



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, October 23, 2013**

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: 1750 Taylor Street	Case No.: 2013.0537V
Cross Street(s): Green & Vallejo Street	Building Permit: 201207054127
Block / Lot No.: 0128/021	Applicant/Agent: Craig Nikitas
Zoning District(s): RM-2 / 40-X	Telephone: 415-810-5116
Area Plan:	E-Mail: zoneconsultingsf@gmail.com

PROJECT DESCRIPTION

The proposal is to construct an approximately 15-foot high pool enclosure within the required rear yard. The irregularly-shaped property is occupied by two residential towers and a pool, all of which are located within the required rear yard.

PLANNING CODE SECTION 134 requires a 123'-9" rear yard where the pool and proposed pool enclosure are located. Currently, the existing pool is located within the required rear yard. The proposed pool cover encroaches approximately 59 feet into the required rear yard; therefore a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Kate Conner**

Telephone: **415-575-6914** Mail: kate.conner@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/2013.0537V.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. **The mailing of such notification will be performed separately.**

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.

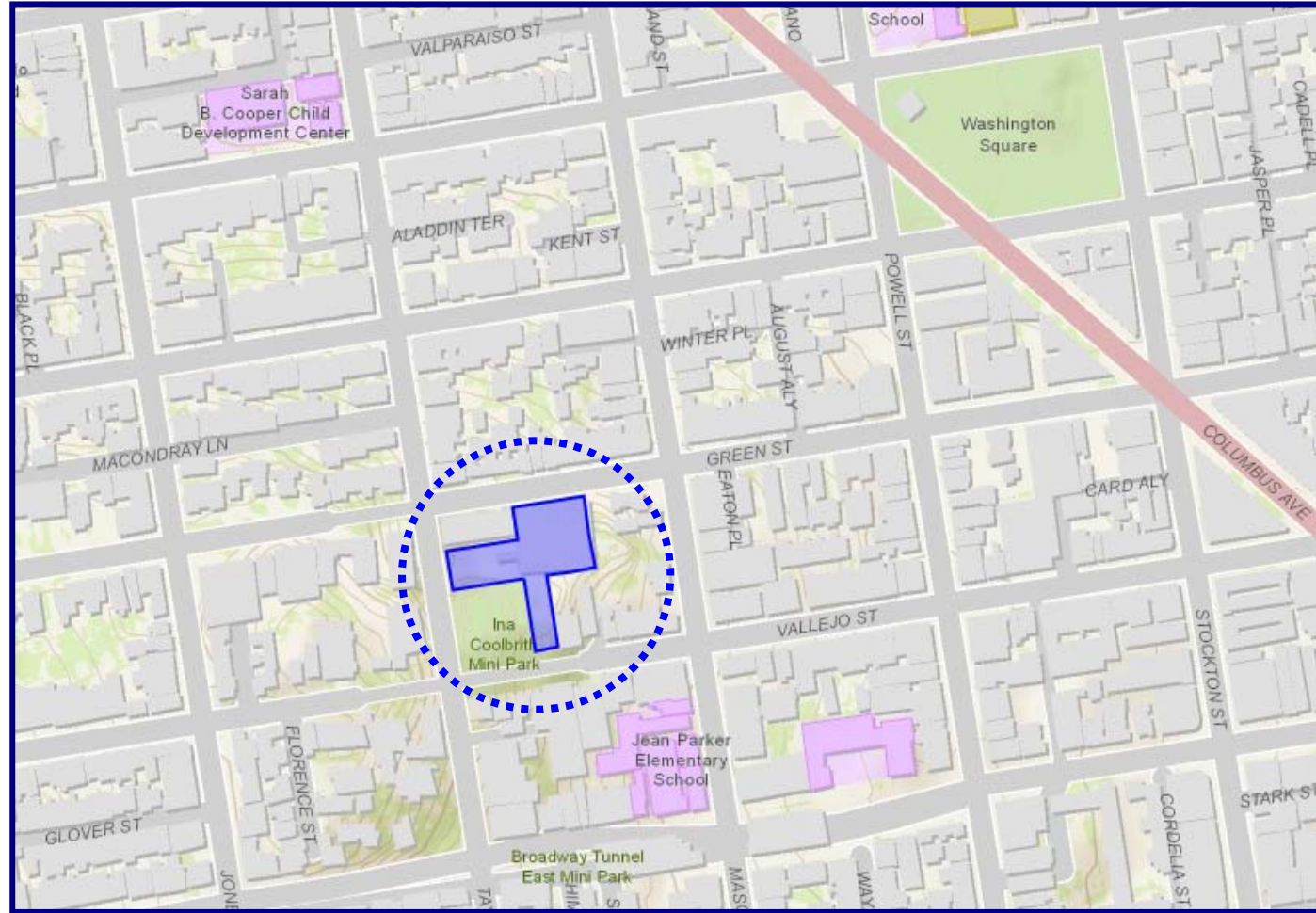
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

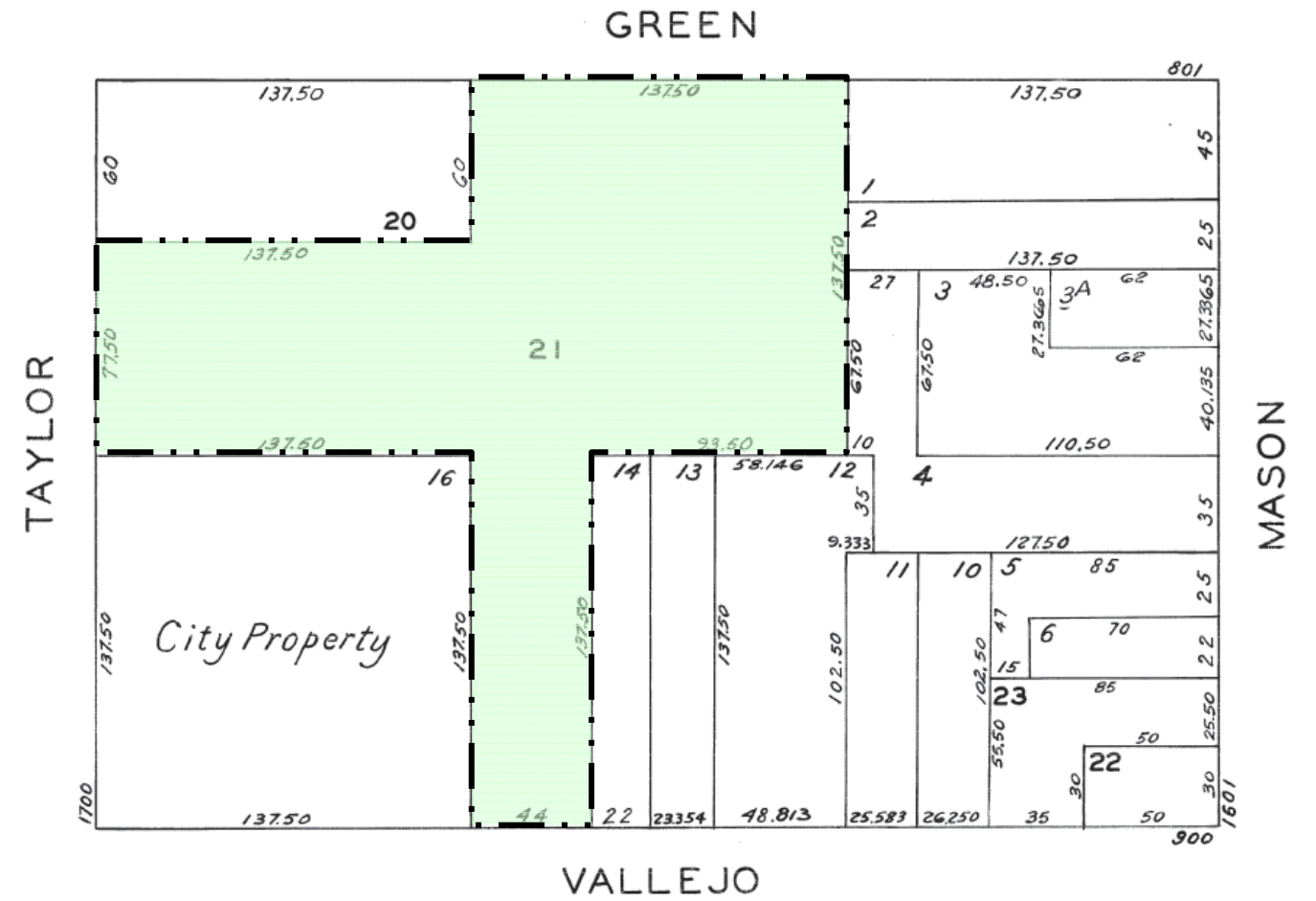
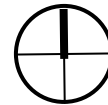
ABOUT THIS NOTICE

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.

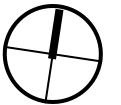
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.



VICINITY MAP



BLOCK BOOK PLAT MAP

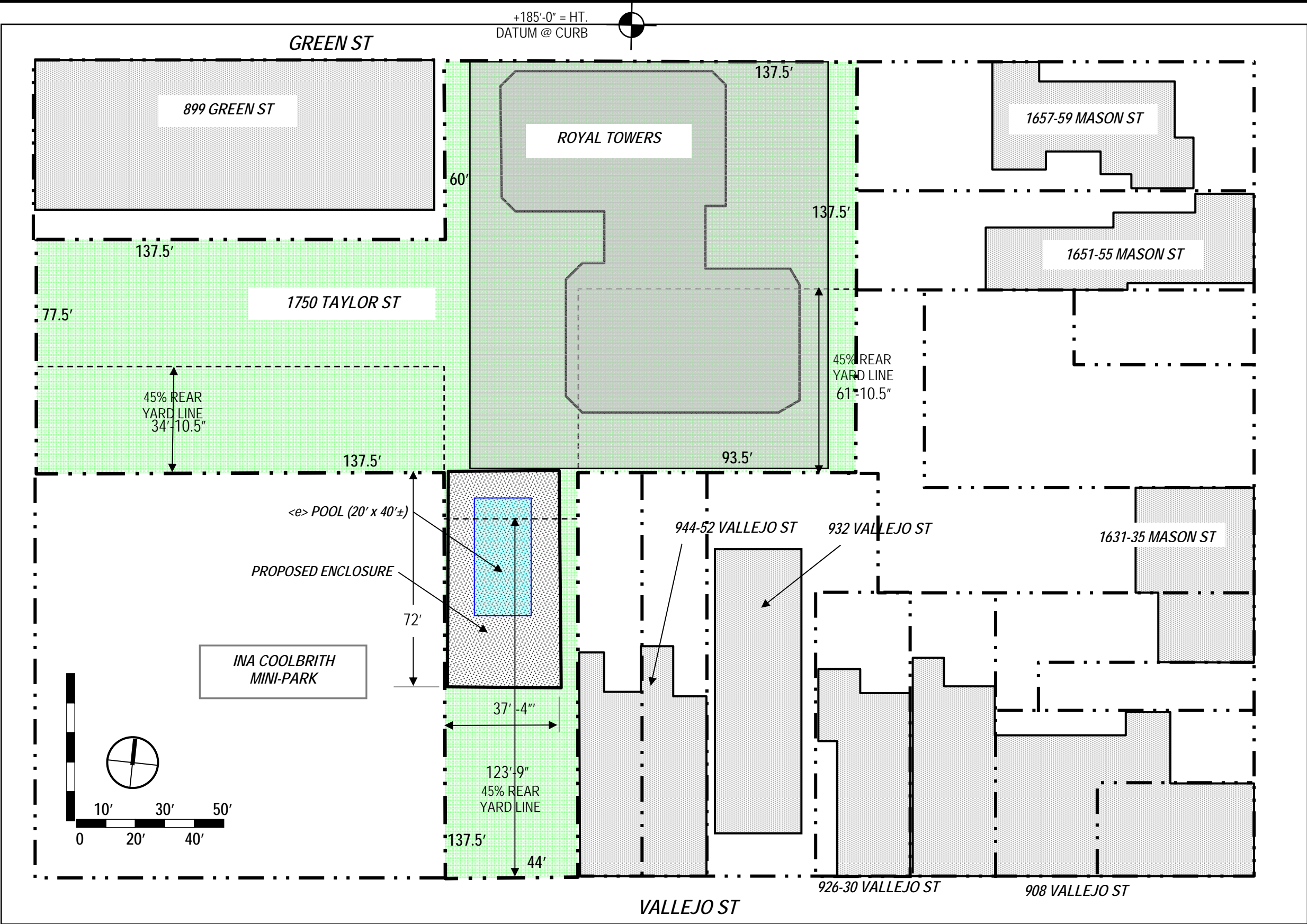


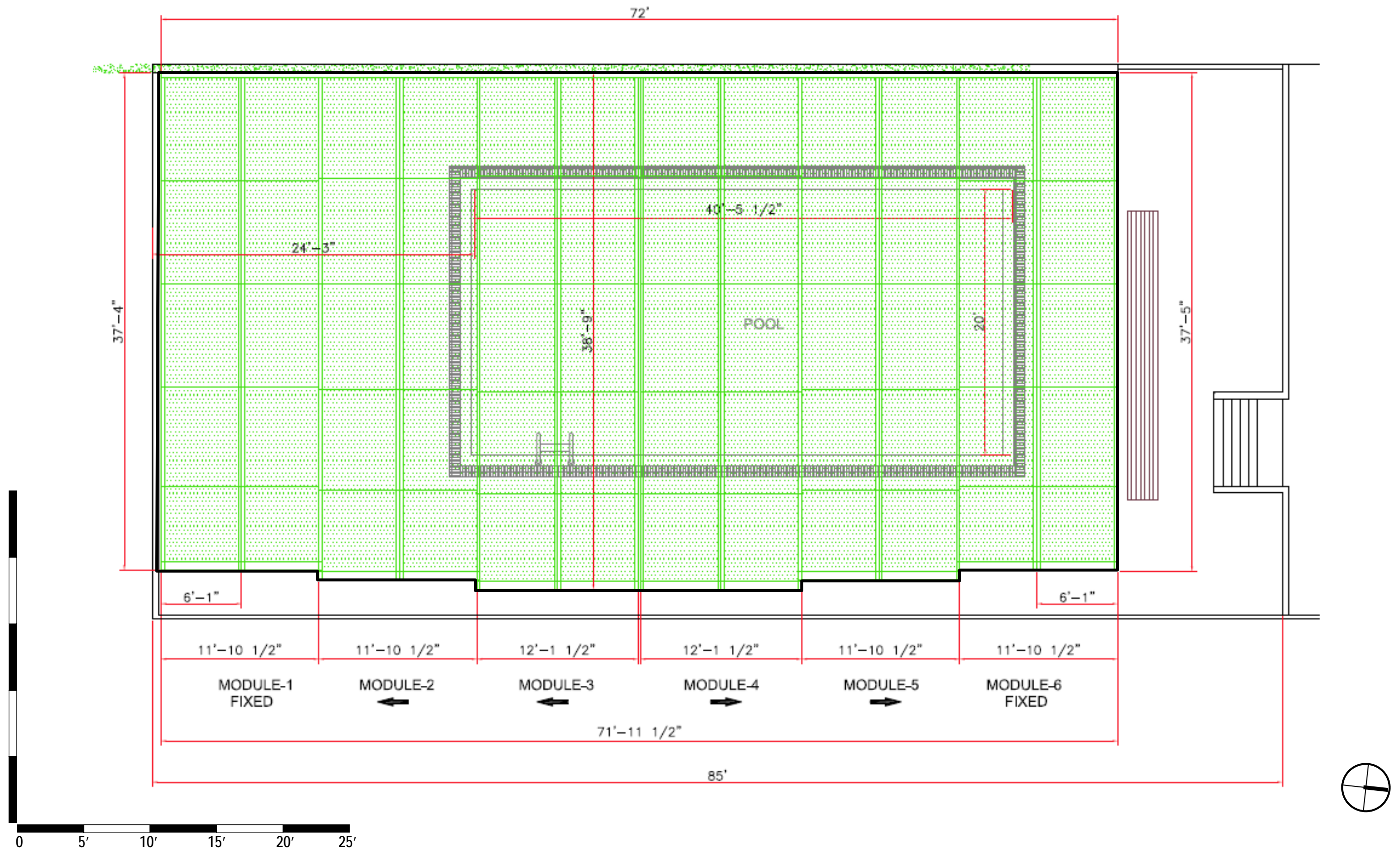
SCOPE OF PROJECT

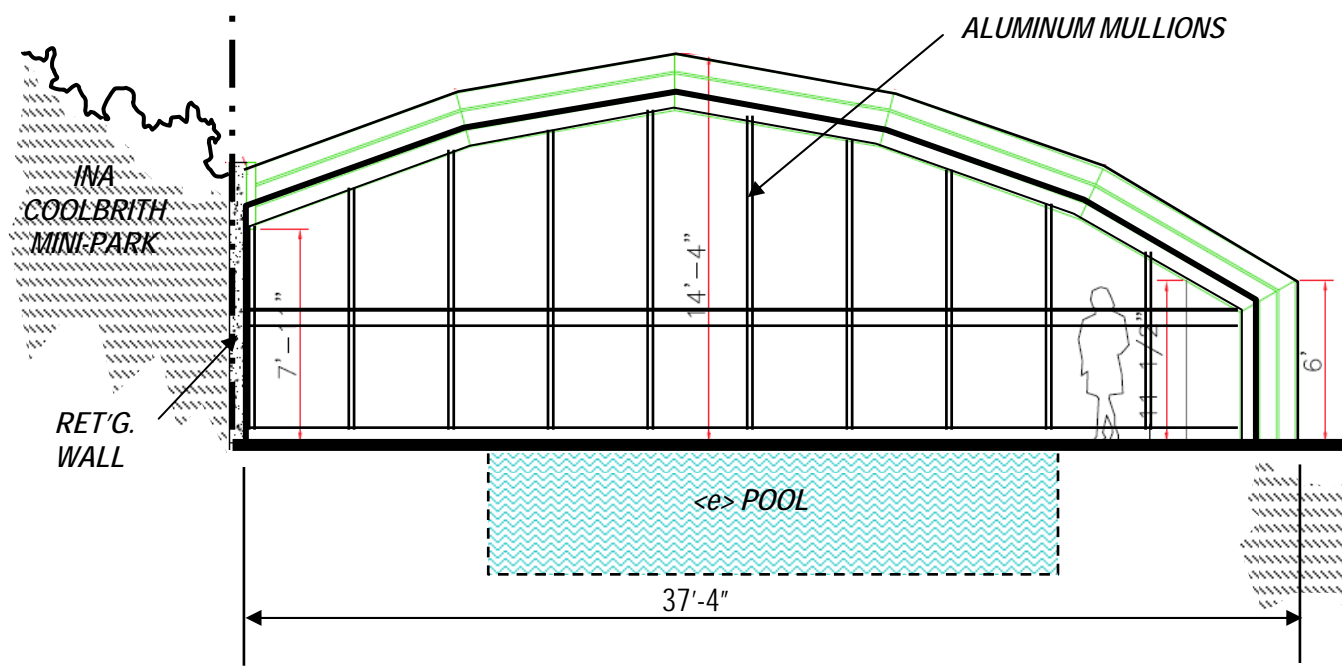
PROPOSAL IS TO INSTALL A GLASS AND METAL POOL ENCLOSURE OVER THE EXISTING SWIMMING POOL AND TILED CONCRETE DECK..

FOR REAR YARD DETERMINATION, THE PROPERTY IS CONSIDERED TO FRONT ON GREEN ST, SO THE ENCLOSURE WOULD OBSTRUCT PART OF THE REQUIRED REAR YARD AND REQUIRES THAT A VARIANCE BE GRANTED.

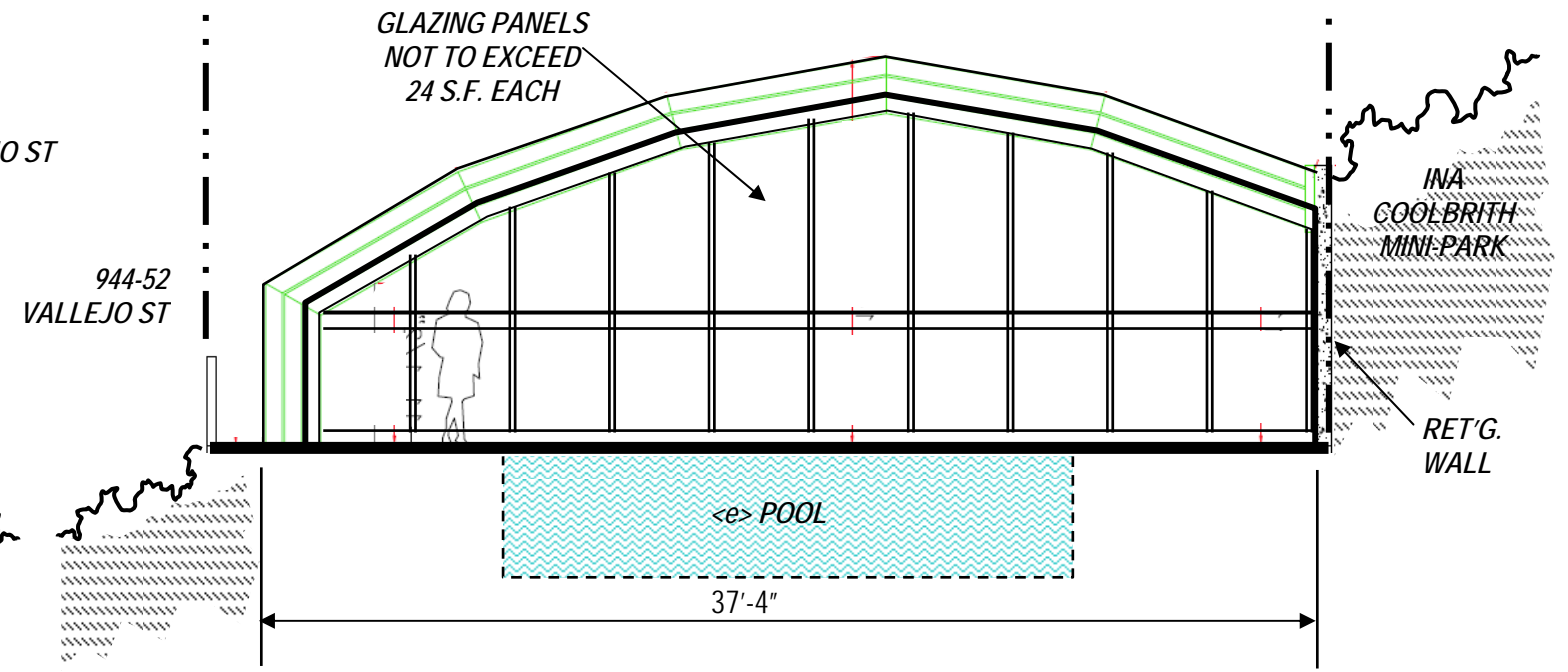
MAXIMUM HEIGHT AT THE RIDGE OF THE GLAZED ROOF IS 14'-4" ABOVE THE EXISTING DECK SURFACE. CENTRAL GLASS WALL AND ROOF PANELS RETRACT TO EACH SIDE TO OPEN THE ENCLOSURE TO THE SKY AND TO THE EAST.



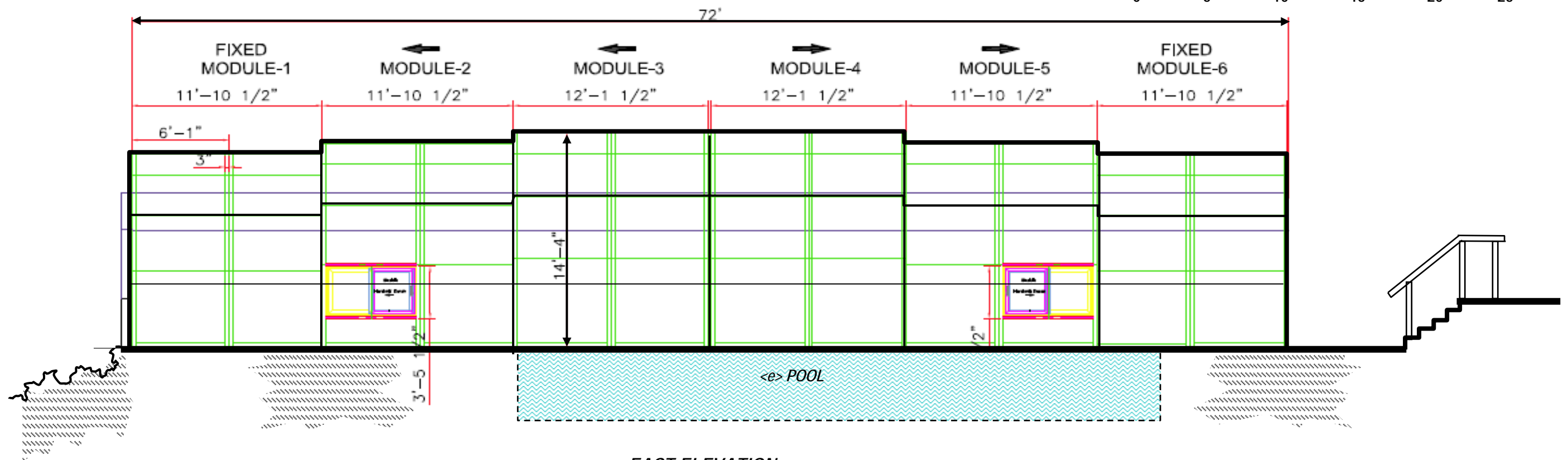




SOUTH ELEVATION

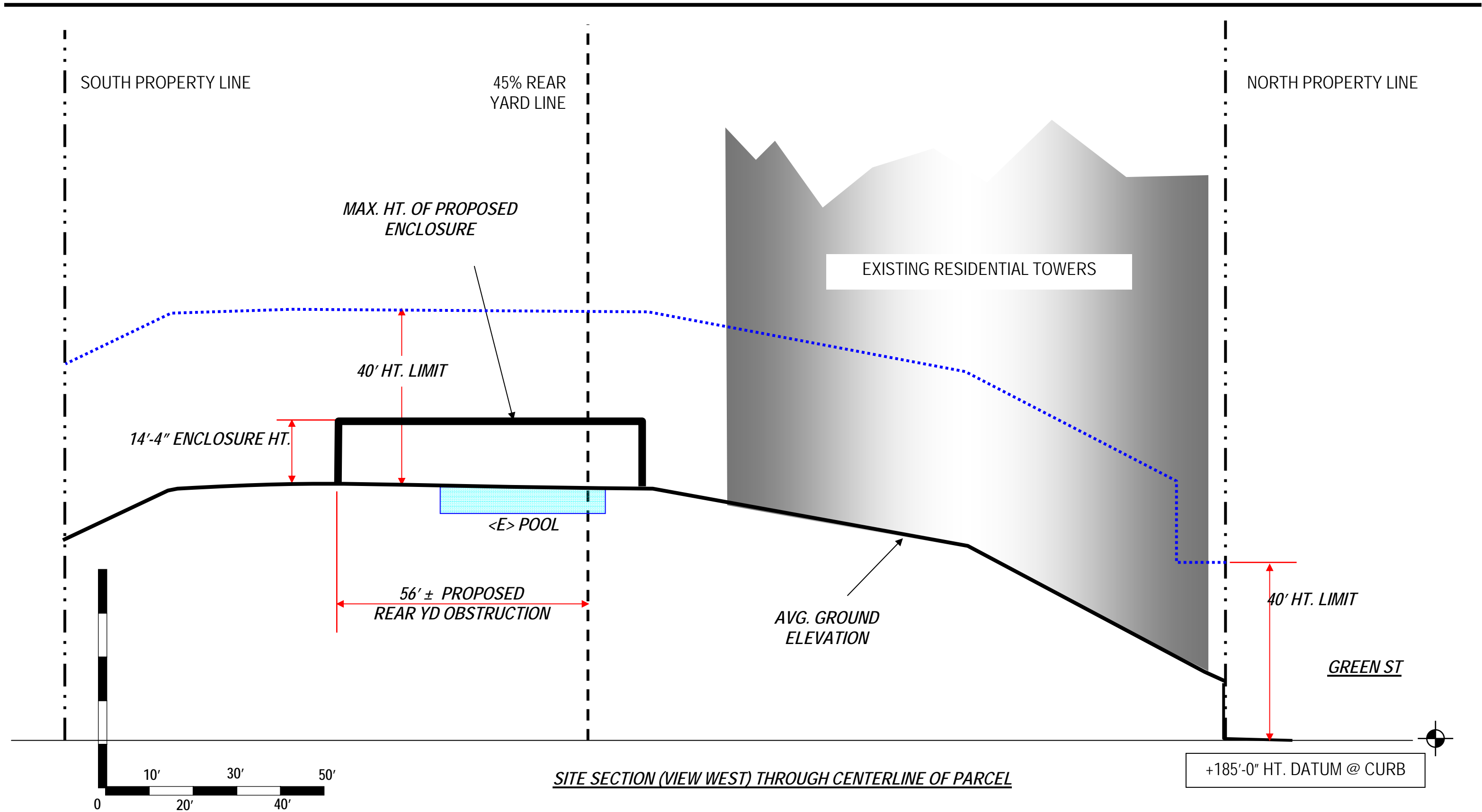


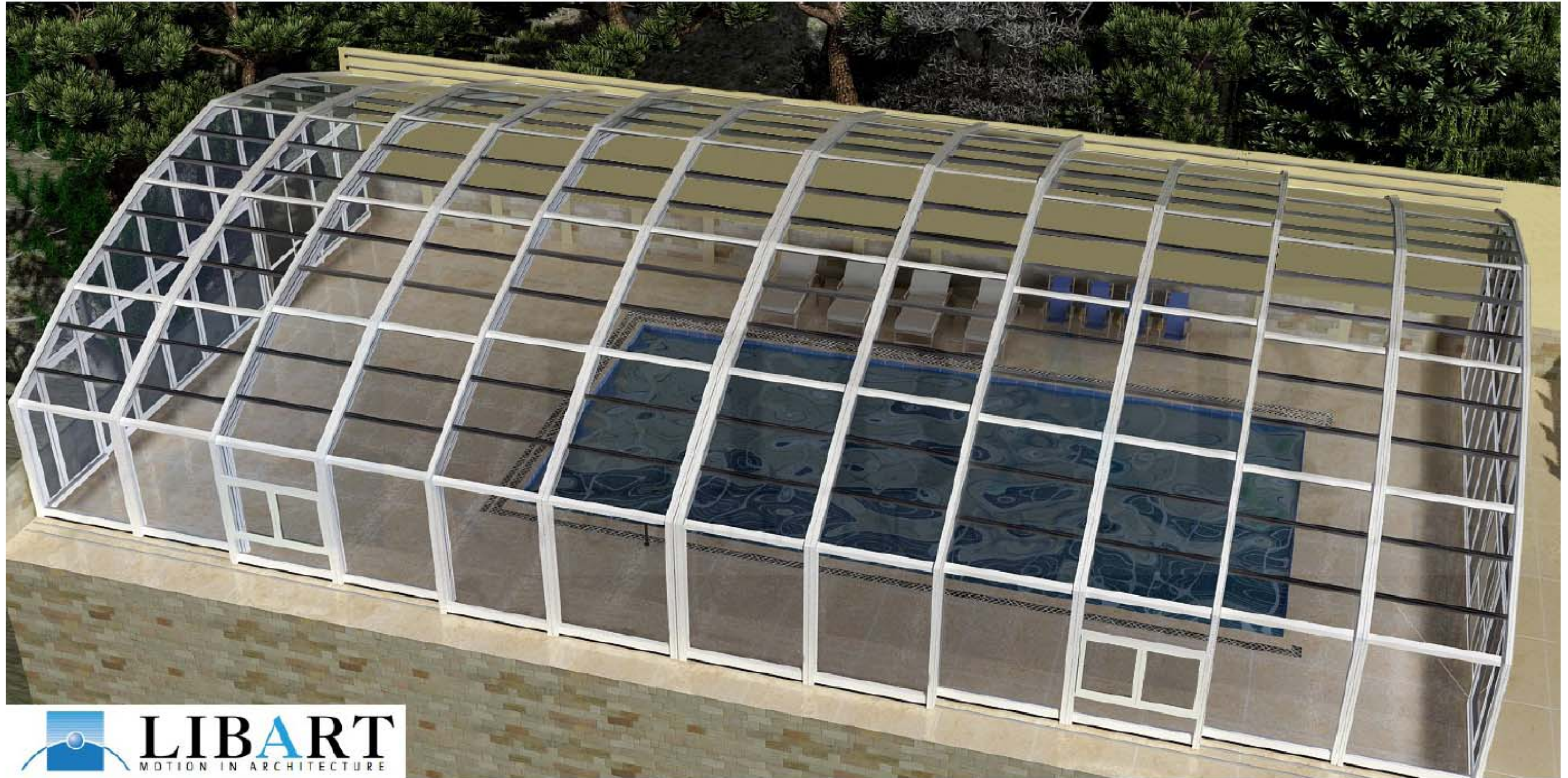
NORTH ELEVATION



EAST ELEVATION

(WEST ELEVATION = CONCRETE RETAINING WALL)





AERIAL PERSPECTIVE - VIEW WEST