

## SAN FRANCISCO PLANNING DEPARTMENT

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## **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

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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, September 24, 2014Time:9:30 AMLocation:City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408Case Type:Variance(Rear Yard)Hearing Body:Zoning Administrator

PORPERTY INFORMATION		APPLICAT	ION INFORMATION
Project Address:	3828 Jackson St	Case No.:	2014.0772V
Cross Street(s):	Cherry & Arguello Streets	Building Permit:	2014.0516.6026
Block / Lot No.:	0967/003	Applicant/Agent:	Dave Sturm
Zoning District(s):	RH-1 / 40-X	Telephone:	415.674.5554
Area Plan:	N/A	E-Mail:	sturm@bulterarmsden.com
PROJECT DESCRIPTION			

PROJECT DESCRIPTION

The proposal is to construct a horizontal addition, measuring 6' deep, 11'-10" wide, and 15' in height, within the required rear yard of the three-story, single-family house. The addition will be set back 3'-9" from the side (east) property line and approximately 4'-5" from the rear (north) property line.

**Per Section 134 of the Planning Code** the subject property is required to maintain a rear yard of 22'-10". The proposed addition would encroach 6 feet into the required rear yard; therefore, the project requires a variance from the rear yard requirement of the Planning Code.

## ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:Planner: Alexandra KirbyTelephone: 415-575-9133Mail: Alexandra.Kirby@sfgov.org

**ARCHITECTURAL PLANS:** The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2014.0772V.pdf">http://sf-planning.org/ftp/files/notice/2014.0772V.pdf</a>

## **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 August 29, 2014, the Department issued the required Section 311 notification for this project (expires September 28, 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.

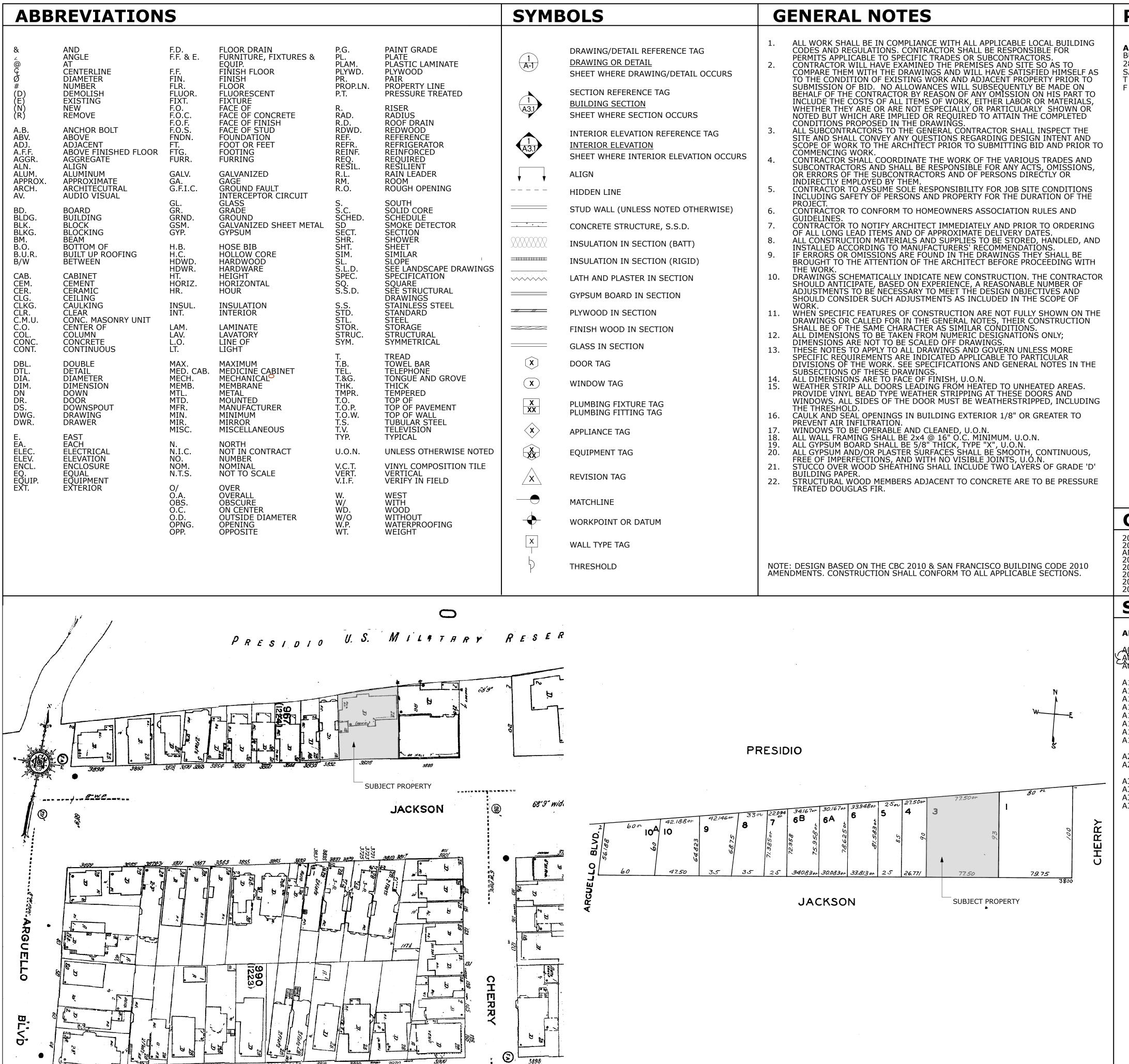
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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 <u>http://upn.sfplanning.org</u> for more information.



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BOLS	GENERAL NOTES	<b>PROJECT TEAM</b>	VICINITY	' MAP				
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A2.1 PROPOSED PLAN - FIRST FLOOR A2.2 PROPOSED PLAN - ROOF

A3.1 PROPOSED ELEVATIONS - EAST A3.2 PROPOSED ELEVATIONS - NORTH A3.3 PROPOSED ELEVATIONS - WEST A3.4 NORTH - SOUTH SECTION (TOWARDS EAST)

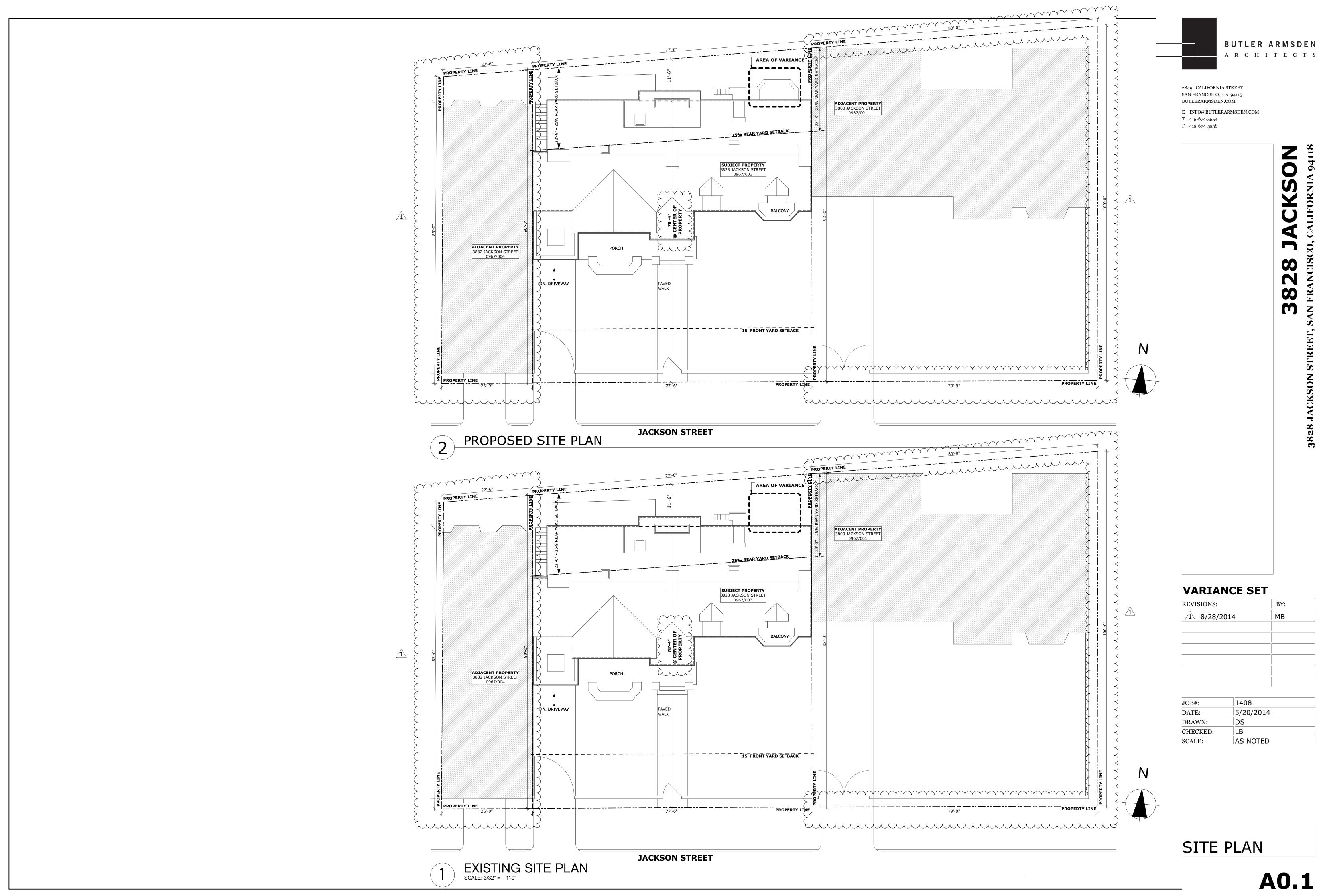
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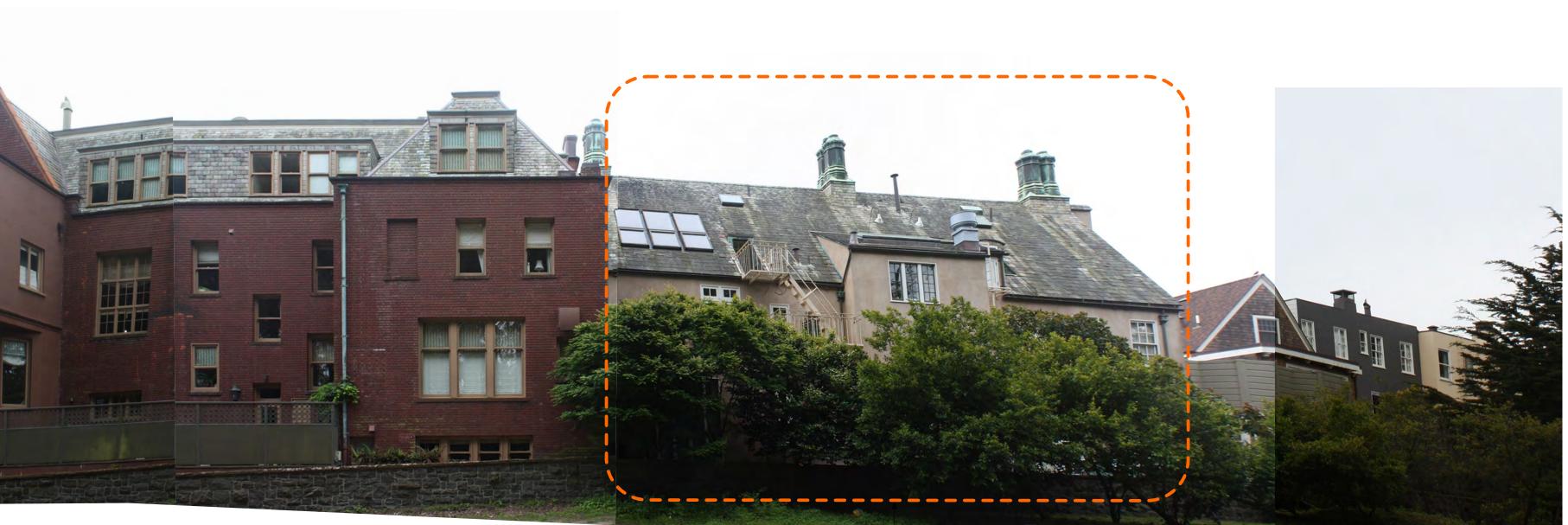


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SUBJECT PROPERTY



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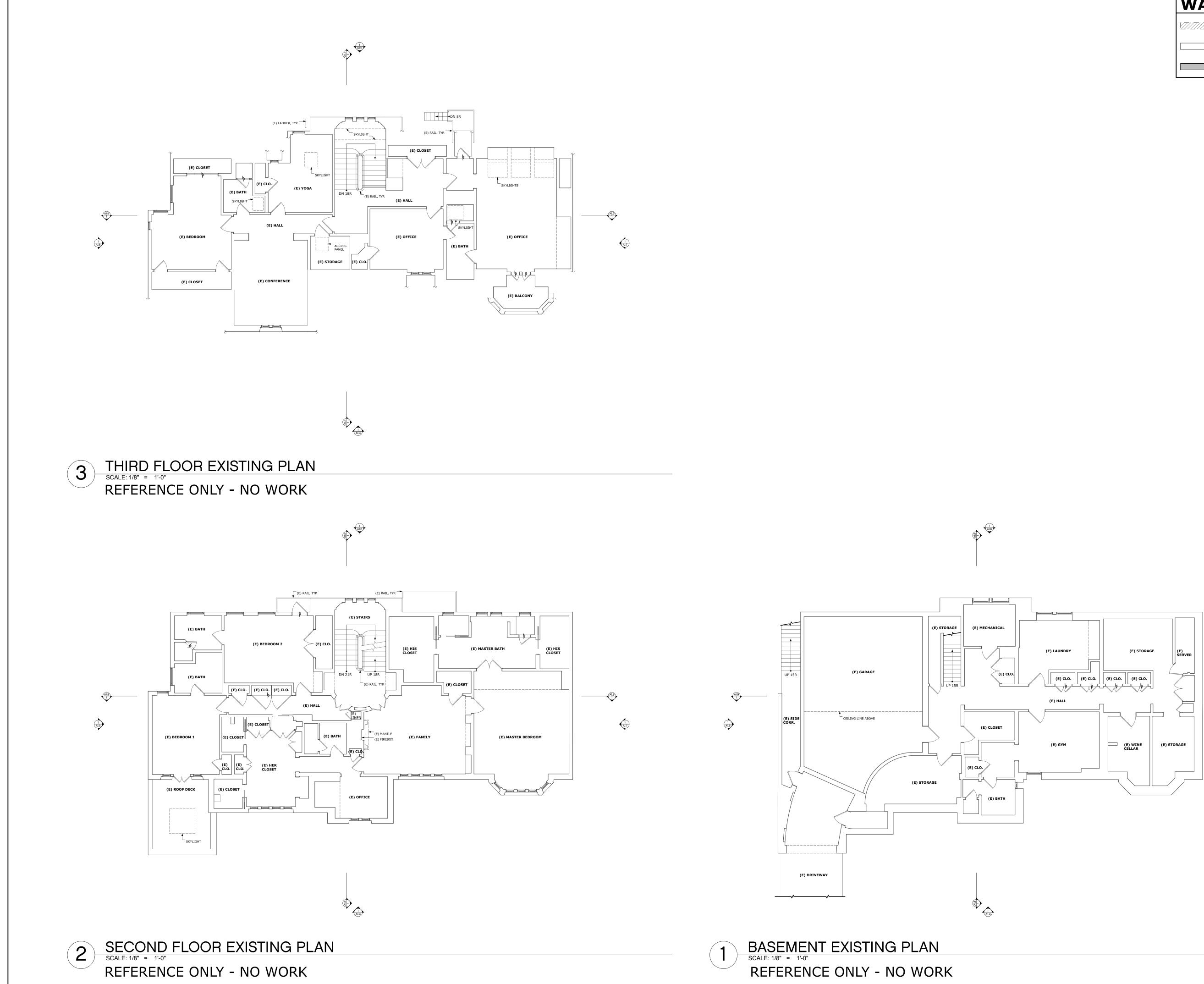
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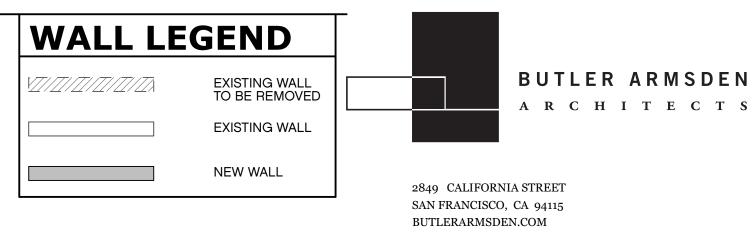
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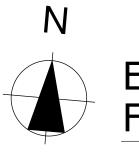
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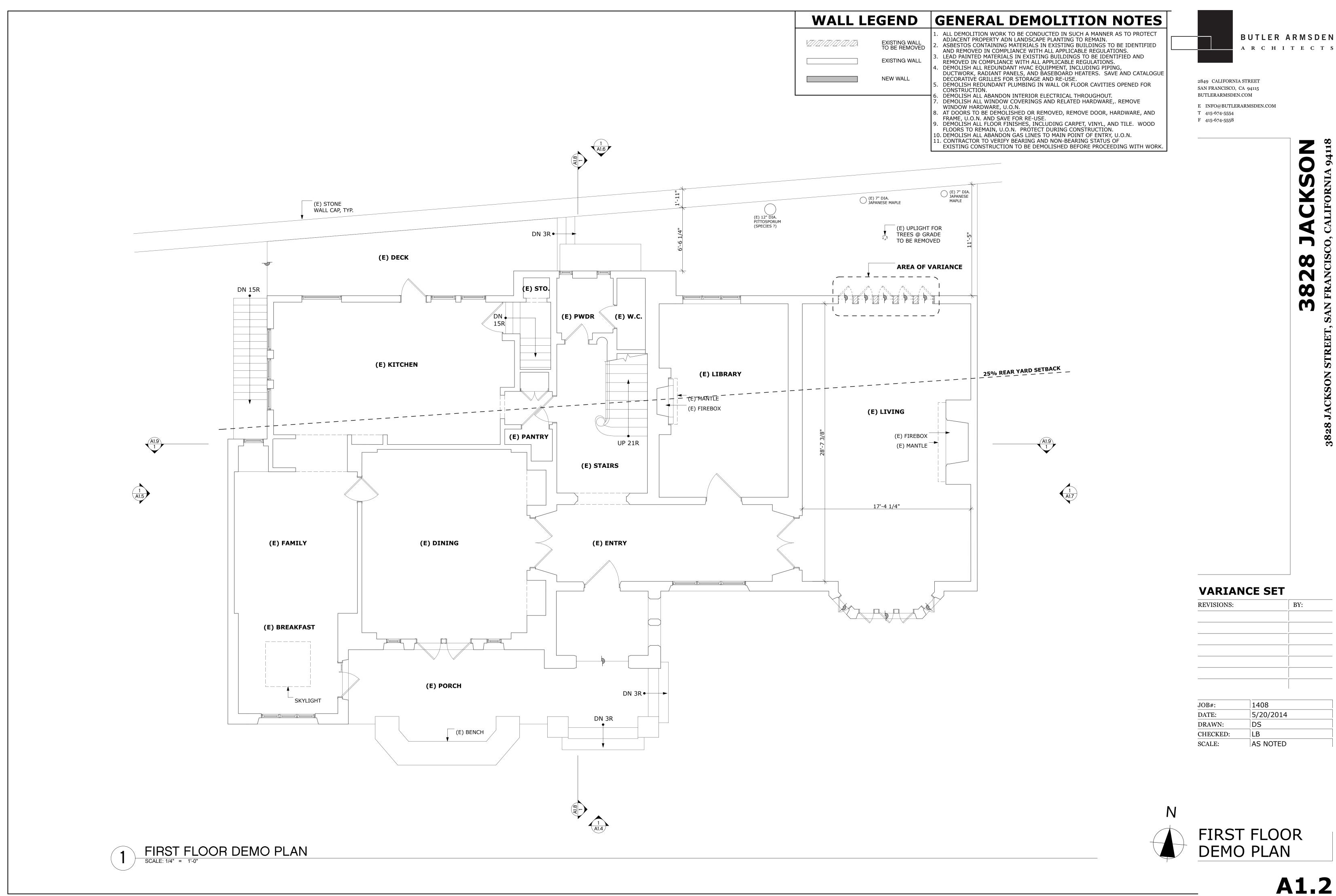
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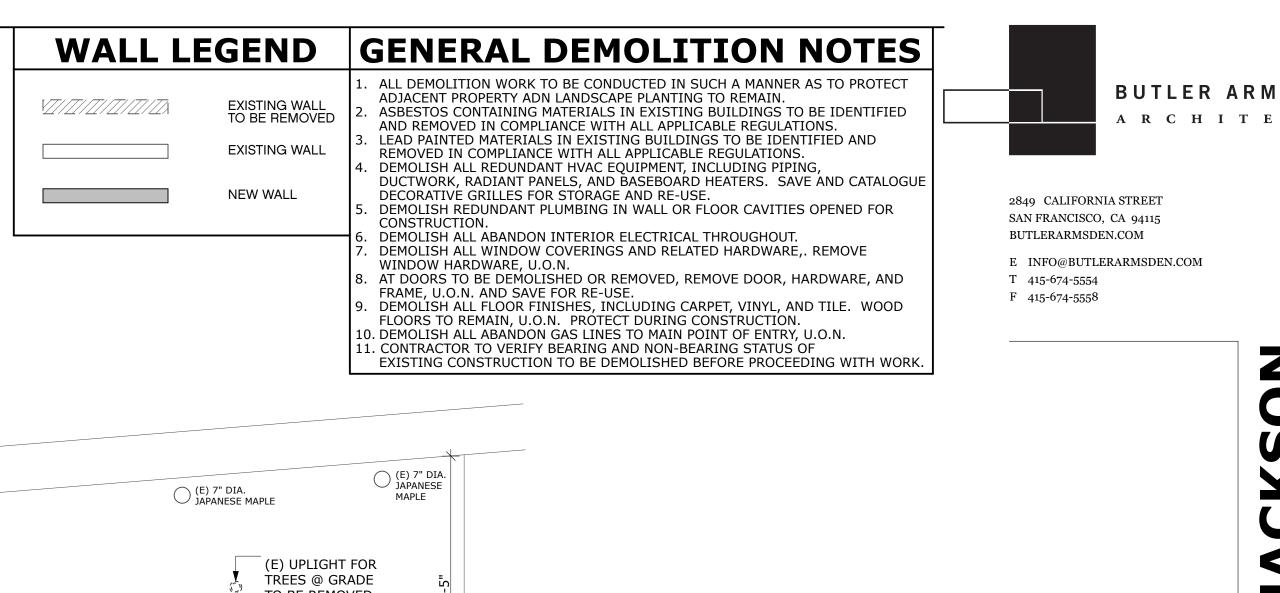
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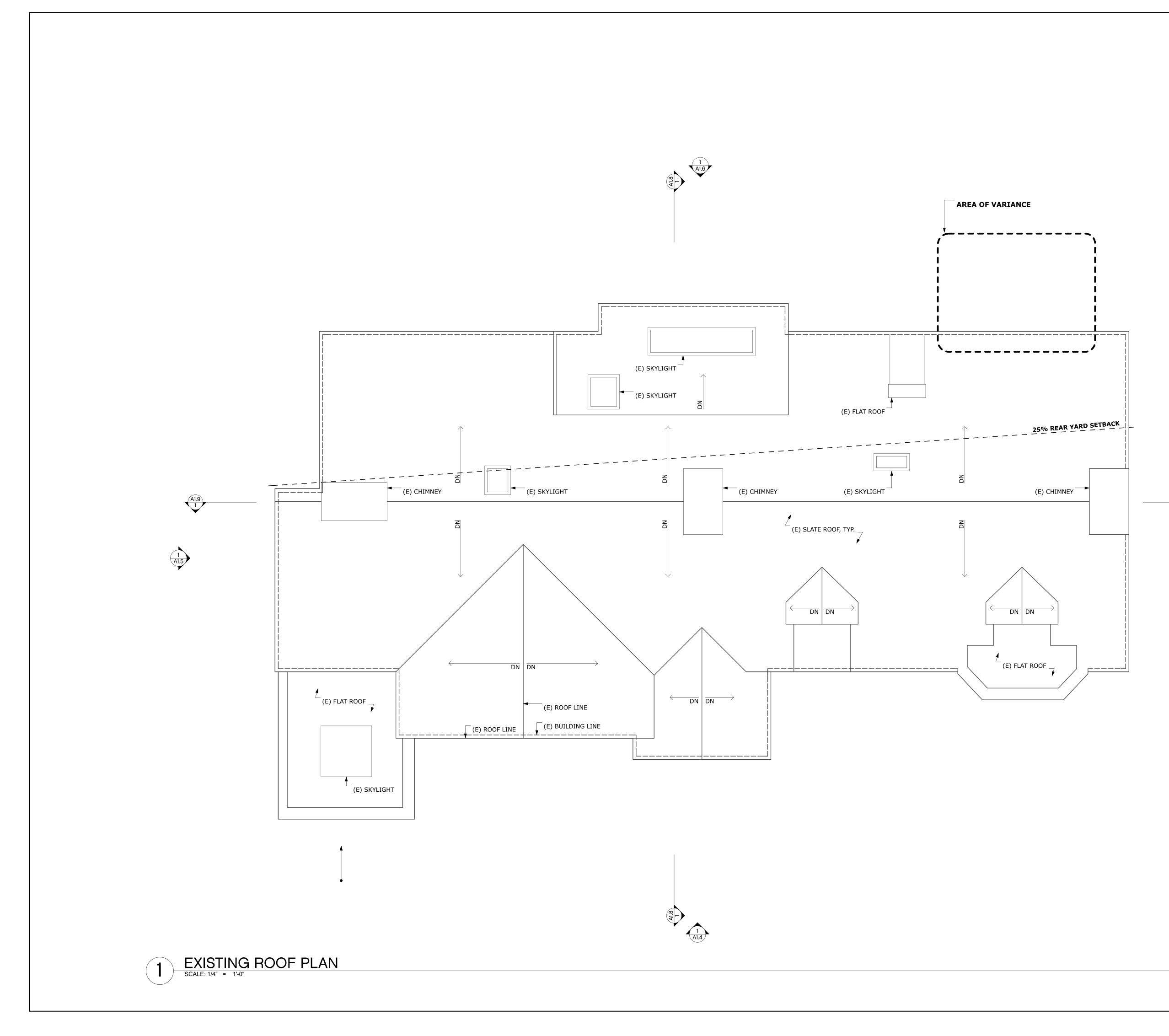






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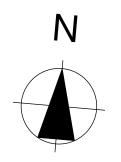
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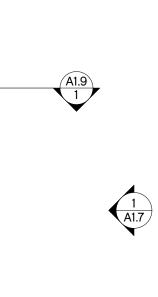
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EXISTING ROOF PLAN

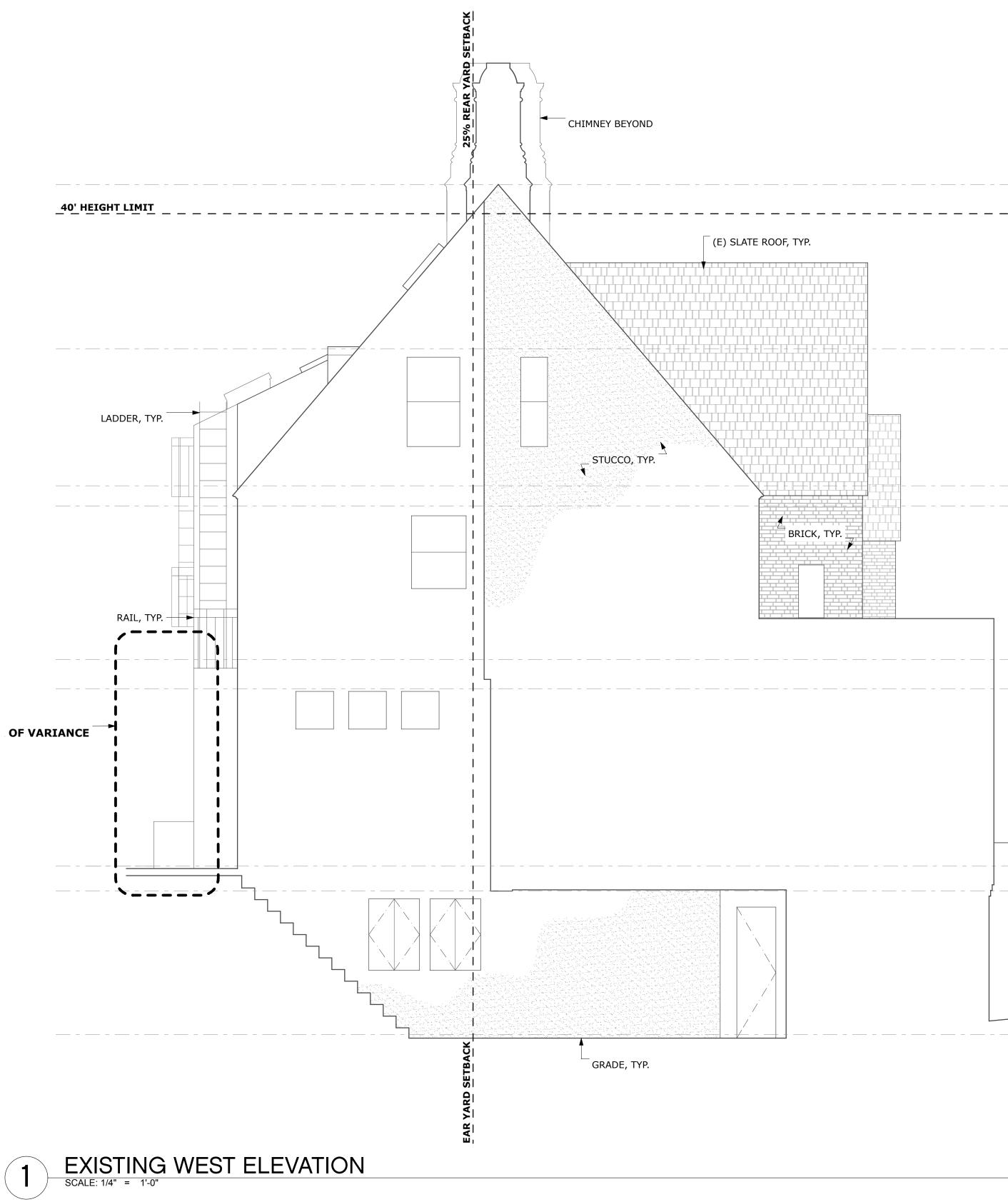








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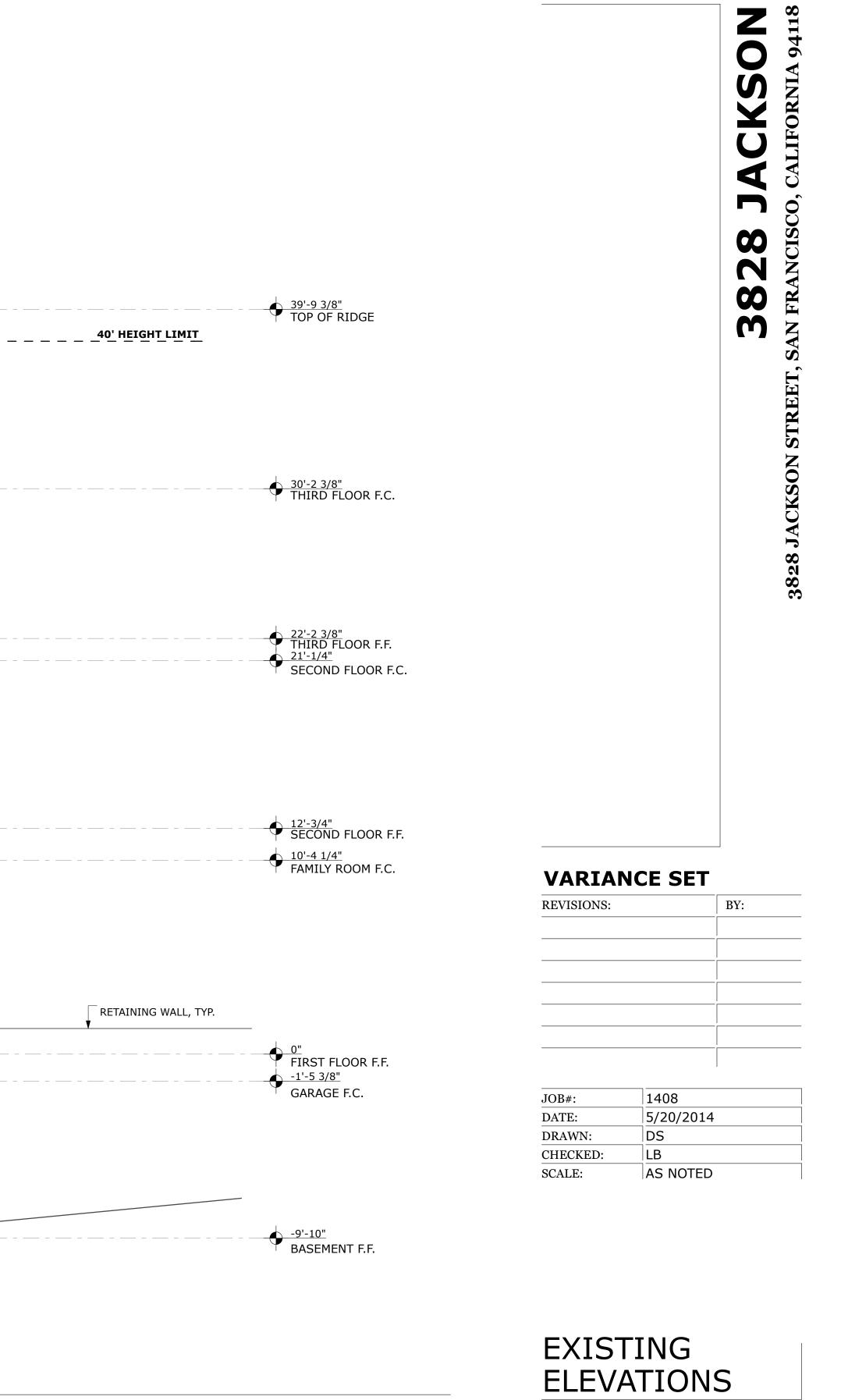




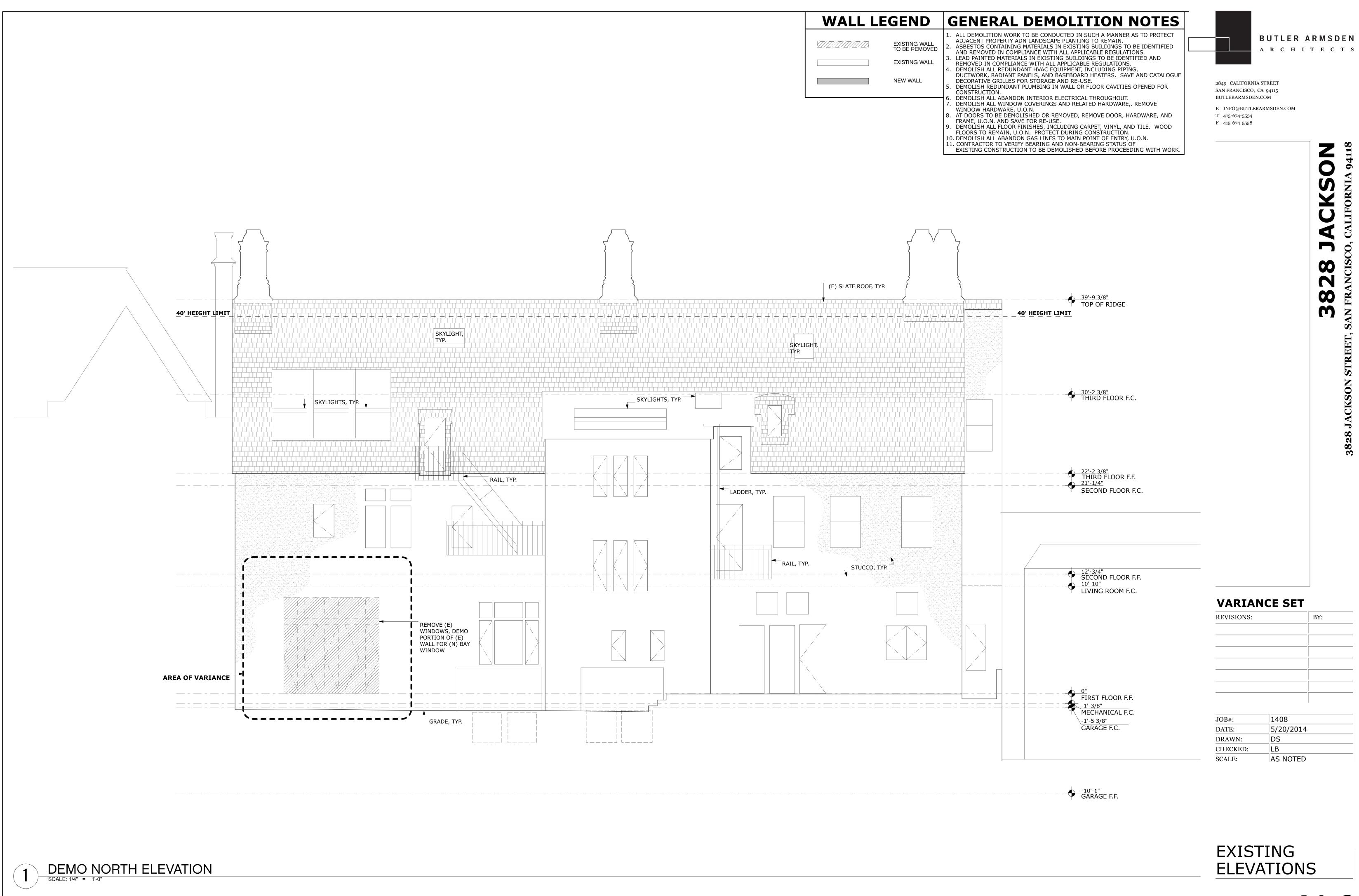
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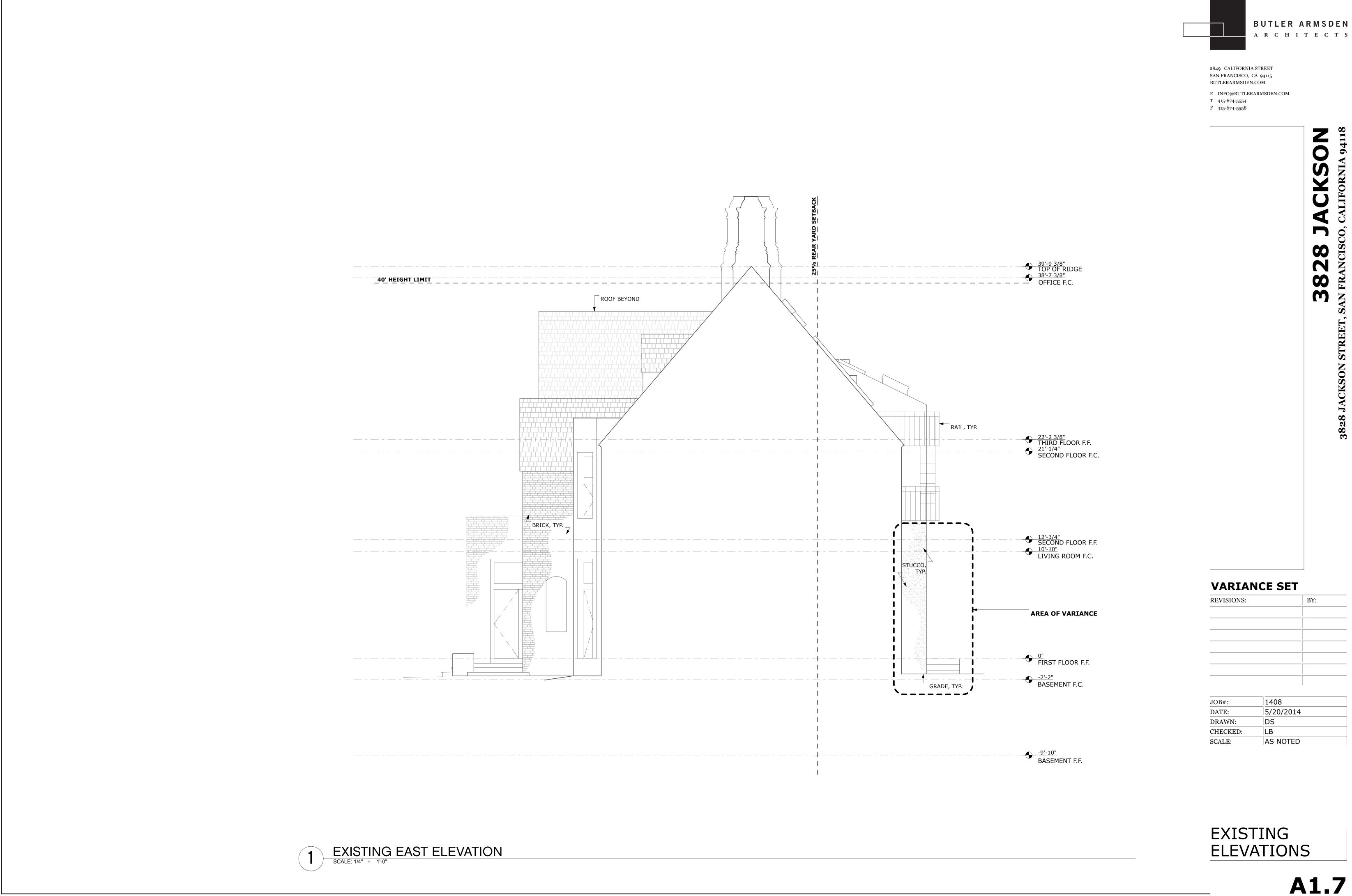
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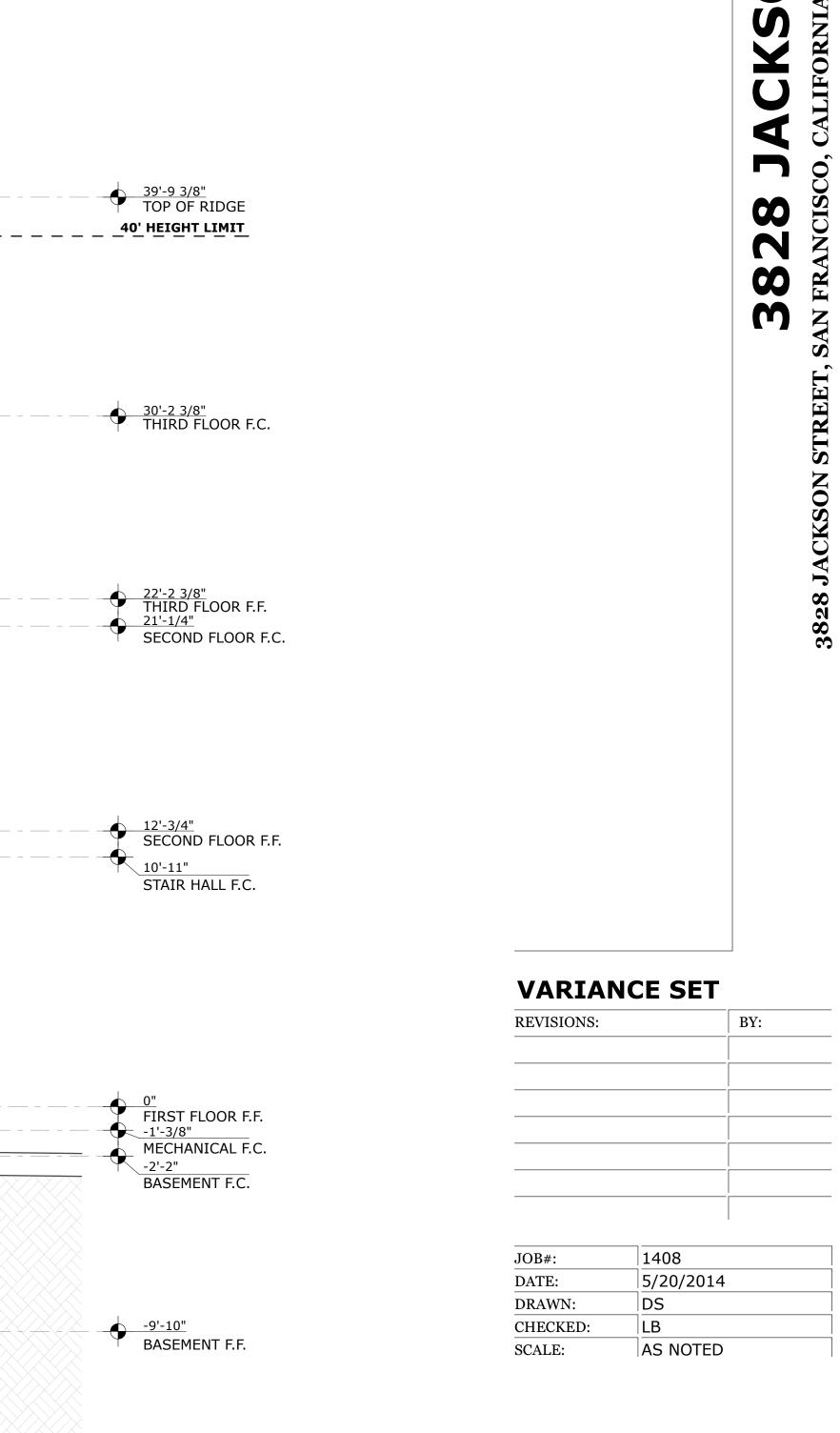
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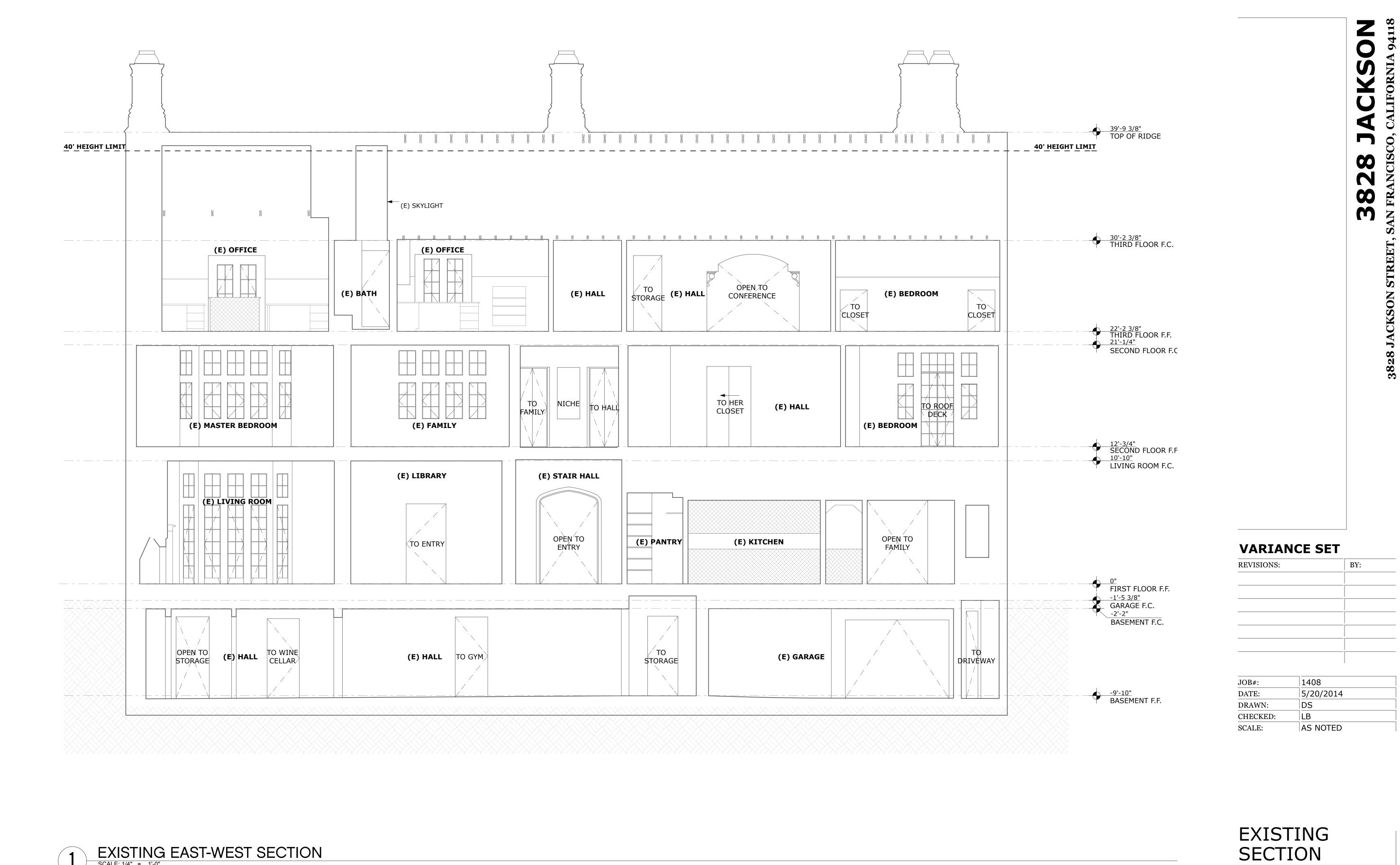
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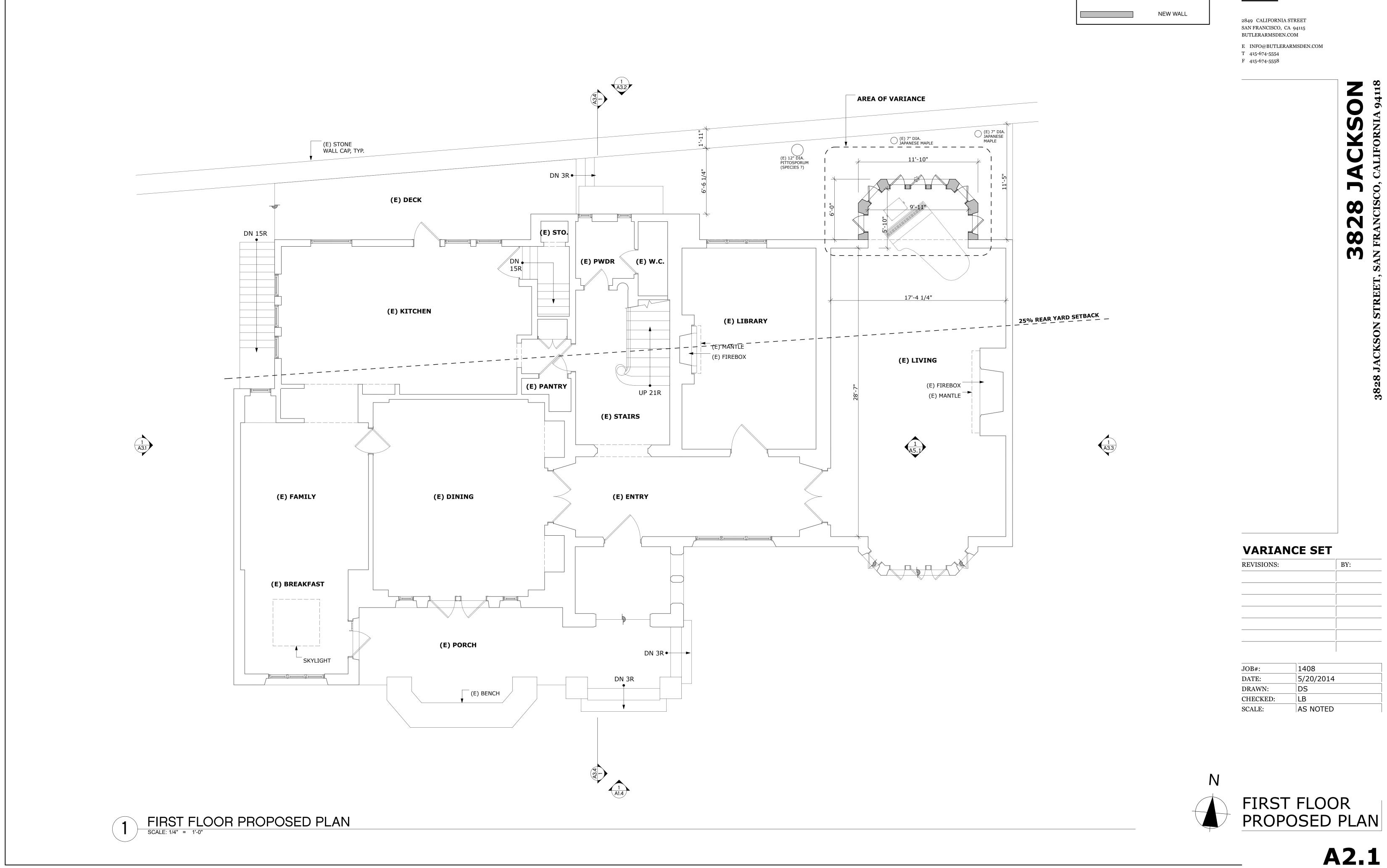


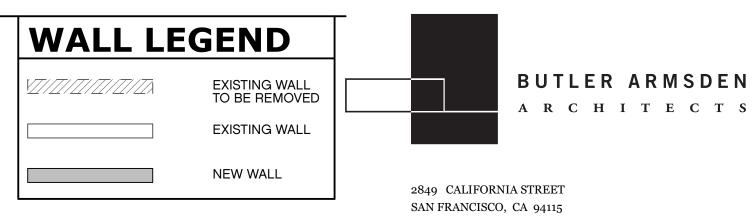
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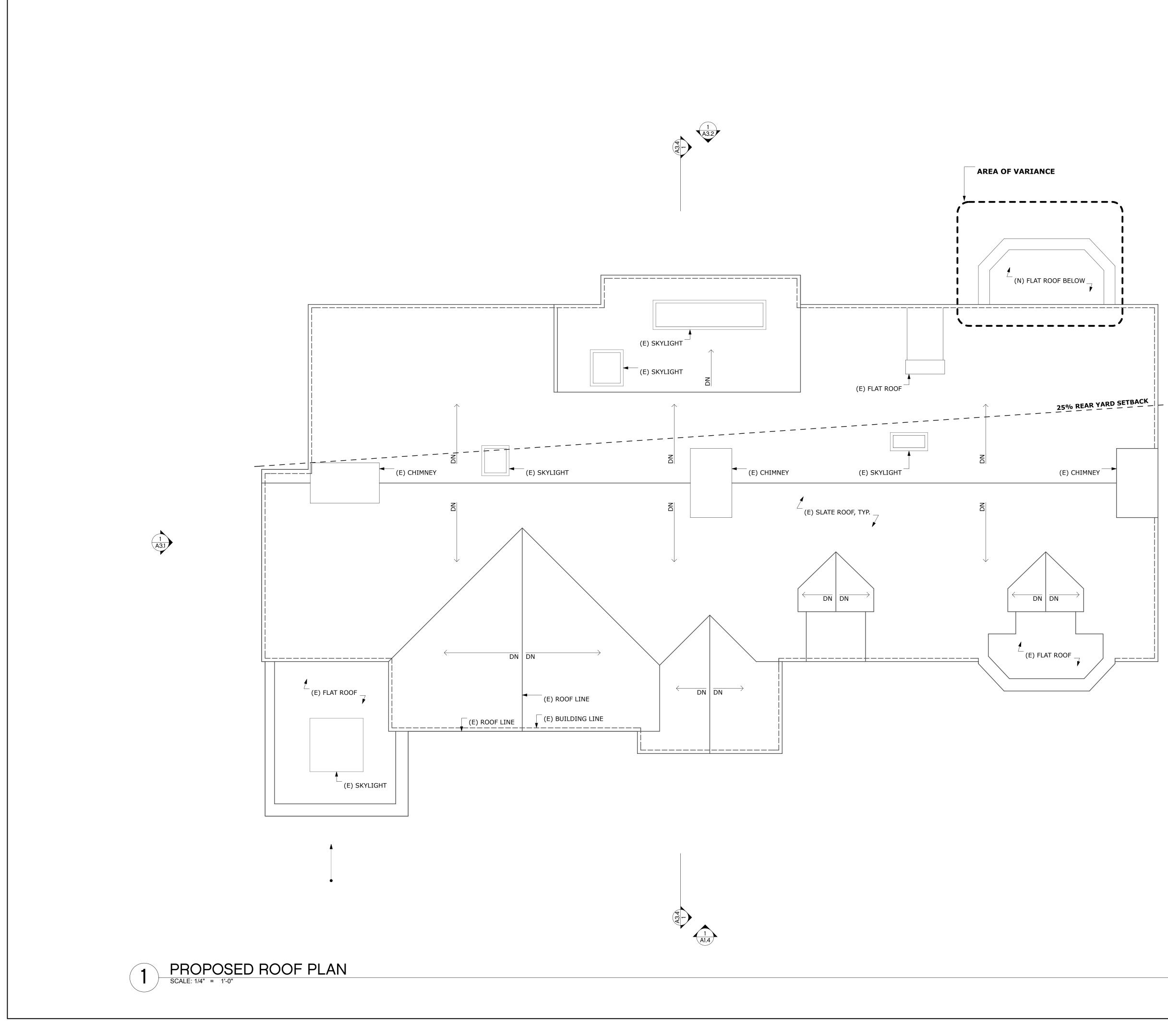
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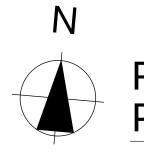
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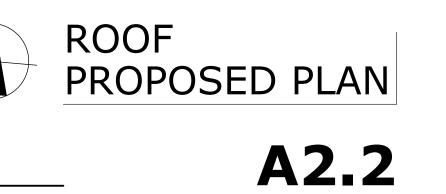
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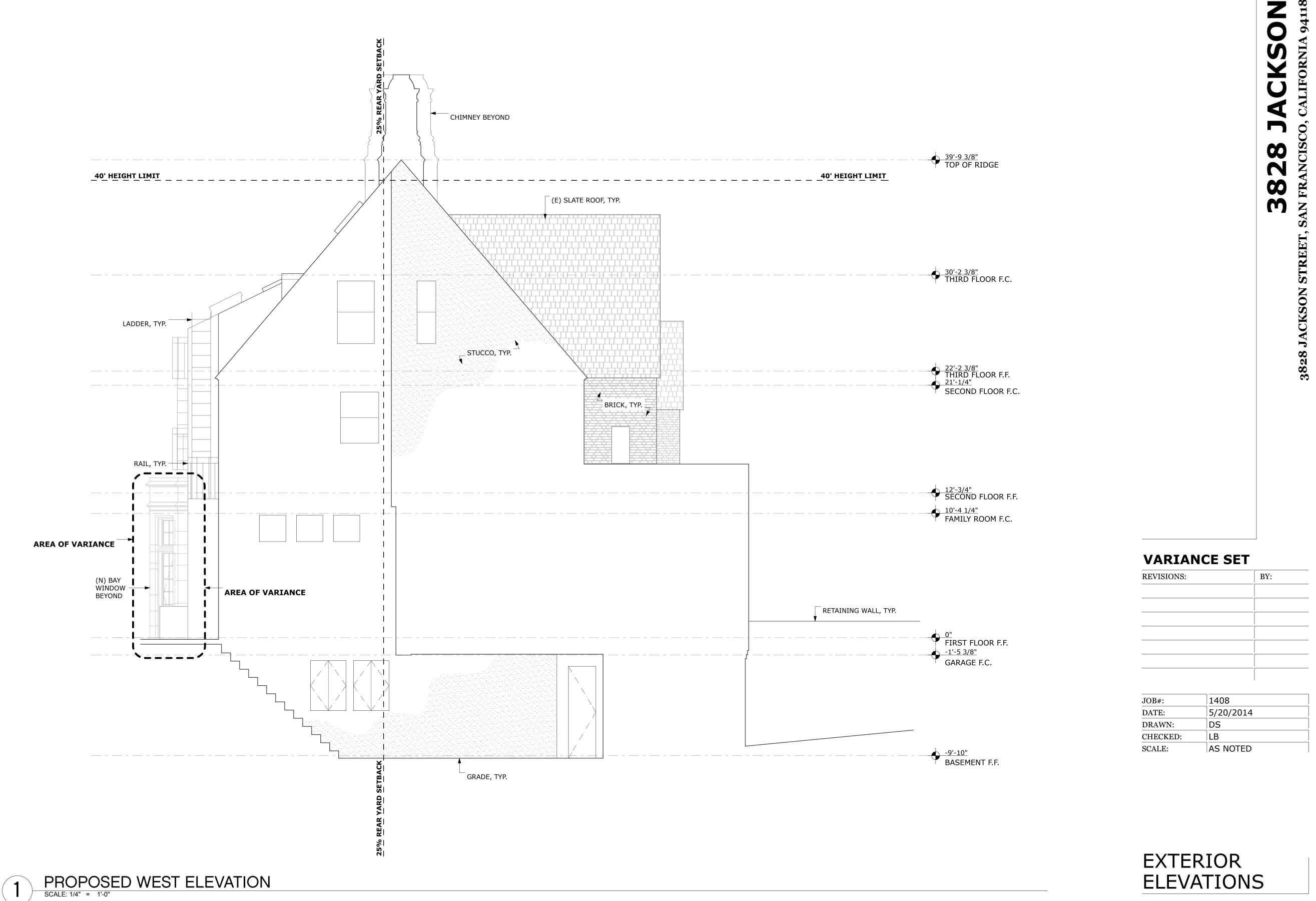
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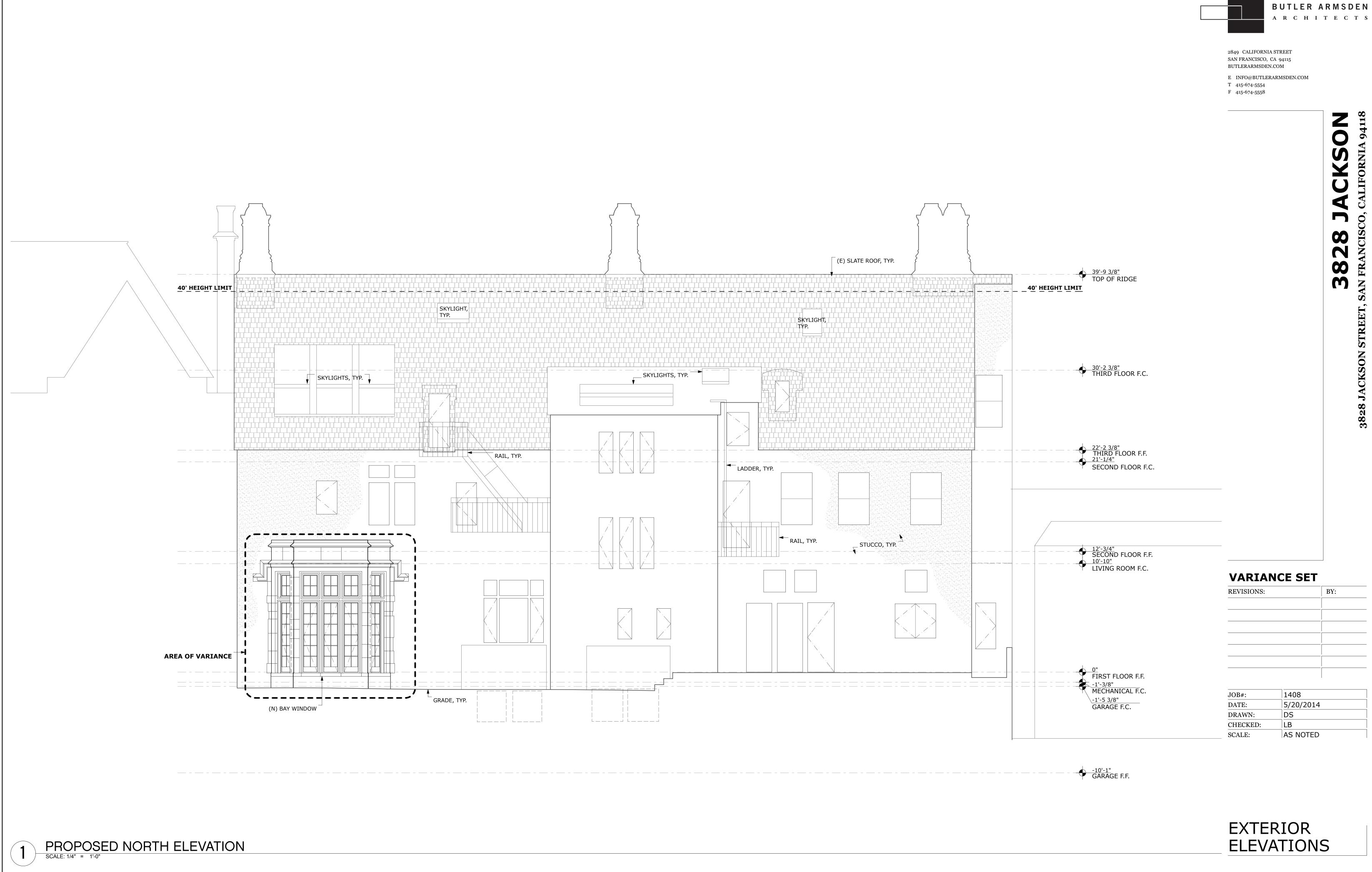
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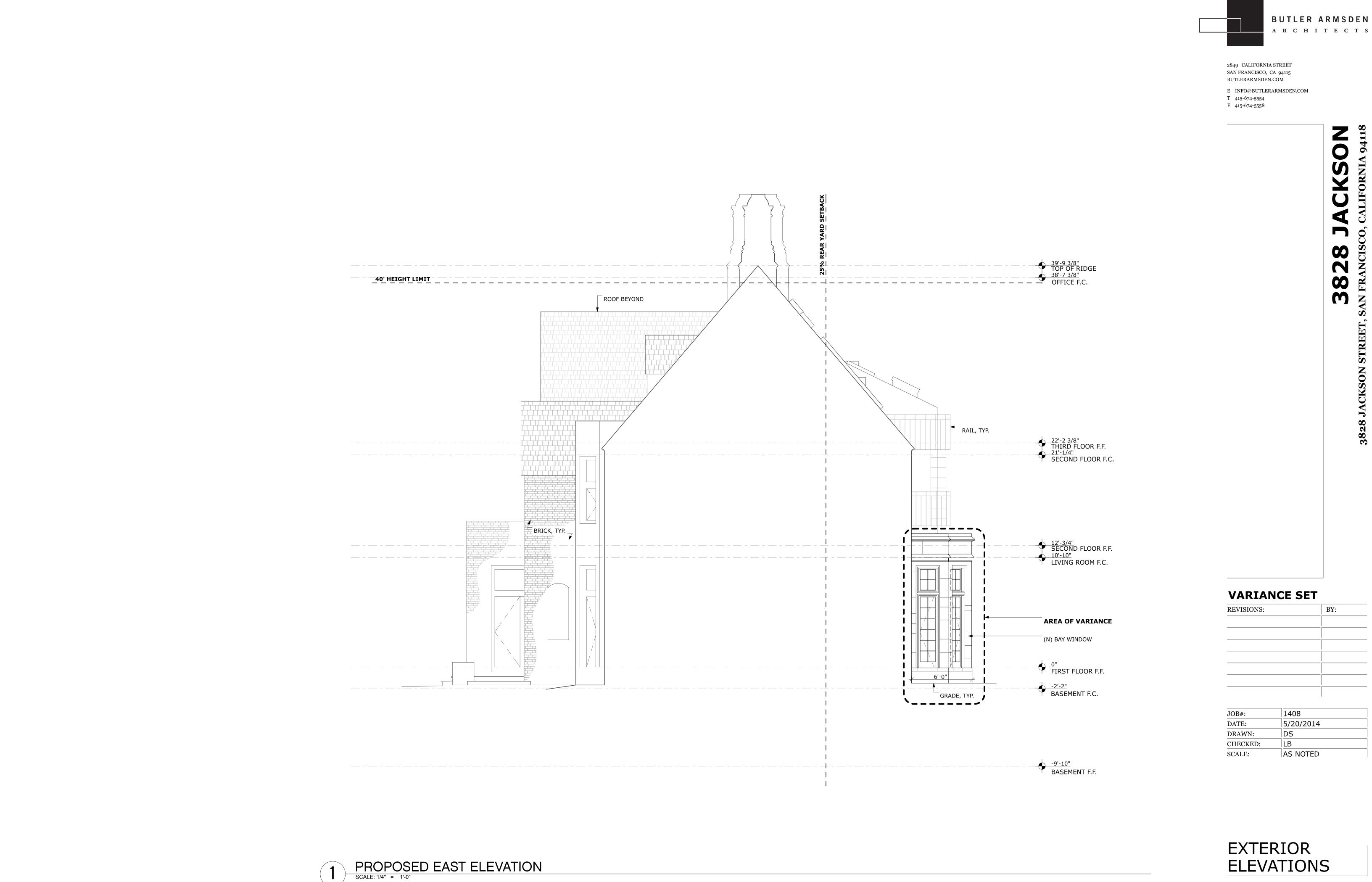
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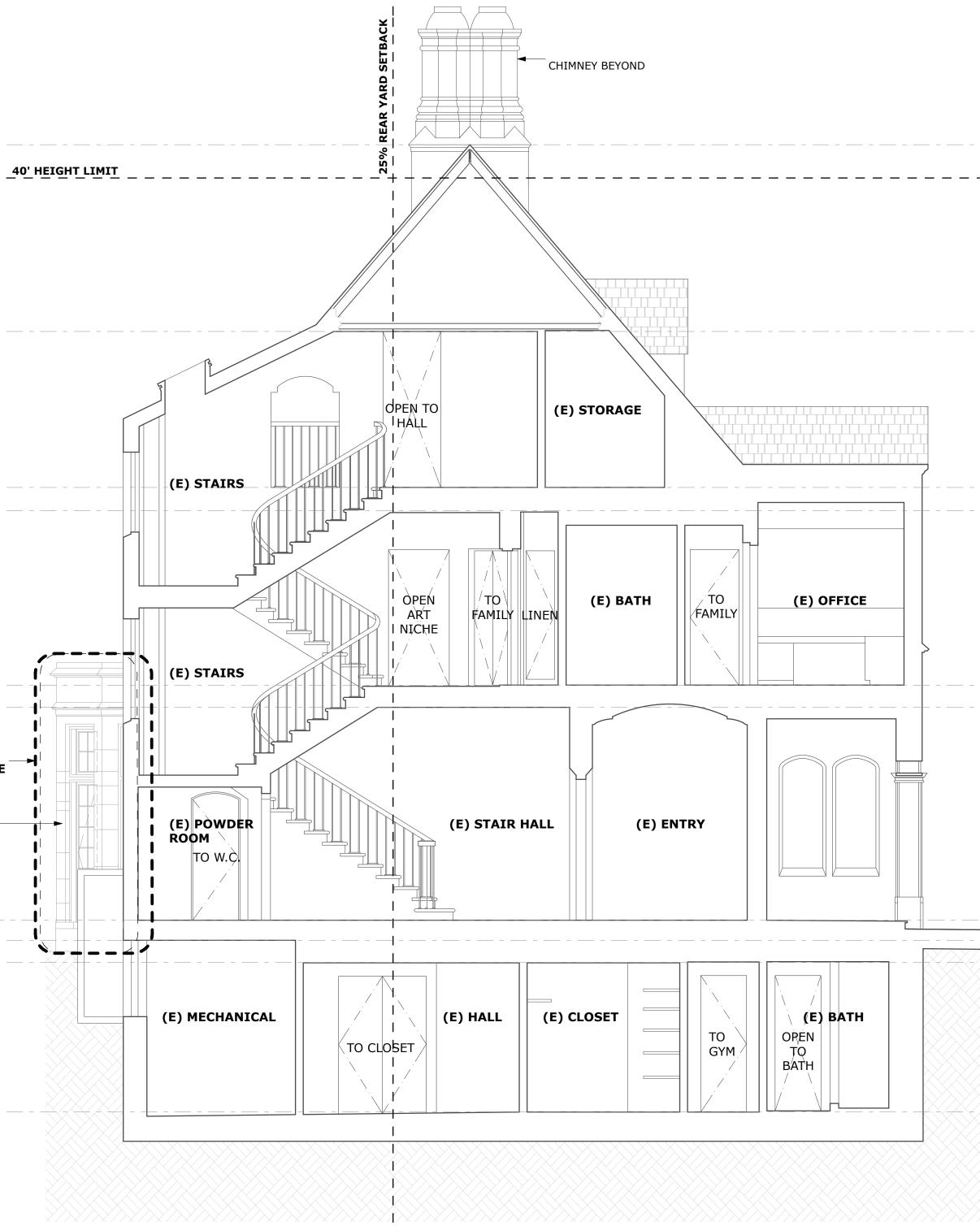




A3.3

AREA OF VARIANCE

(N) BAY WINDOW IN ELEVATION BEYOND



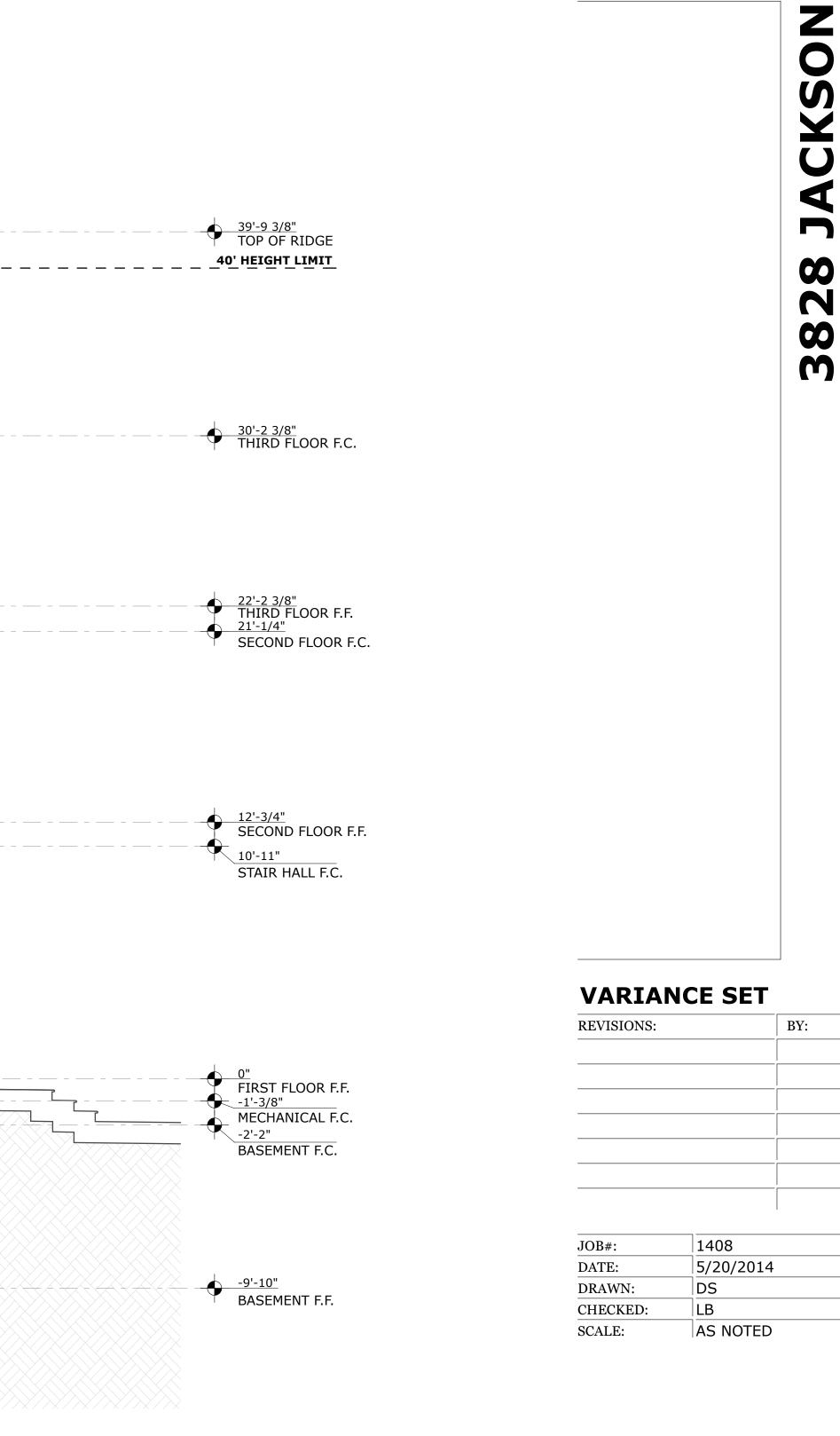
# PROPOSED NORTH-SOUTH SECTION SCALE: 1/4" = 1'-0"



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NORTH-SOUTH

SECTION