



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: **9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance(Rear Yard and Exposure)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	807 Bosworth Street	Case No.:	2014.0486V
Cross Street(s):	Lippard Ave. and Chilton Ave.	Building Permit:	201306280699
Block / Lot No.:	6758/032	Applicant/Agent:	David Bushnell
Zoning District(s):	RH-2 / 40-X	Telephone:	546-0450
Area Plan:	N/A	E-Mail:	david@450architects.com

PROJECT DESCRIPTION

The project proposes demolition of an existing concrete one car garage located in the front of the lot, and construction of a new single family residence in front of an existing single-family dwelling unit located in the rear of the lot.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard equal to 45 percent of the lot depth, or 45 feet. Additionally, the Planning Code requires a rear yard equal to 25 percent of lot depth between two buildings on one lot. The proposal is to construct a new single-family dwelling at the front of the property without any separation between the two buildings; therefore, a variance is required.

PER SECTION 140 OF THE PLANNING CODE, the subject property is required to have windows of each unit face directly on an open area. Since the existing rear yard of the subject property is not code compliant, the rear unit will not meet the exposure requirements if the proposed building is constructed at the front. As such, the rear unit requires a variance from the exposure requirement of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jessica Look** Telephone: **415-575-6812** Mail: Jessica.Look@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/2014.0486V.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 18, 2014, the Department issued the required Section 311 notification for this project (expires August 17, 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.

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807 BOSWORTH STREET,
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94131

Submittals:

ISSUE	DATE
SITE PERMIT	01.22.14
VARIANCE APP	04.03.14
RDT REVIEW	04.29.14
SITE PERMIT	06.24.14

Sheet Title:

(E) SITE PLAN

Job: 864

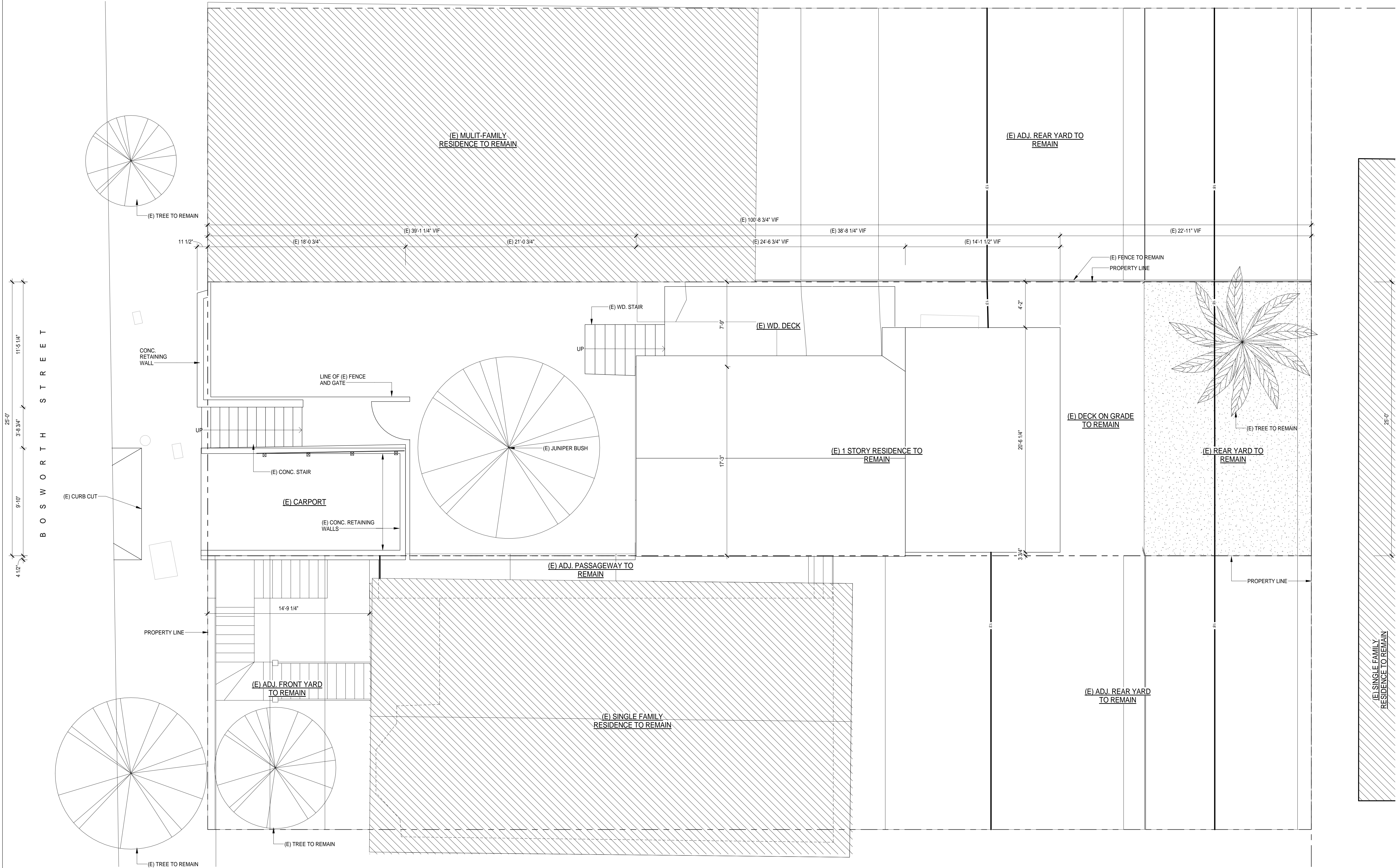
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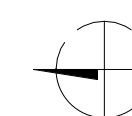
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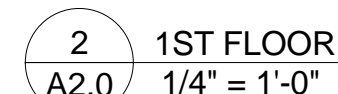
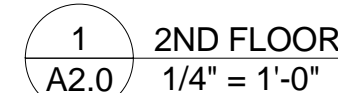
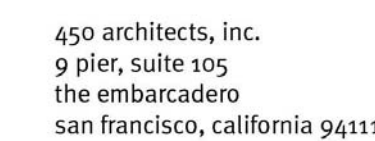
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A1.0

(E) SITE PLAN
1/4" = 1'-0"







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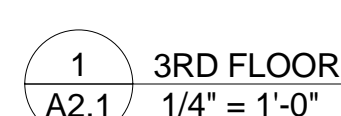
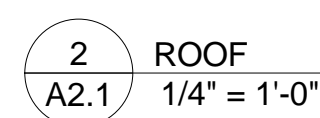
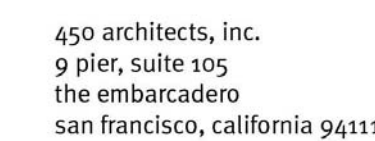
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FLOOR PLANS

Job: 864

Sheet Number:

A2.0



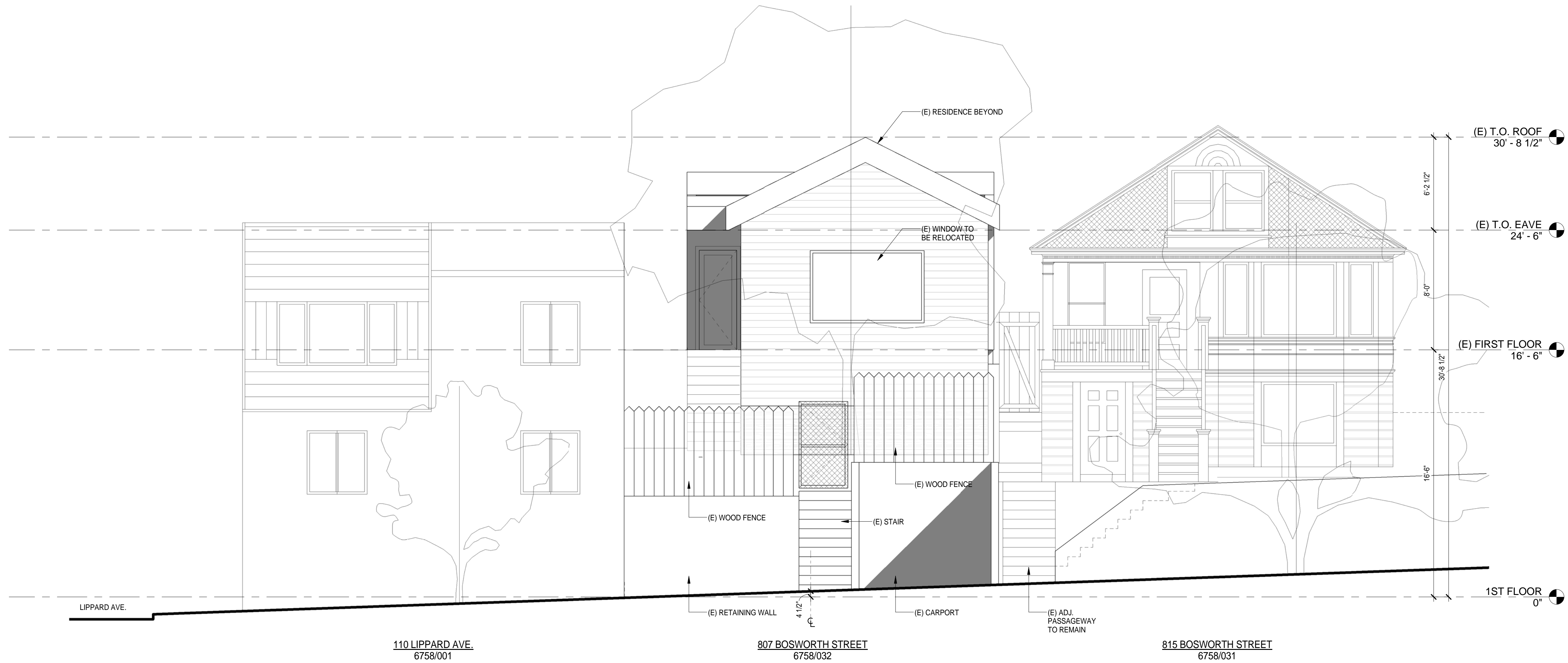
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FLOOR PLANS

Sheet Number:

A2.1



1 (E) EXTERIOR ELEVATION (NORTH)
A4.00 1/4" = 1'-0"

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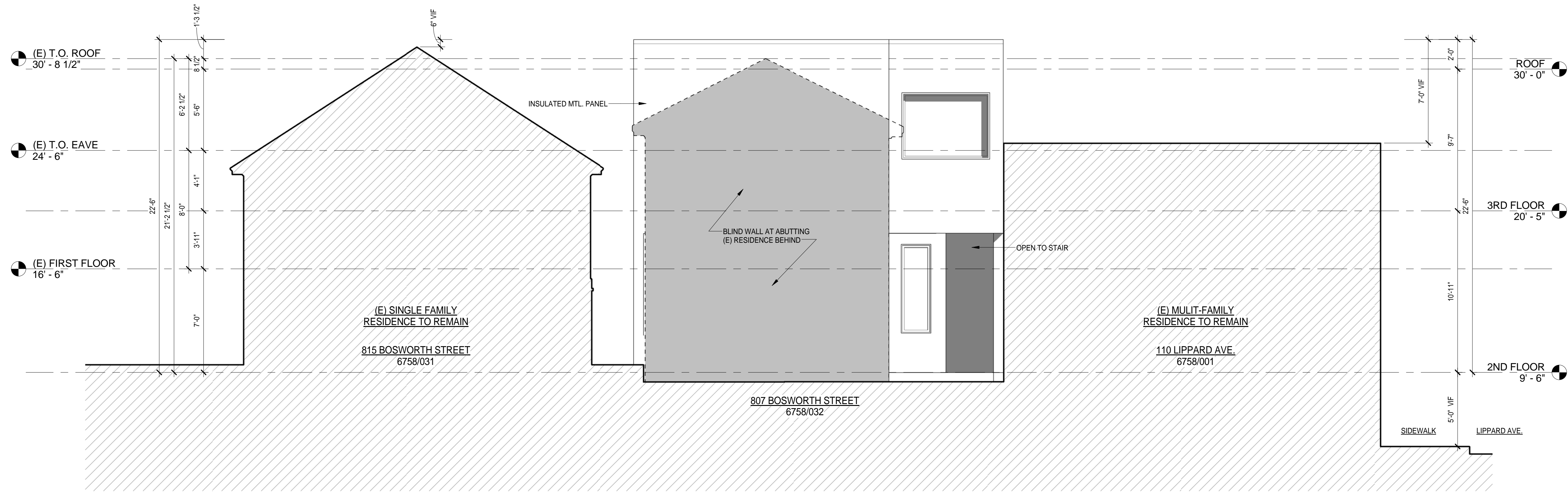
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ELEVATION

Job:

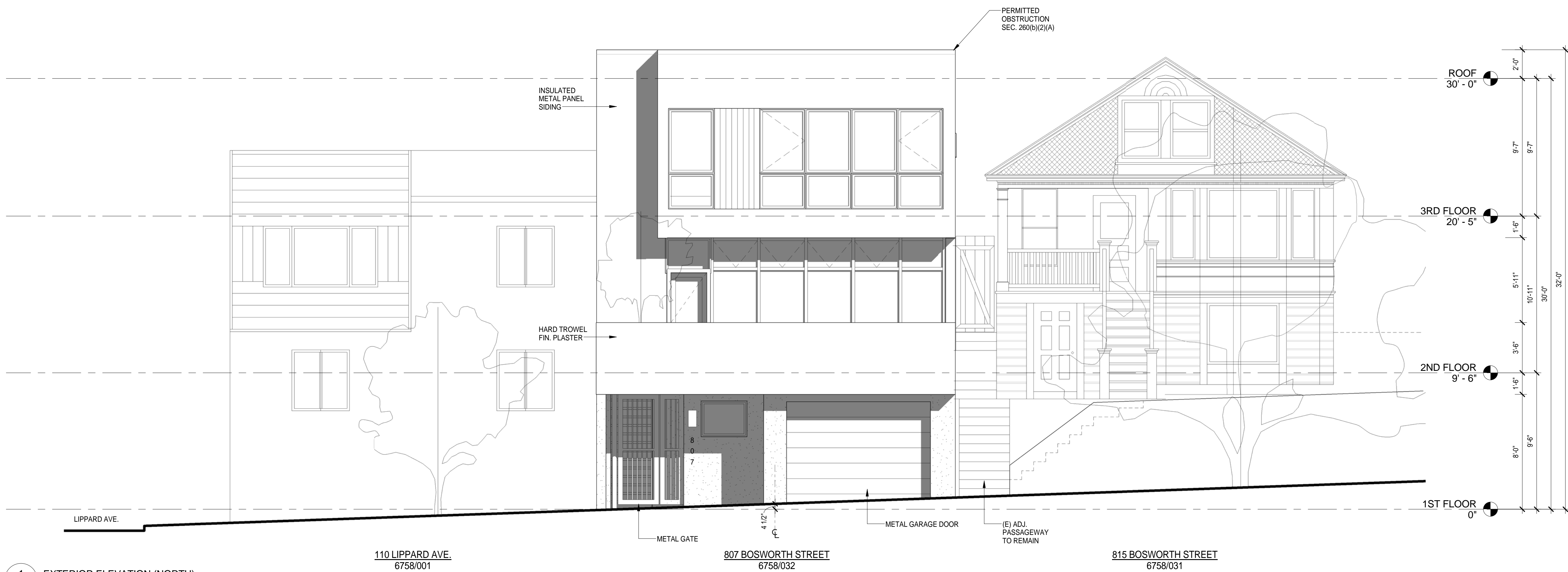
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Sheet Number:

A4.00



3
A4.0 EXTERIOR ELEVATION (SOUTH)
1/4" = 1'-0"



1
A4.0 EXTERIOR ELEVATION (NORTH)
1/4" = 1'-0"

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Sheet Title:

EXTERIOR
ELEVATIONS

Job:

864

Sheet Number:

A4.0