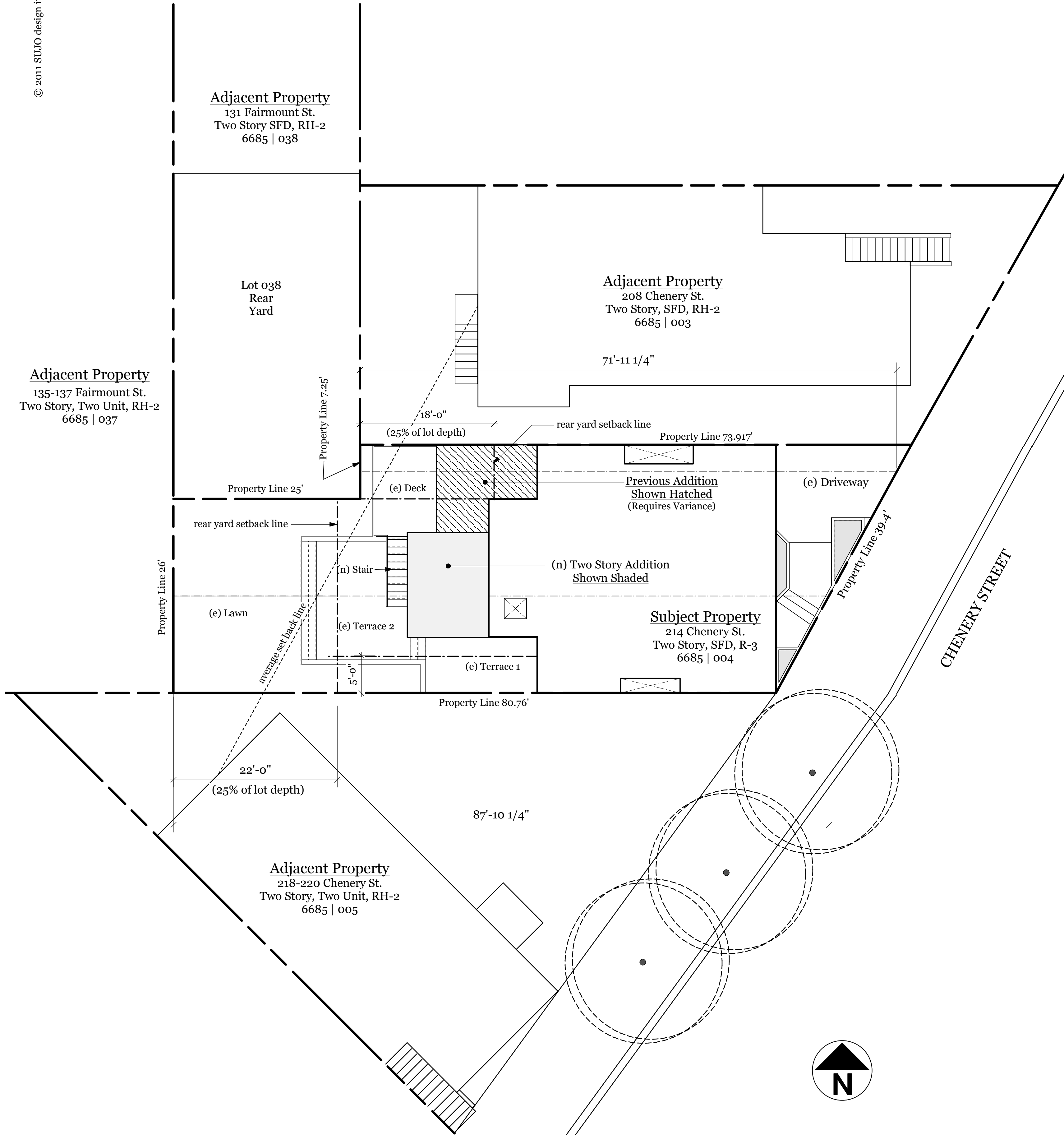
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.

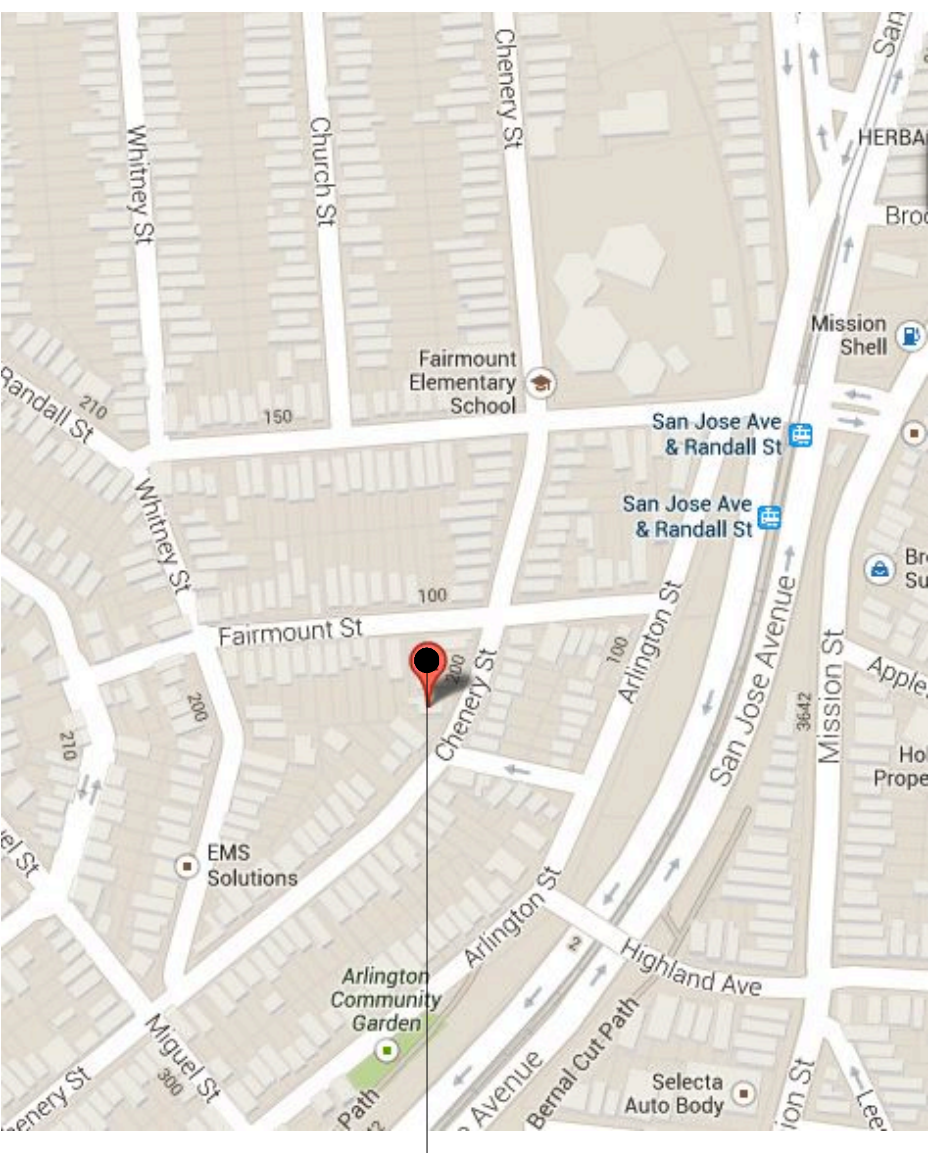
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



plot plan & roof plan

1/8"=1'-0"

vicinity map



Project Location:
214 Chenery Street
San Francisco, CA
94131

drawing index

- a0.0 cover sheet: project information
- ~~a0.1 photos~~
- a1.0 existing floor plans
- a2.0 proposed floor plans
- a4.0 exterior elevations
- a4.1 exterior elevations
- a4.2 exterior elevations
- ~~a5.0 building section~~

project data

occupancy:	R-3
type of construction:	type v-B
sprinklers:	no
number of stories:	2 stories
building height:	25'-0" (average at front)
zoning:	rh-2
year built:	1912
lot size:	2,805 sq.ft. (see plot plan for dimensions, irregular shaped lot)

block no.	6685
lot no.	004

<u>(e) building area:</u>	
first floor (garage & storage)	365 sq.ft.
first floor (conditioned)	790 sq.ft.
second floor (kitchen)	1175 sq.ft.
second floor (conditioned)	135 sq.ft.
(e) total	2,465 sq.ft.

<u>(n) building area</u>	
(e) first floor (garage & storage)	365 sq.ft.
(e) first floor (conditioned)	790 sq.ft.
(n) first floor (conditioned)	155 sq.ft.
(e) 2nd floor (conditioned)	1175 sq.ft.
(e) 2nd floor (kitchen area)	135 sq.ft.
(n) 2nd floor (conditioned)	155 sq.ft.
proposed total	2,775 sq.ft.

addition & remodel to the
Simpson & Webb-Purkis Residence
214 Chenery Street
San Francisco, CA
94131

project directory

owner:
Will Webb-Purkis & Rachel Simpson
214 Chenery Street
San Francisco, CA 94131
415-531-5727

architect:
SUJO design inc.
547 42nd Avenue
San Francisco, CA 94121
t 415.831.4549
f 415.681.6150
contact: Suzanne Dehne
email: suz@sujoedesign.com

designer:
Adam Morris Design
74 Tulane Street
San Francisco, CA 94134
415-584-1991
415-584-3363
contact: Adam Morris
email: adam@amorrisdesign.com

scope of work :

- bring previous addition up to code
- two story addition at the rear of the (e) residence including a kitchen nook & bedroom.

note: see plans for detailed scope of work.

this project shall comply with the following codes:

- 2010 San Francisco Code Amendments**
- 2010 San Francisco Building Code Amendments (Includes Green Building Requirements. See Chapter 13C)
 - 2010 San Francisco Electrical Code Amendments
 - 2010 San Francisco Mechanical Code Amendments
 - 2010 San Francisco Plumbing Code Amendments
 - 2007 San Francisco Housing Code Amendments
- 2010 California Codes**
- 2010 California Building Code
 - 2010 California Electrical Code
 - 2010 California Energy Code
 - 2010 California Plumbing Code
 - 2010 California Mechanical Code

sujo design inc.
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415.831.4549 tel
415.681.6150 fax
contact: suzanne dehne
suz@sujoedesign.com

stamp & signature

interior designer

ADAM MORRIS
46 TULANE STREET
SAN FRANCISCO CA 94134
1911 T
584 3363 F

no.	date	description
12/10/2013	12/10/2013	Pre-App Meeting
12/19/13	12/19/13	Site Permit
2/21/14	2/21/14	Variance
3/4/14	3/4/14	Variance

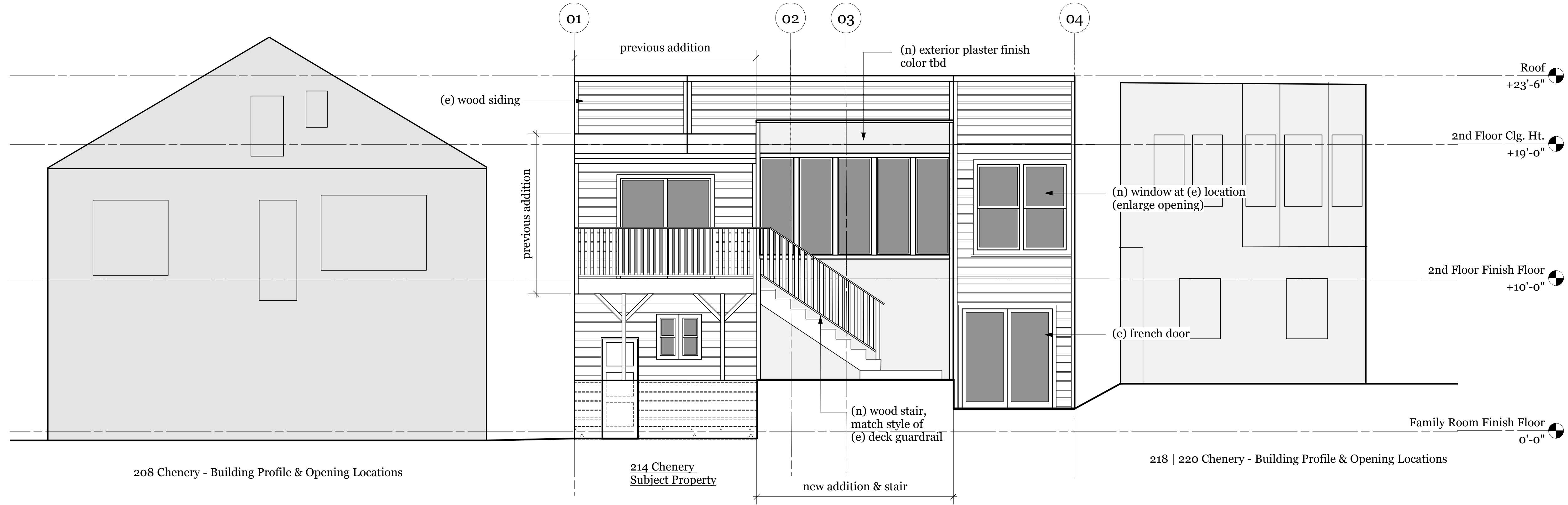
remodel to the
Webb-Purkis & Simpson Residence

located at
214 Chenery Street
San Francisco, CA
94131

cover sheet

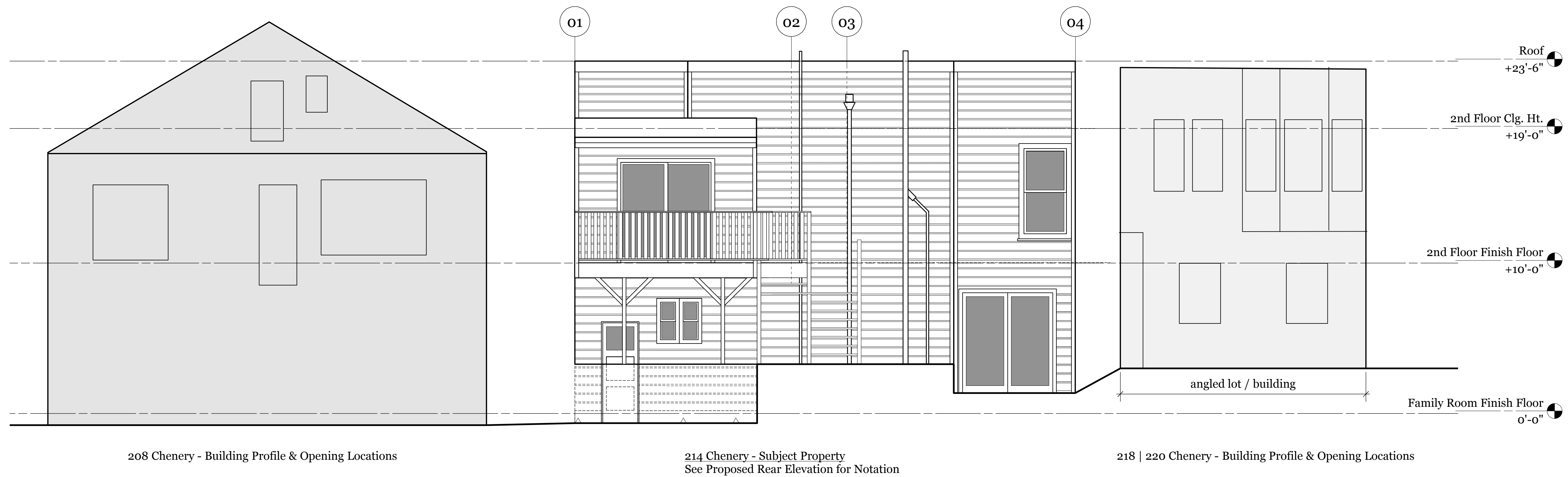
scale
n.t.s.

a0.0
sheet no.



Proposed Rear Elevation (East) 2

1/4"=1'-0"



(e) Rear Elevation (East) 1

1/4"=1'-0"

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contact: Suzanne Dehne
suz@sujo.com

architectural stamp & signature

interior designer

ADAM MORRIS
46 TULANE STREET
SAN FRANCISCO CA 94134
415.398.1911 T
584 3353 F

no.	date	description
	12/10/2013	Pre-App Mtg
	12/19/13	Site Permit
	2/21/14	Variance

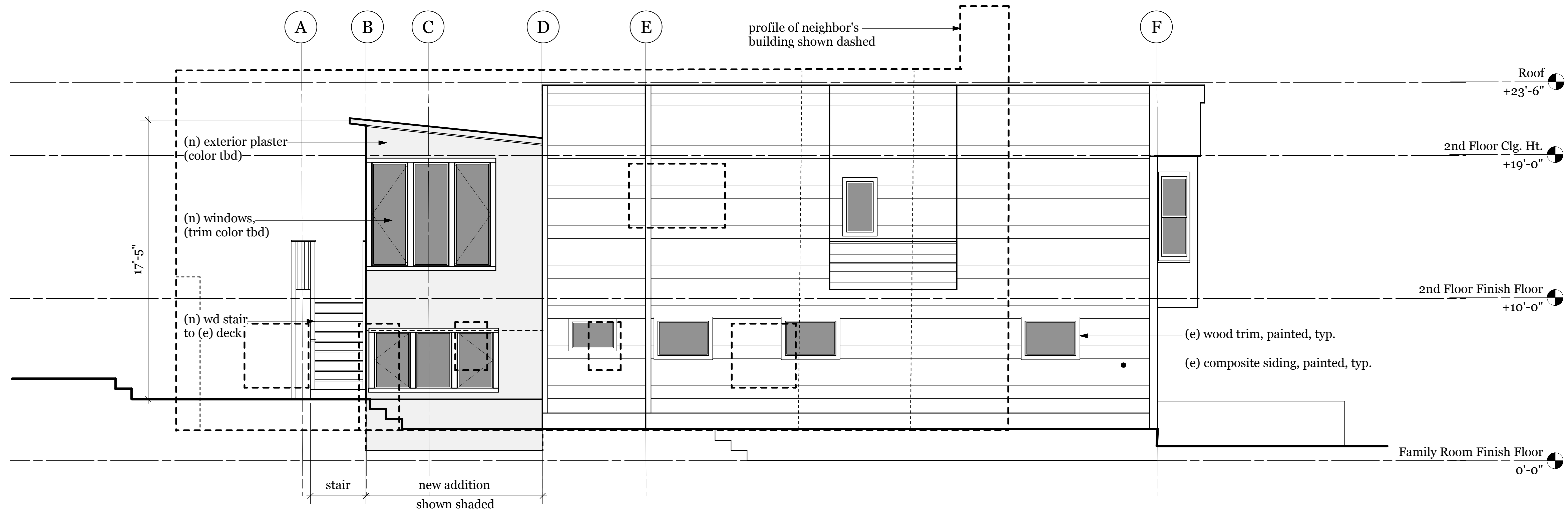
addition to the
**Webb-Purkis
& Simpson
Residence**

located at
214 Chenery
San Francisco, CA
94131

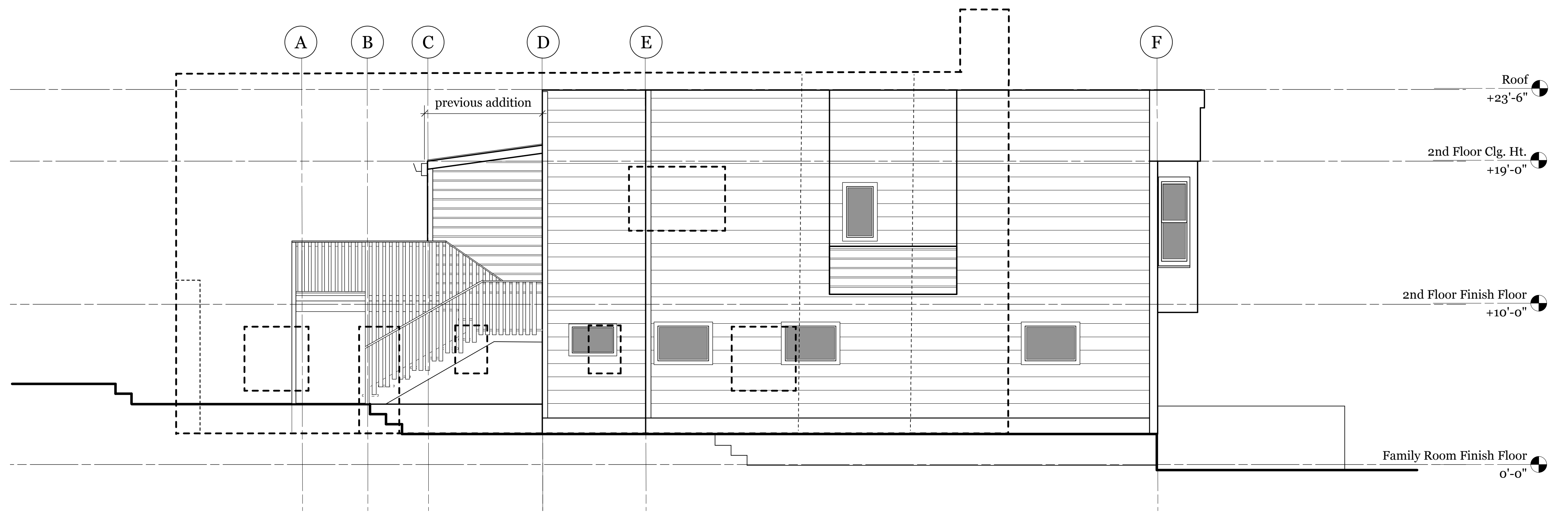
Exterior Elevations

scale
1/4" = 1'-0"

a4.0
sheet no.



Proposed Left Side Elevation (South) 2
1/4"=1'-0"



(e) Left Side Elevation (South) 1
1/4"=1'-0"

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1911 T
584 3353 F

no.	date	description
	12/10/2013	Pre-App Mtg
	12/19/13	Site Permit
	2/21/14	Variance

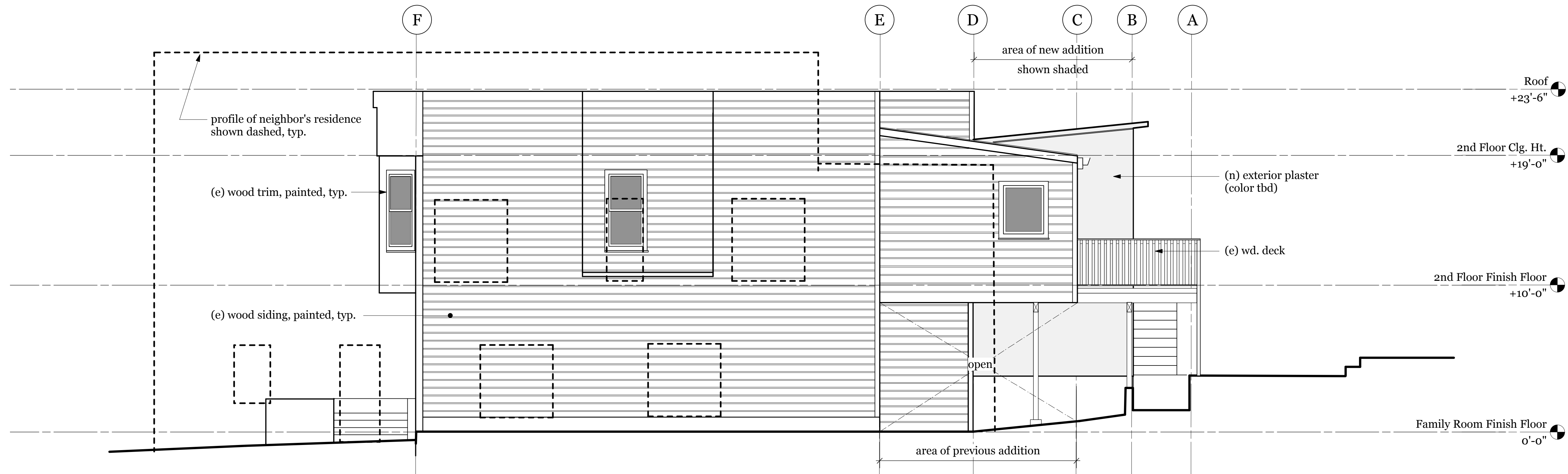
addition to the
**Webb-Purkis
& Simpson
Residence**

located at
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San Francisco, CA
94131

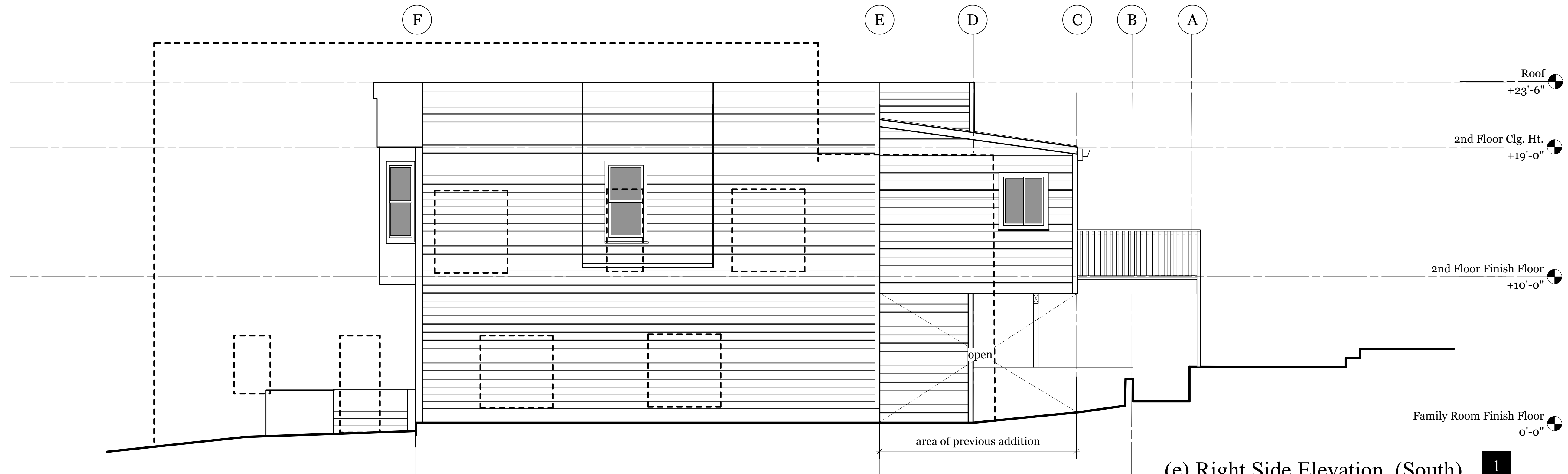
Exterior Elevations

scale
1/4" = 1'-0"

a4.1
sheet no.



Proposed Right Side Elevation (South) **2**
 1/4"=1'-0"



(e) Right Side Elevation (South) **1**
 1/4"=1'-0"

architectural stamp & signature

interior designer

ADAM MORRIS
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 SAN FRANCISCO CA 94134
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 415.398.3353 F
584

no.	date	description
	12/10/2013	Pre-App Mtg
	12/19/13	Site Permit
	2/21/14	Variance

addition to the
**Webb-Purkis
 & Simpson
 Residence**

located at
 214 Chenery
 San Francisco, CA
 94131

Exterior Elevations

scale
 n.t.s.

a4.2
 sheet no.