



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, August 27, 2014**
Time: **Beginning at 9:30 a.m.**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Variance (Rear Yard)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 70 Martha Avenue Cross Street(s): Between Baden & Nordhoff Block /Lot No.: 6735/046 Zoning District(s): RH-1/40-X Area Plan: N/A	Case No.: 2014.0385V Building Permit: 2014.03.14.0717 Applicant/Agent: Andrew Morrall Telephone: (415) 282-0616 E-Mail: andrewmorrallarchitect.com

The proposal includes the construction of a deck at the rear of the existing single-family dwelling's basement, ground and second floors, respectively. A spiral stairway, proposed to be adjacent to the basement rear deck, would provide a connection between this deck and grade.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a minimum rear yard depth of eighteen feet, measured from the rear property line. The three levels of proposed rear decks and spiral stairway would all encroach one foot six inches into the required rear yard to within sixteen feet six inches of the rear property line.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan, floor plans and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.0385V.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: thomas.wang@sfgov.org

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. **The mailing of the required Section 311 notification for this project has been performed.**

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**

Para información en Español llamar al: **558.6378**

PROJECT DATA

ALL WORK HEREIN SHALL BE ACCORDING TO THE MOST CURRENT CODES, THE 2019 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS, ELECTRICAL CODE, PLUMBING CODE, AND MECHANICAL CODE.

PROJECT ADDRESS: 70 MARTHA AVE, SAN FRANCISCO, CA. 94131

ZONING: RH1

BLOCK/LOT NO.: 8798 / 046

OCCUPANCY TYPE: RS / U

BUILDING TYPE: U49

EXISTING SQ. FT. : 1414 SQ. FT. CONDITIONED LIVING, 342 SQ. FT. GARAGE, 403 SQ. FT. UNCONDITIONED.

DESCRIPTION OF PROJECT:
A 3 STORY REAR DECK.

OWNER CONTACT: GARY AND RALPH KILLEN
70 MARTHA AVE
SAN FRANCISCO, CA. 94131
PHONE: 415-282-0816

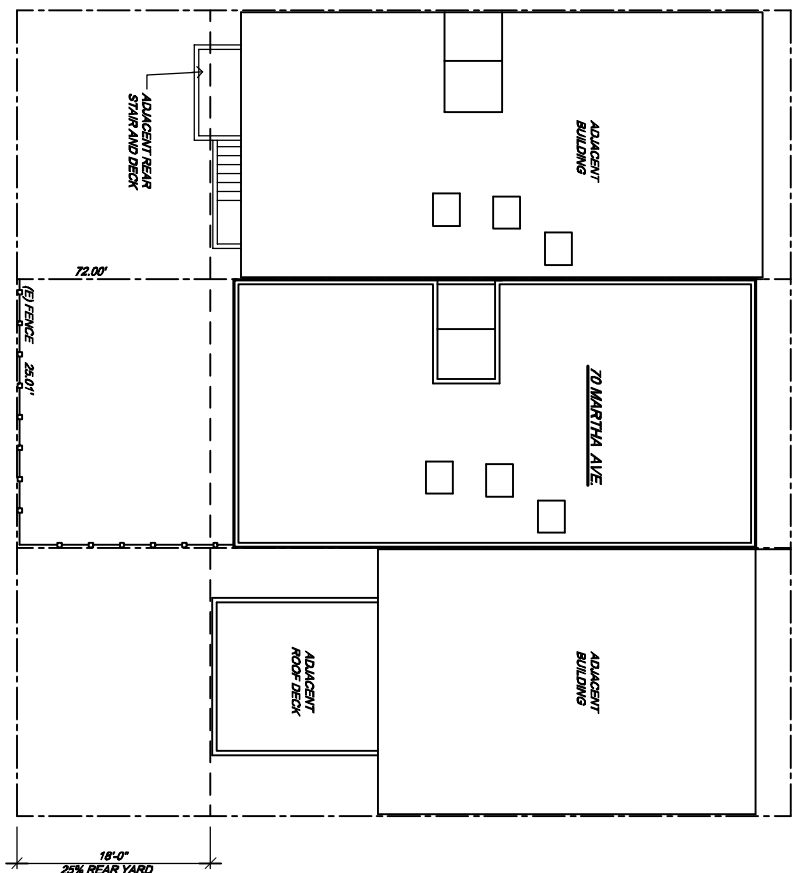
ARCHITECT: ANDREW MORRALL
2730 MISSION STREET
SAN FRANCISCO, CA. 94110
PHONE: 415-282-0816

SHEET INDEX

- | | |
|-------|------------------------------------|
| A-1.1 | EXISTING AND PROPOSED SITE PLANS |
| A-2.1 | PROPOSED PLANS |
| A-3.1 | PROPOSED ELEVATIONS |
| A-3.2 | ELEVATIONS WITH ADJACENT BUILDINGS |
| A-4.1 | PROPOSED BUILDING SECTIONS |
| A-5.1 | EXISTING FLOOR PLANS |
| A-5.2 | EXISTING ELEVATIONS |

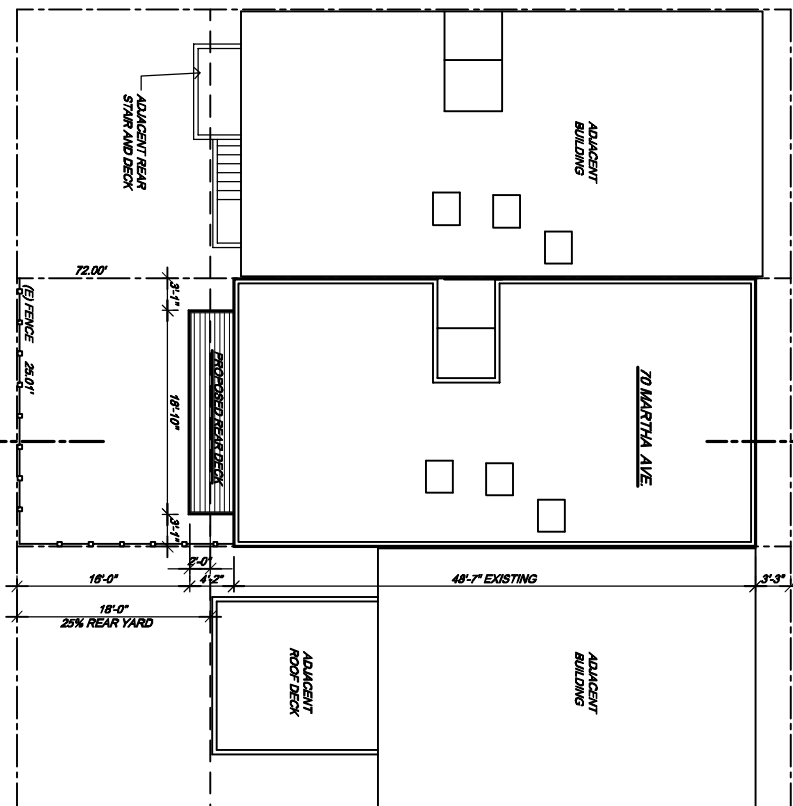
70 MARTHA AVE.

70 MARTHA AVE.



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

PROJECT NORTH

ANDREW MORRALL | ARCHITECT
www.andrewmorrallarchitect.com

2730 MISSION STREET
SAN FRANCISCO, CA. 94110
PHONE: 415-282-0816

IMPROVEMENTS FOR THE RESIDENCE OF:

RALPH KILLEN & GARY FOX
70 MARTHA AVE.
SAN FRANCISCO, CA. 94131

SHEET TITLE:

EXISTING SITE PLAN &
PROPOSED SITE PLAN

DATE : ISSUANCE:

03.14.14 VARIANCE AND SITE PERMIT SUBMITTAL

04.17.14 RESPONSE TO NOPDR #1

DIMENSIONS ADDED,
DEPTH INCREASE OF
PROPOSED DECKS BY 6"

SHEET NUMBER:

A-1.1

IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
70 MARTHA AVE.
SAN FRANCISCO, CA. 94131

SHEET TITLE:

PROPOSED PLANS

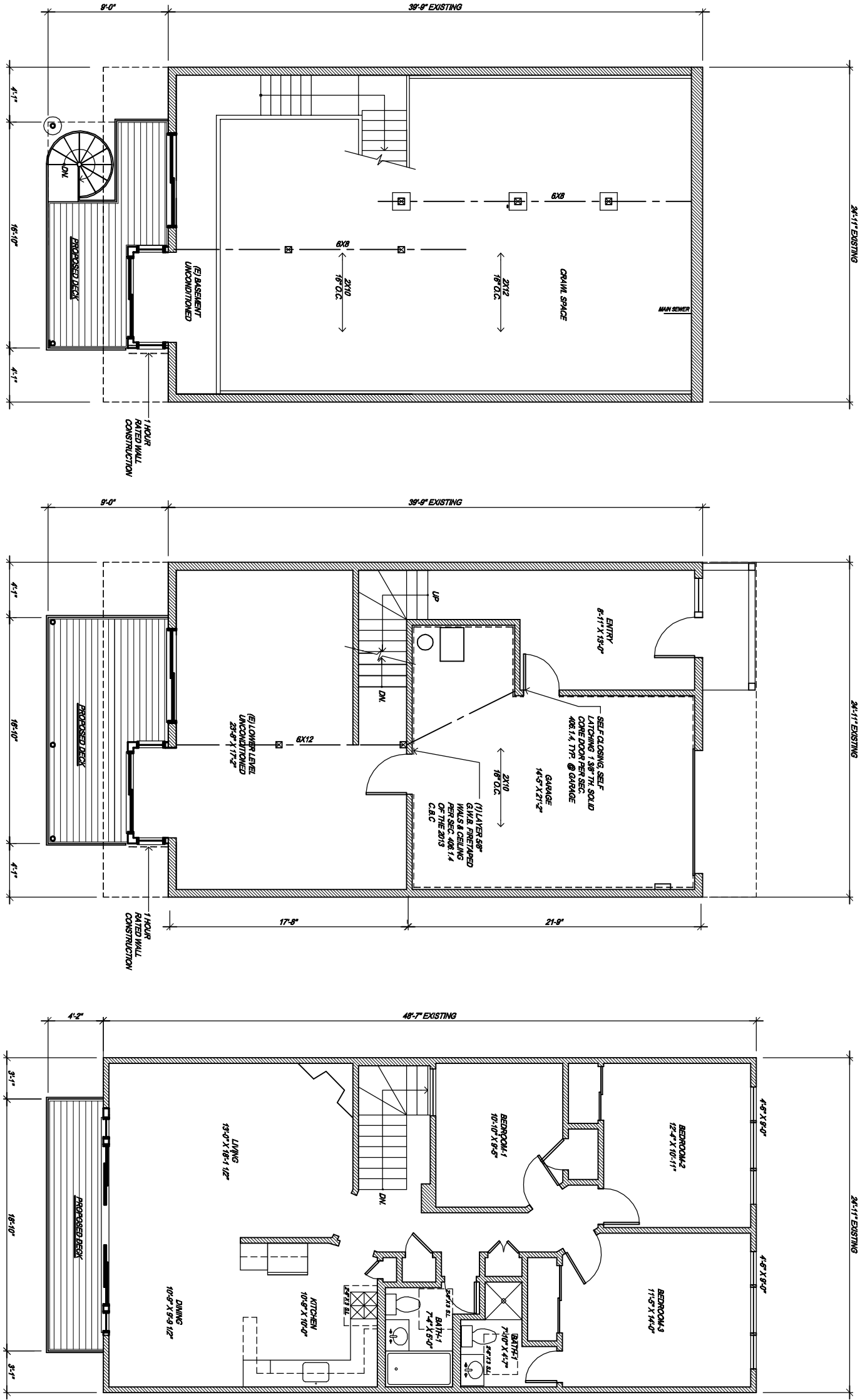
DATE :
ISSUANCE:

03.14.14 VARIANCE AND SITE PERMIT SUBMITTAL

04.17.14  RESPONSE TO NOPDR #1
DIMENSIONS ADDED,
DEPTH INCREASE OF
PROPOSED DECKS BY 6"

SHEET NUMBER:

A-2.1



PROPOSED LOWER LEVEL

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

PROPOSED GROUND LEVEL

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

PROPOSED SECOND LEVEL

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

NEW WALL CONSTRUCTION
EXISTING WALL

PROJECT NORTH

IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
70 MARTHA AVE.
SAN FRANCISCO, CA. 94131

SHEET TITLE:

EXTERIOR ELEVATIONS

DATE: ISSUANCE:

03.14.14 VARIANCE AND SITE PERMIT SUBMITTAL

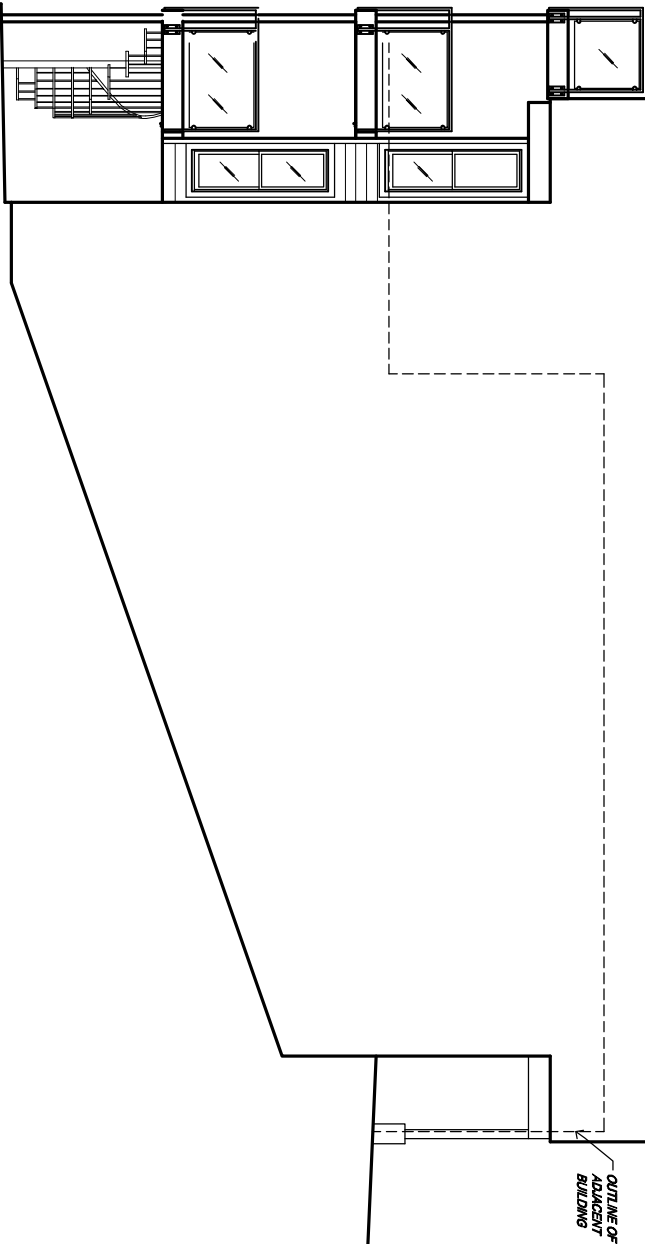
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DIMENSIONS ADDED,
DEPTH INCREASE OF
PROPOSED DECKS BY 6"

SHEET NUMBER:

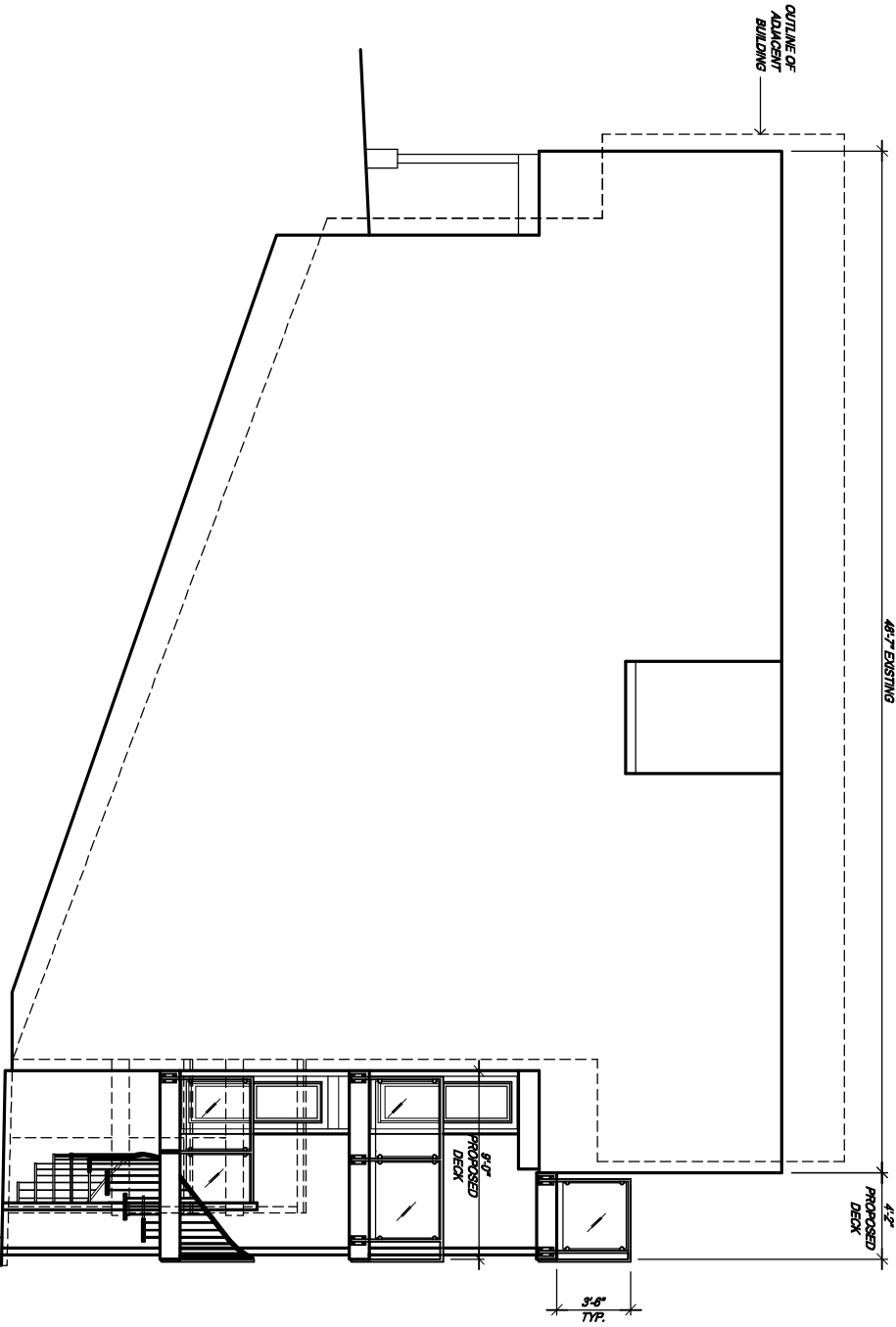
A-3.1

MATERIAL / FINISH SCHEDULE

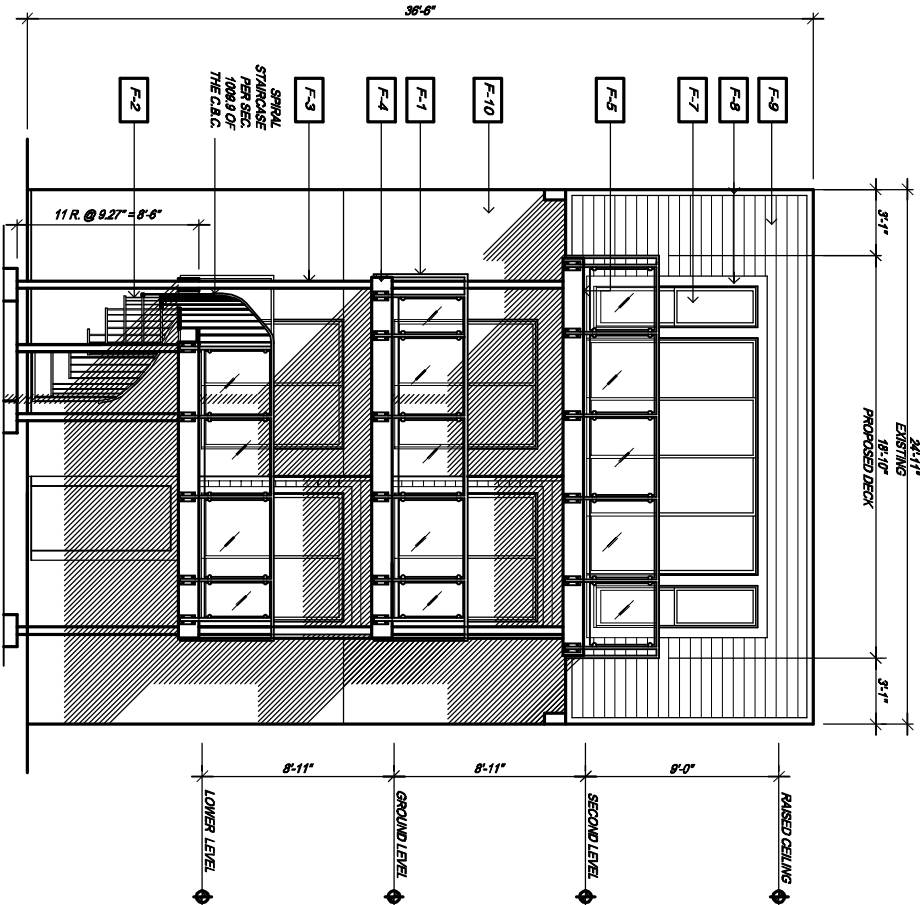
- | | |
|------|---|
| F-1 | THENIC PRIMED & PTD
GALV. METAL GUARDRAIL W/
TEMP. GLASS PANELS |
| F-2 | THENIC PRIMED & PTD
SCHEDULE 40 STEEL
STAIRCASE |
| F-3 | THENIC PRIMED & PTD, 4"
STEEL POST |
| F-4 | 2X12 PTD, CEDAR DECK
FASCS |
| F-5 | BLADECK, DECKING W/
FACTORY CANCELED
FASTENERS |
| F-6 | NOT USED |
| F-7 | WOOD CLAD WINDOWS -
MARIN OR EQUIV. |
| F-8 | PRIMED OSB & PAINTED W/ALN
DRIED 216 & 214 WD. TRIM |
| F-9 | FACTORY PRIMED & PTD,
SMOOTH HARDER LAM,
SINOQ, 4" EXPOSURE |
| F-10 | CEMENT PLASTER - FINE
SAND FLOAT FINISH,
INTEGRAL COLOR WHITE
3 COAT, 1/8" TH. -
ALTERNATE: REFER TO
F-9 |
| F-11 | PTD, BSM GUTTER AND
DOWNSPOUT
(PT. TO MATCH WD TRIM) |



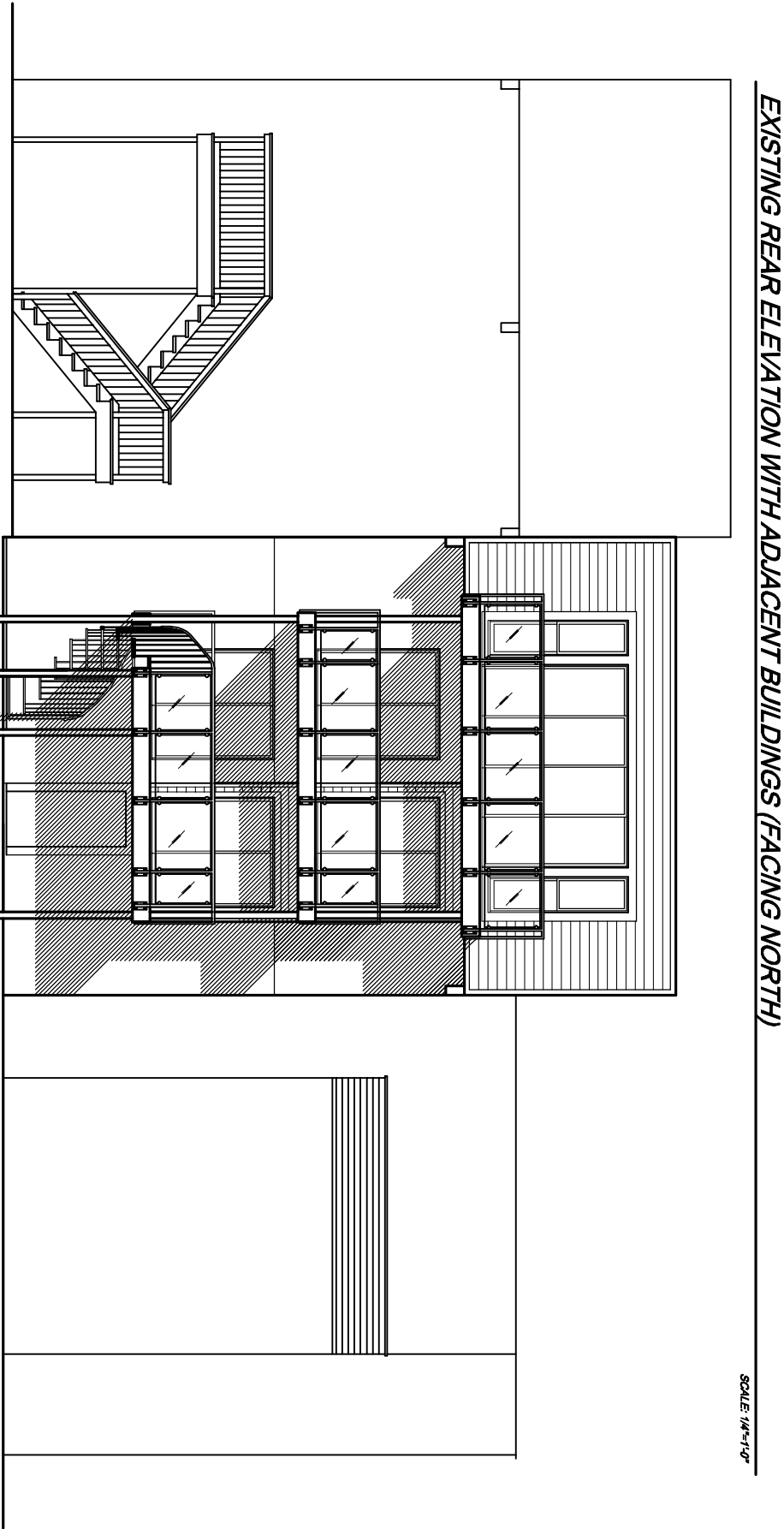
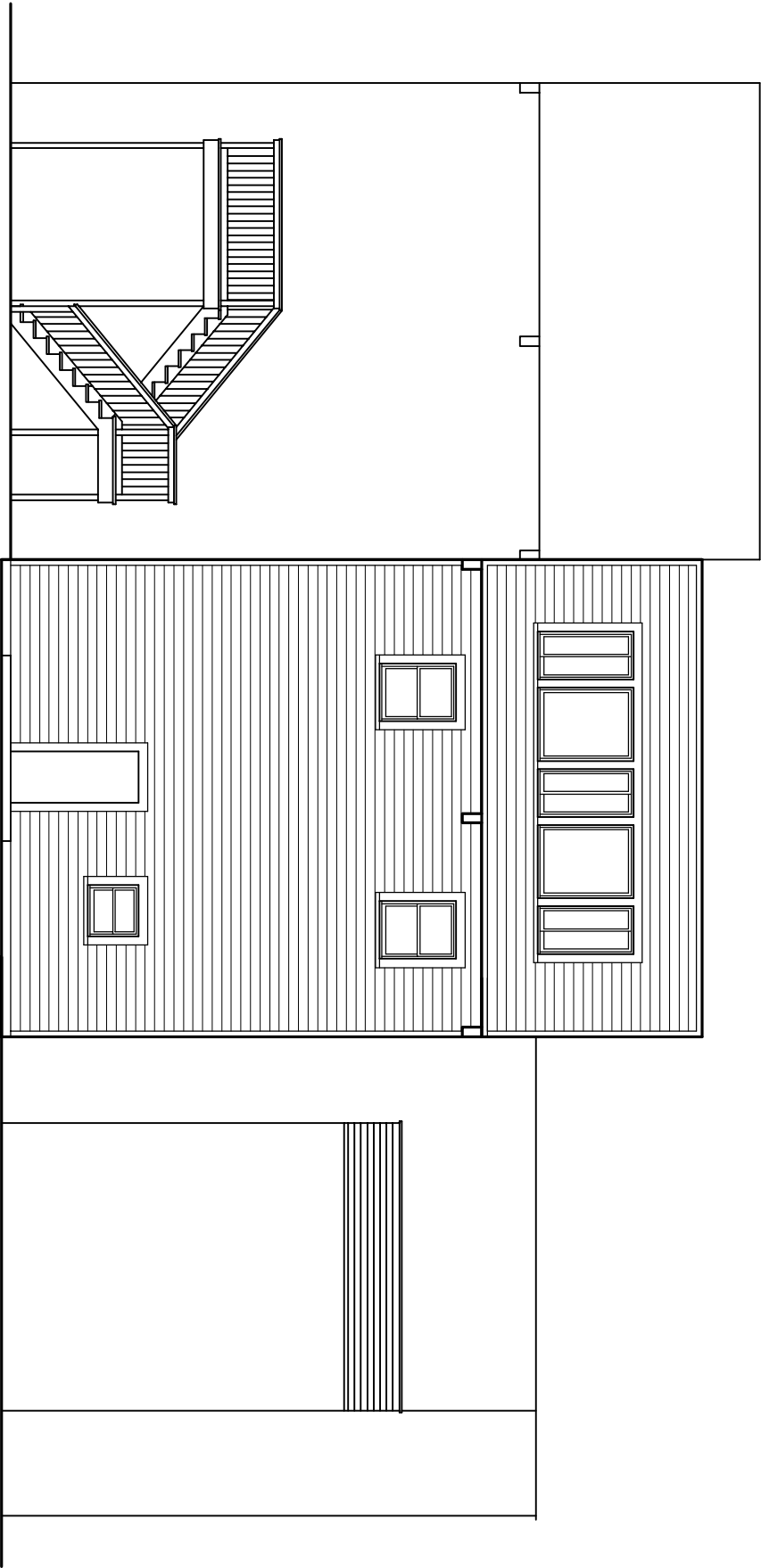
LEFT SIDE ELEVATION (FACING WEST)



RIGHT SIDE ELEVATION (FACING EAST)



REAR ELEVATION (FACING NORTH)



IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
70 MARTHA AVE.
SAN FRANCISCO, CA. 94131

SHEET TITLE:

EXISTING PLANS

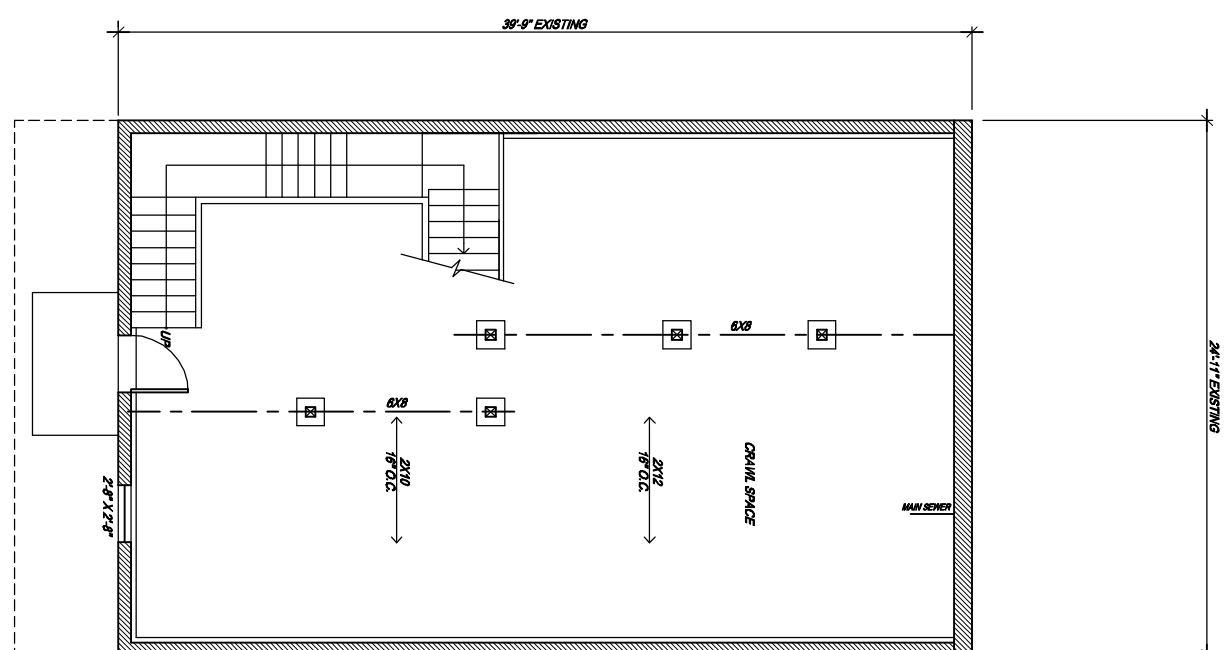
10.22.13 **DESIGN MEETING 2**

12.04.13	DESIGN MEETING 4
03.14.14	VARIANCE AND SITE PERMIT SUBMITTAL

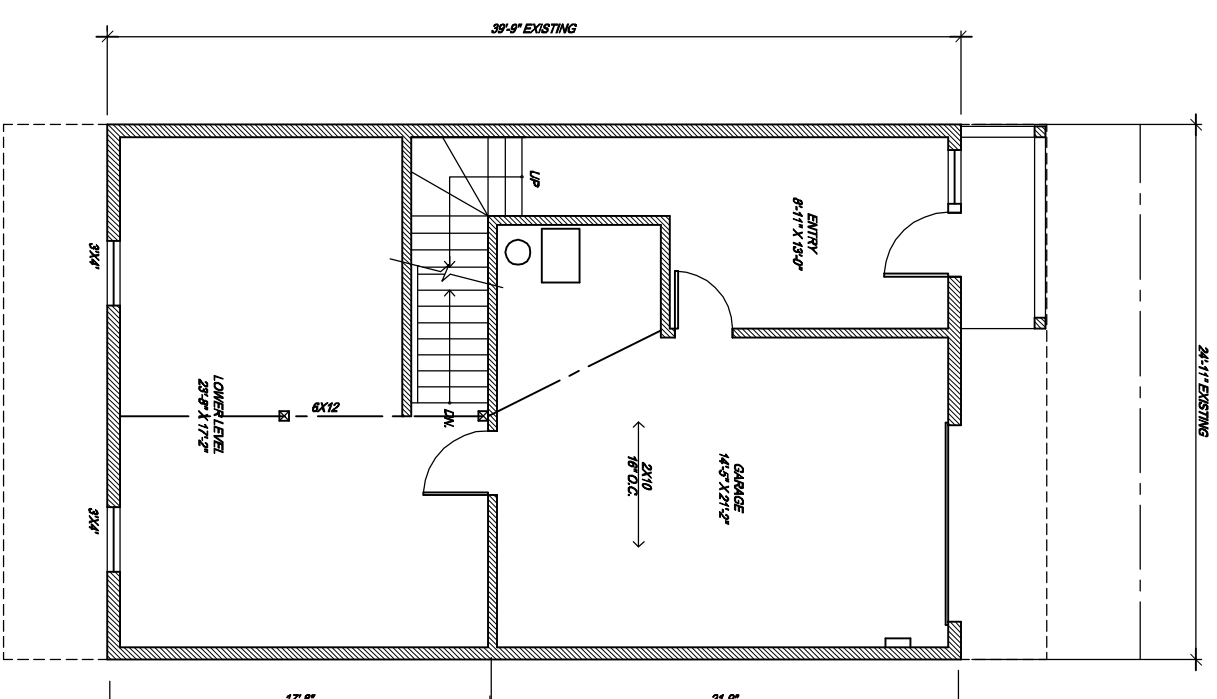
04.17.14  **1.** **RESPONSE TO NOPDR #1**
DIMENSIONS ADDED,
DEPTH INCREASE OF
PROPOSED DECKS BY 6

SHEET NUMBER:

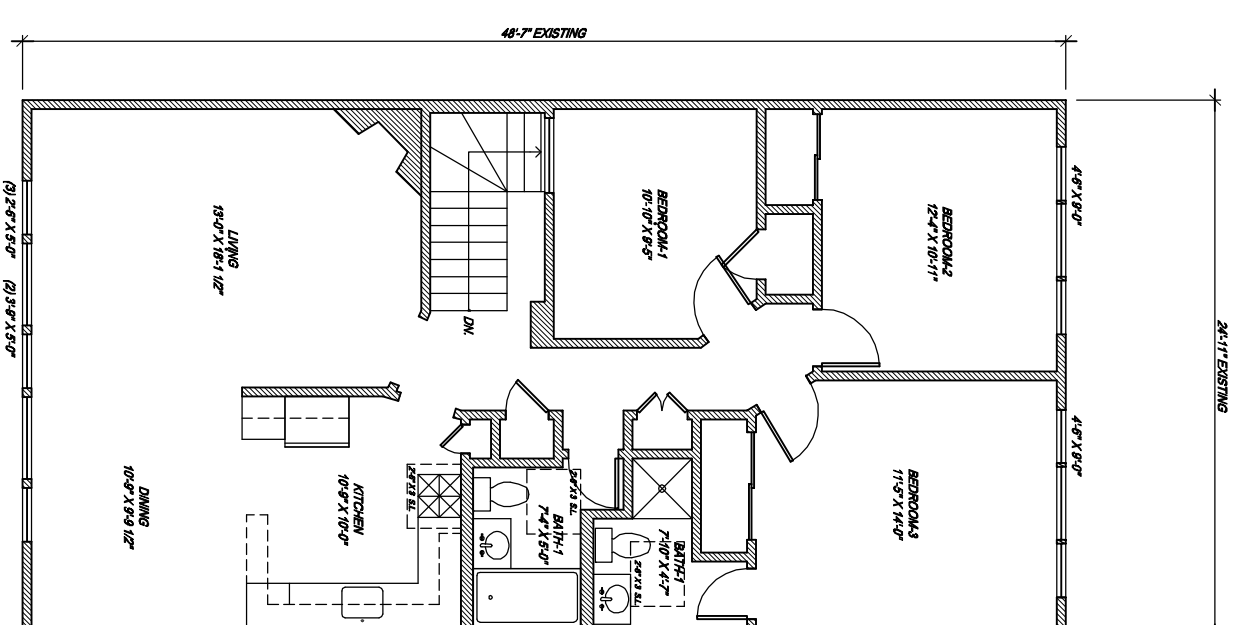
A-5.1



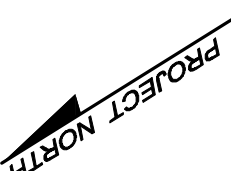
SCALE: 1/4"=1'-0"



**205 (E) GROSS SQ. FT. LIVING
805 (E) GROSS SQ. FT. UNCONDITIONED**



1209 (E) GROSS SQ. FT. LIVING



IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
70 MARTHA AVE.
SAN FRANCISCO, CA. 94131

SHEET TITLE:
EXISTING
EXTERIOR ELEVATIONS

DATE : ISSUANCE:

03.14.14 VARIANCE AND SITE PERMIT SUBMITTAL

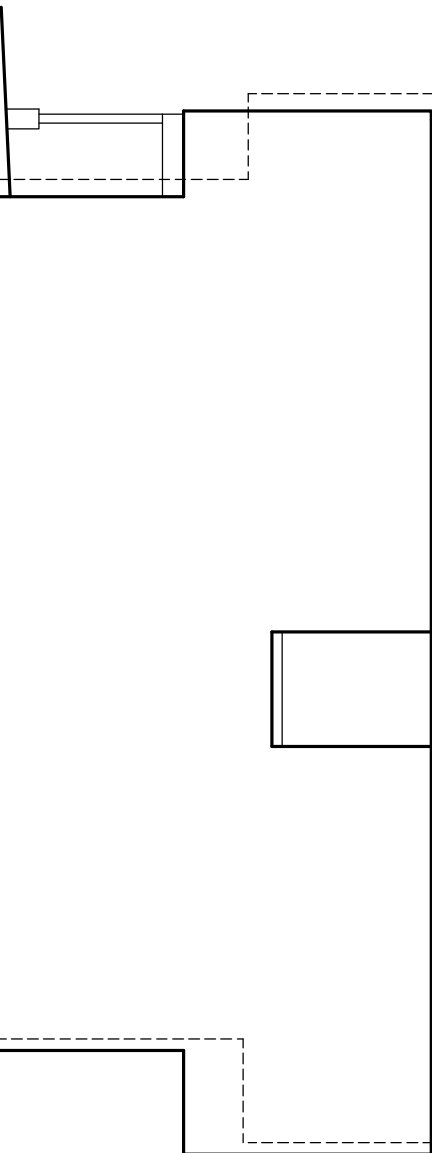
SHEET NUMBER:

A-5.2

LEFT SIDE ELEVATION (FACING WEST)

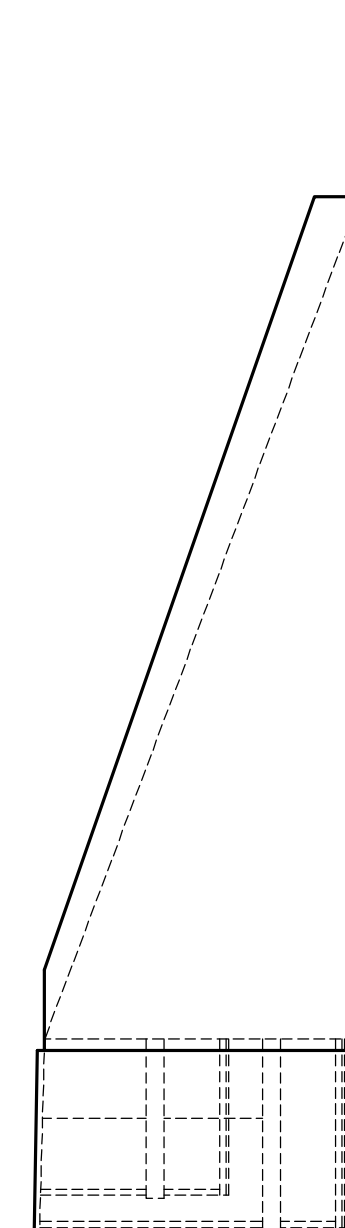
SCALE: 1/4"=1'-0"

OUTLINE OF
ADJACENT
BUILDING



RIGHT SIDE ELEVATION (FACING EAST)

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



REAR ELEVATION (FACING NORTH)

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

