



# 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>1055 Green St</b>	Case No.:	<b>2014.0361V</b>
Cross Street(s):	<b>Jones and Leavenworth</b>	Building Permit:	<b>2014.06.13.8338</b>
Block / Lot No.:	<b>0126/024</b>	Applicant/Agent:	<b>Aleck Wilson</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>415-765-9095</b>
Area Plan:	<b>Click here to enter text.</b>	E-Mail:	<b>aleck@aleckwilsonarchitects.com</b>

### PROJECT DESCRIPTION

The proposal is for alterations at the second-story of the rear elevation only. The lower portion of the existing bay window, and a pair of windows, will be removed and a new painted metal balcony (approximately 22 feet long by 3.5 feet deep) accessed by new sliding doors will be installed.

**PER SECTION 134 OF THE PLANNING CODE** the subject property is required to maintain a rear yard of approximately 61.5 feet. The existing building, which is three-stories at the rear elevation, is nonconforming as it extends approximately 12 feet into the required rear yard. The proposed balcony, which will be added at the second-story of the rear elevation, will not add additional depth to the building (compared to the existing bay window), but it is located within the required rear yard. Therefore, the project requires a variance.

### ADDITIONAL INFORMATION

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

Planner: **Pilar LaValley** Telephone: **415-575-9084** Mail: [pilar.lavalley@sfgov.org](mailto:pilar.lavalley@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/2014.0361V.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 July 31, 2014, the Department issued the required Section 311 notification for this project (expires August 30, 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.

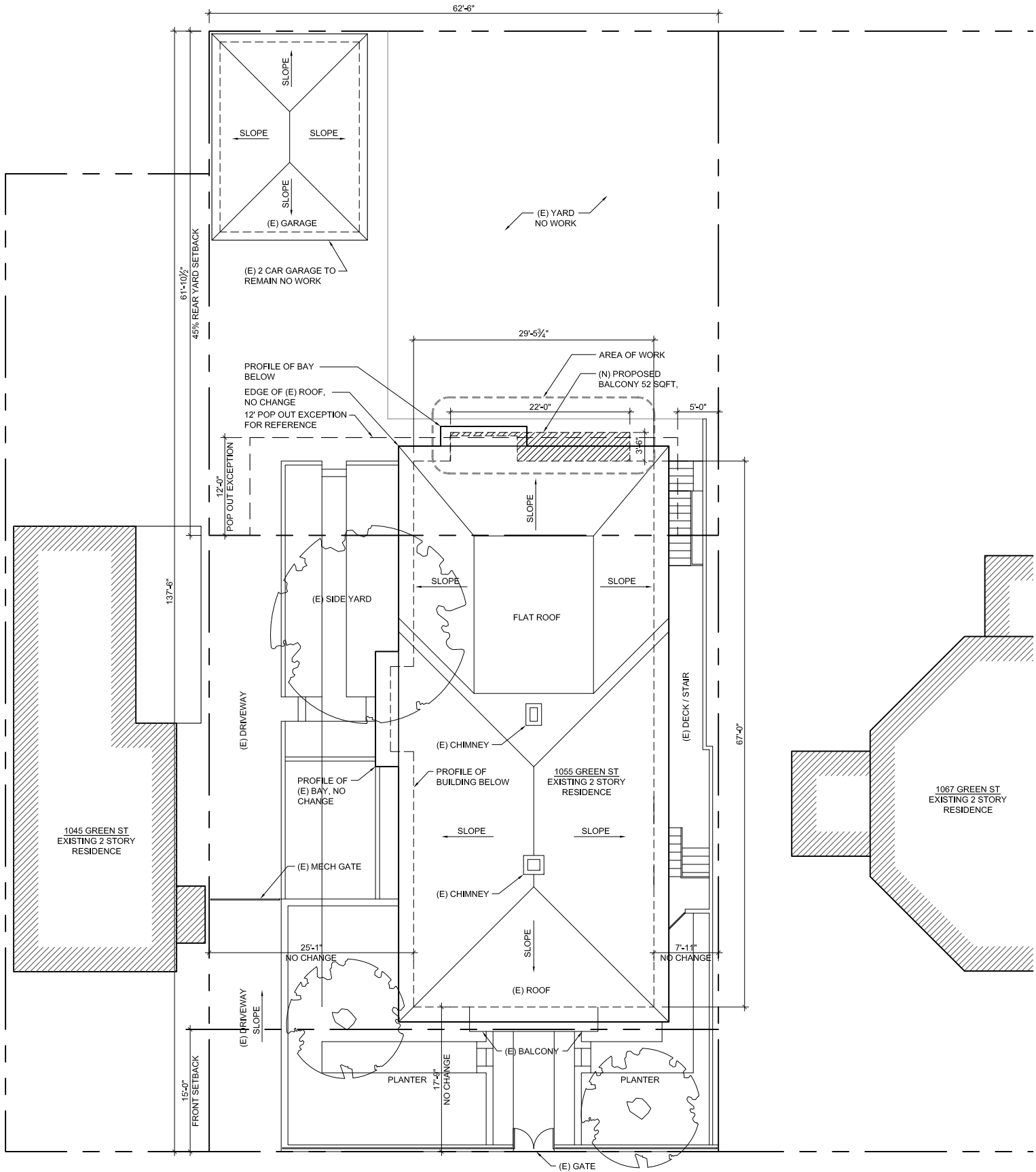
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

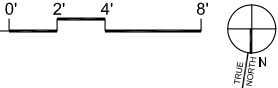
## ABOUT THIS NOTICE

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.



1  
A0.1  
EXISTING & PROPOSED SITE PLAN  
SCALE: 1/16"=1'-0"



SITE INFORMATION

ADDRESS: 1055 GREEN STREET  
SAN FRANCISCO, CA 94109

BLOCK : 0126  
LOT : 024  
ZONING : RH-2  
OCCUPANCY : R-3  
CONSTRUCTION TYPE : V-B  
LOT SIZE : 8,590 SF

SCOPE OF WORK

REMOVE LOWER STORY OF  
EXISTING BAY WINDOW AND ADD  
NEW BALCONY AT FIRST FLOOR  
WITH NEW DOORS. NO CHANGE TO  
FRONT FACADE OR WEST AND EAST  
ELEVATION. ALL WORK AT REAR  
ELEVATION.

SHEET INDEX

A0.1	EXISTING AND PROPOSED SITE PLANS / ROOF PLANS
A1.1	EXISTING FLOOR PLANS
A2.1	PROPOSED FLOOR PLANS
A3.0	EXISTING AND PROPOSED ELEVATIONS
A3.1	EXISTING AND PROPOSED ELEVATIONS

BUILDING DATA

	EXISTING	PROPOSED
DWELLING UNITS	1	NO CHANGE
BUILDING SQUARE FOOTAGE		
BASEMENT	1,325.5 SF	NO CHANGE
FIRST FLOOR	1,700.5 SF	1,672.7 SF
SECOND FLOOR	1,878.0 SF	NO CHANGE
TOTAL SQUARE FOOTAGE	4,124 SF	NO CHANGE
# OF STORIES	2	NO CHANGE
BUILDING HEIGHT		NO CHANGE
BUILDING DEPTH		NO CHANGE
PARKING SPACES	2	NO CHANGE

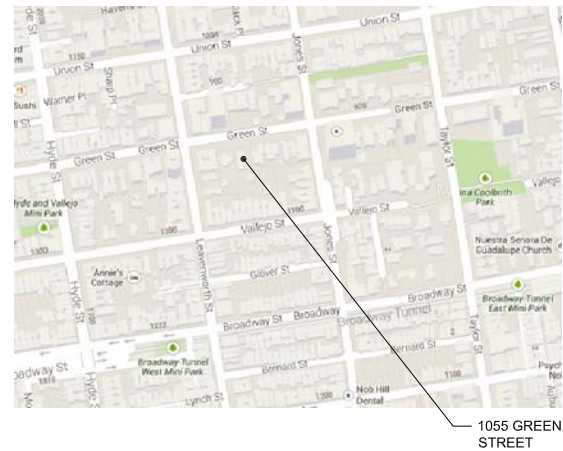
ABBREVIATIONS

ADJ	ADJACENT	H	HIGH
ASSY	ASSEMBLY	HR	HOURLY
AFF	ABOVE FINISH FLOOR	U/S	LANDSCAPE
AFG	ABOVE FINISH GRADE	MECH	MECHANICAL
AFN	ABOVE FINISH NOSE	(N)	NEW
B.O.	BOTTOM OF	OC	ON CENTER
C	CENTER LINE	OPP	OPPOSITE
CC	CENTER TO CENTER	REQ'D	REQUIRED
CL	CLOSET	RM	ROOM
COMP	COMPOSITE	RWL	RAIN WATER LEADER
CONC	CONCRETE	SH	SHOWER
DN	DOWN	SIM	SIMILAR
DS	DOWNSPOUT	SF	SQUARE FEET
(E)	EXISTING	SSD	SEE STRUCTURAL DRAWINGS
ELEV	ELEVATION	T.P.	TOP OF
EW	EACH WAY	TYP	TYPICAL
FAU	FORCED AIR UNIT	UON	UNLESS OTHERWISE NOTED
FP	FIREPLACE	WDW	WINDOW
GSM	GALVANIZED SHEET METAL	WH	WATER HEATER
GYP BD	GYPSUM BOARD		

SYMBOL LEGEND

0'-0"	DIMENSION TO FACE OF FRAMING UNLESS OTHERWISE NOTED;		ELEVATION DATUM POINT
1 A8.1	DETAIL REFERENCE SHEET LOCATION		EXTERIOR ELEVATION
D 1 A8.1 B	C INTERIOR ELEVATION KEY SHEET LOCATION		CROSS SECTION SHEET LOCATION
6	DOOR NUMBER, SEE DOOR SCHEDULE	28.67'	SPOT ELEVATION
2	WINDOW NUMBER, SEE WINDOW SCHEDULE	1	DRAWING KEYNOTE
		1	DRAWING REVISION

VICINITY MAP



AWA

ALECK WILSON  
ARCHITECTS INC.

26 O'FARRELL STREET  
SUITE 400  
SAN FRANCISCO, CA  
94108

TEL: 415-765-9095  
FAX: 415-765-1779

WWW.ALECKWILSONARCHITECTS.COM

TROLLOPE RESIDENCE  
1055 GREEN STREET  
SAN FRANCISCO, CA 94109



DATES

07.14.2014 311 SET  
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SITE PLANS

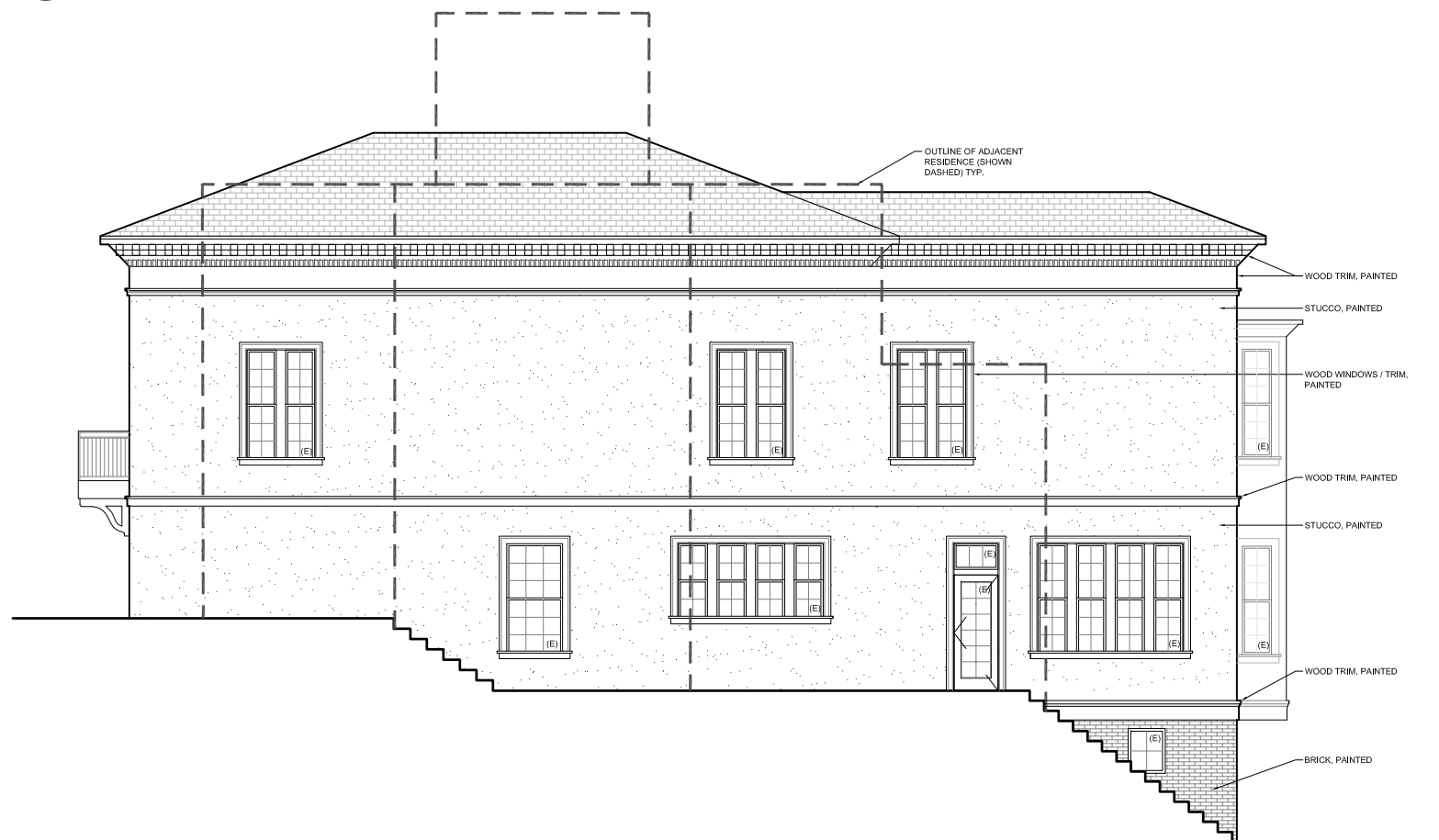
scale: VARIES  
sheet:

A0.1



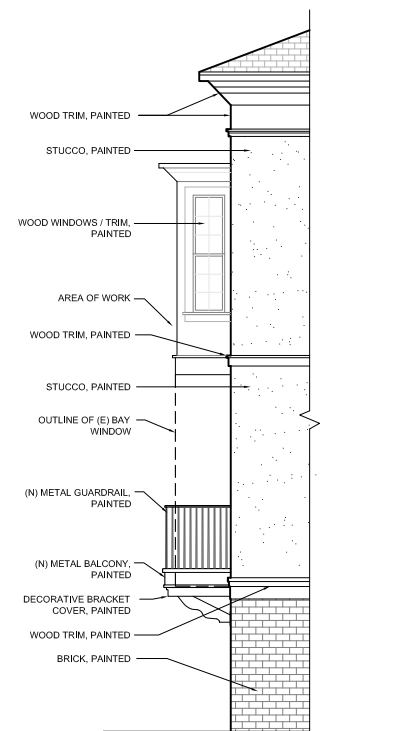
4  
A2.1  
EXISTING EAST ELEVATION  
SCALE: 3/32" = 1'-0"

0' 2' 4' 8'



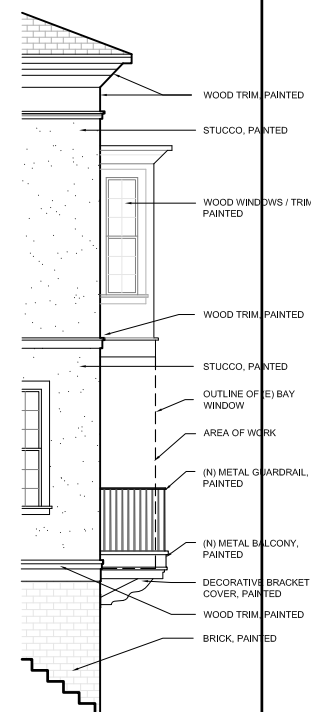
3  
A2.1  
EXISTING WEST ELEVATION  
SCALE: 3/32" = 1'-0"

0' 2' 4' 8'



2  
A2.1  
PROPOSED EAST  
ELEVATION (PARTIAL)  
SCALE: 3/32" = 1'-0"

0' 2' 4' 8'



1  
A2.1  
PROPOSED WEST  
ELEVATION (PARTIAL)  
SCALE: 3/32" = 1'-0"

0' 2' 4' 8'

AWA

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FAX: 415-765-1779

WWW.ALECKWILSONARCHITECTS.COM

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SAN FRANCISCO, CA 94109



DATES

07.14.2014 311 SET

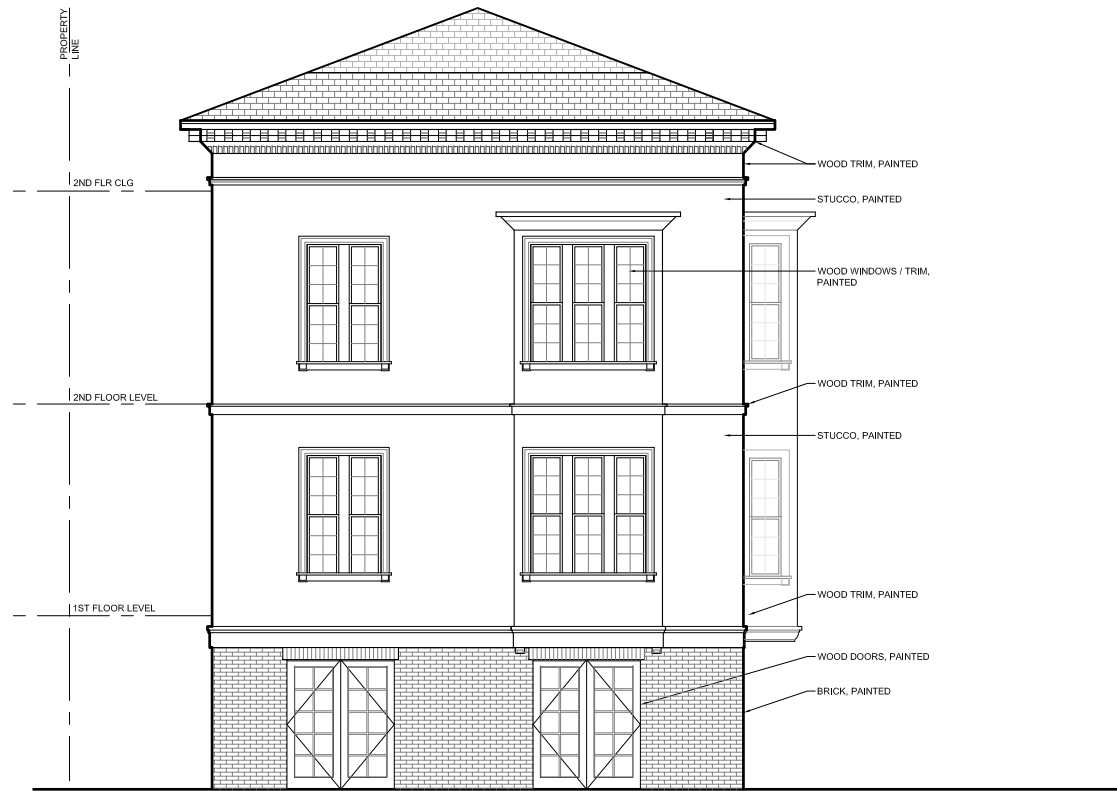
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EXTERIOR  
ELEVATIONS

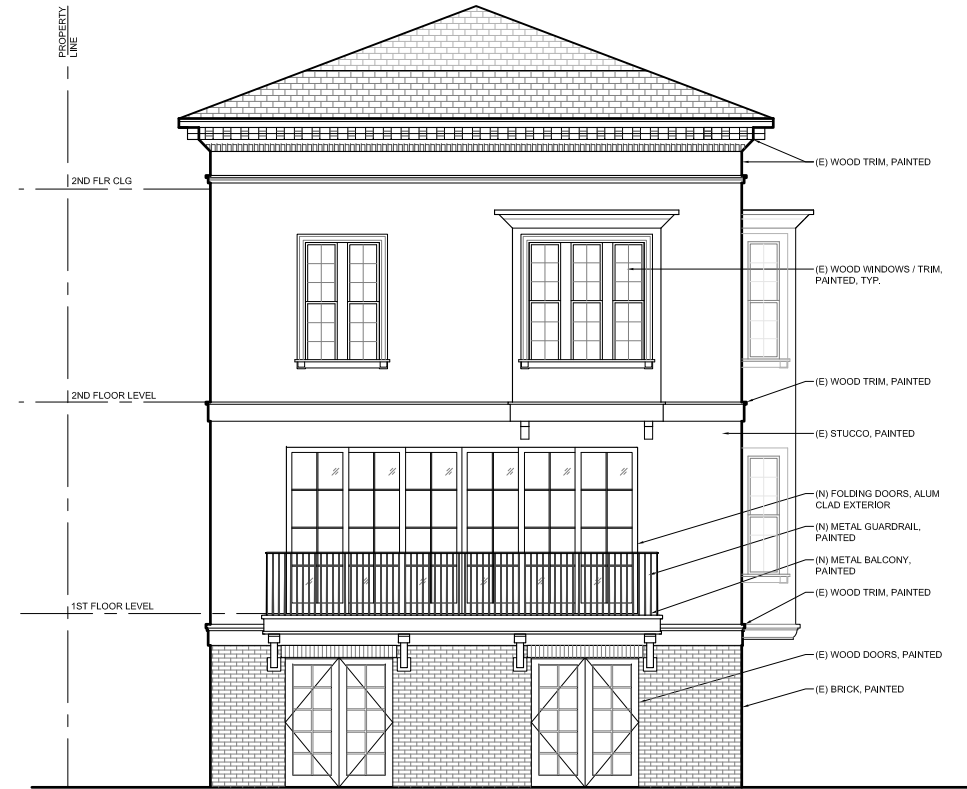
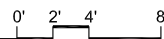
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sheet:

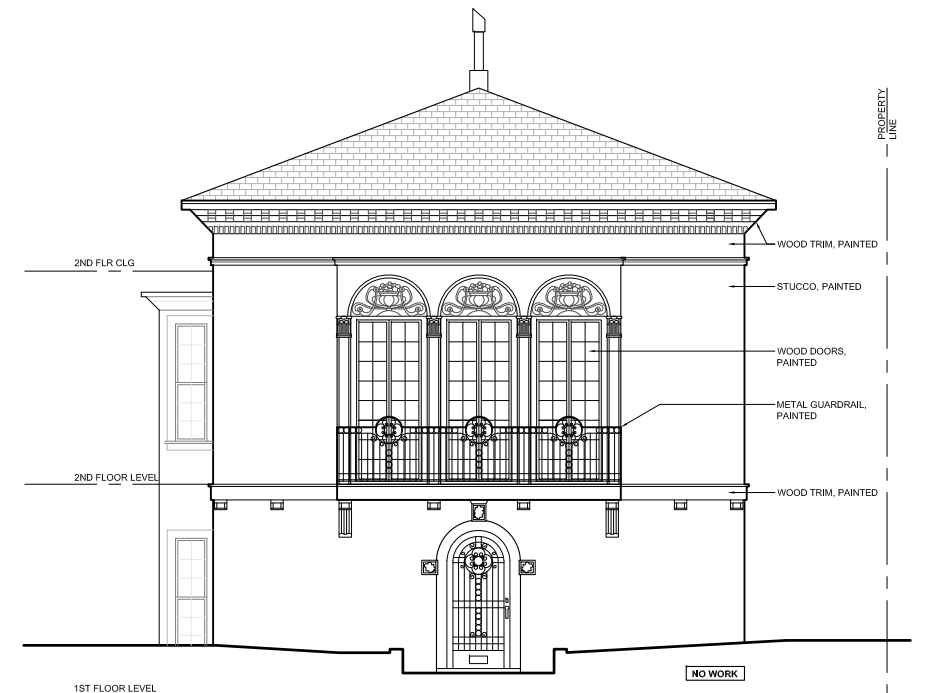
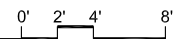
A3.1



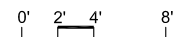
3  
A3.0  
EXISTING SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



2  
A3.0  
PROPOSED SOUTH ELEVATION  
SCALE: 3/32"=1'-0"



1  
A3.0  
EXISTING NORTH ELEVATION  
SCALE: 3/32"=1'-0"



AWA

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ARCHITECTS INC.  
26 O'FARRELL STREET  
SUITE 400  
SAN FRANCISCO, CA  
94108  
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FAX: 415-765-1779  
WWW.ALECKWILSONARCHITECTS.COM

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SAN FRANCISCO, CA 94109



DATES  
07.14.2014 311 SET

EXTERIOR  
ELEVATIONS

scale: 3/32"=1'-0"  
sheet:

A3.0