



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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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, April 26, 2017**
 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: 181 Edgehill Way	Case No.: 2014.0867V
Cross Street(s): Garcia Avenue	Building Permit: 2014.06.30.9998
Block / Lot No.: 2933/012	Applicant/Agent: Michael Mullin
Zoning District(s): RH-1(D)/40-X	Telephone: 415-626-1190
Area Plan: N/A	E-Mail: michael@michaelmullin.com

PROJECT DESCRIPTION

The proposal is to construct a single-car garage addition at the southwest side of the existing house as shown in plans on file under Building Permit Application No. 2014.06.30.9998.

Per Section 132 of the Zoning Code, any addition constructed on the subject property is required to maintain a front setback of 2'6" from the front property line. The proposed new garage would be built to the front property line; therefore, a variance is required.

Per Section 134 of the Zoning Code, requires the main structure and any additions maintain a rear setback of 25% of the lot depth, or 15 feet from the rear property line, whichever is greater. The proposed garage addition would encroach 14 feet into the required 15 feet rear yard; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Todd Kennedy** Telephone: **415-575-9125** Mail: Todd.Kennedy@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/2014.0867V.pdf>

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.

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

- A0.1 COVER SHEET/PROPOSED SITE PLAN
- A0.2 EXISTING SITE PLAN
- A1.1 THIRD FLOOR PLAN
- A1.2 SECOND FLOOR PLAN
- A1.3 FIRST FLOOR PLAN
- A1.4 CRAWL SPACE PLAN
- A2.1 EXISTING NORTH ELEVATION
- A2.2 PROPOSED NORTH ELEVATION
- A2.3 SOUTH ELEVATION
- A2.4 EAST ELEVATION
- A2.5 WEST ELEVATION
- A3.1 SECTION A (EXISTING)
- A3.2 SECTION A (PROPOSED)
- A3.3 SECTION B
- A3.4 SECTION C

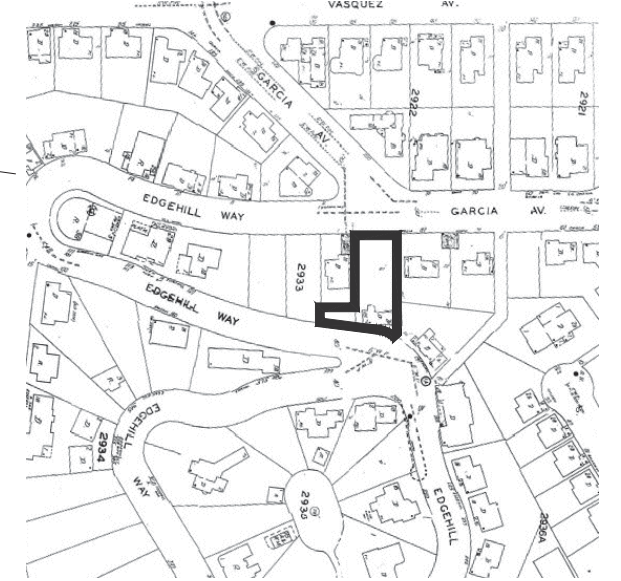
2 INDEX

ADDRESS: 181 EDGEHILL WAY
 PARCEL: 2933/012
 YEAR BUILT: 1926
 (E) BUILDING AREA: 3,874 SF
 (N) GARAGE & STORAGE: 696 SF
 (N) BUILDING AREA: 4,570 SF
 PARCEL AREA: 7,234 SF
 STORIES: 3
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: R3
 ZONING: RH-1(D)
 HEIGHT AND BULK: 40-X

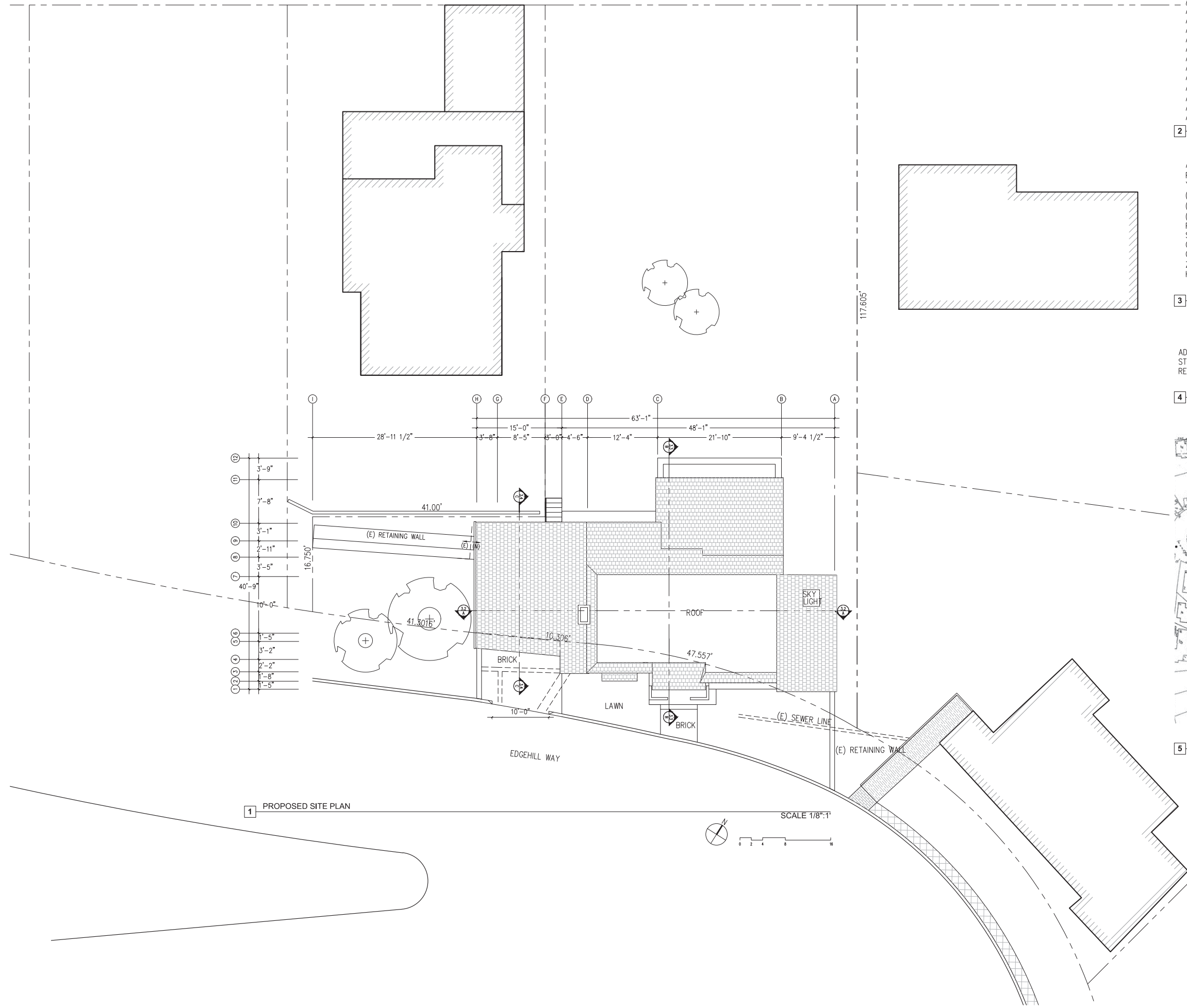
3 PROJECT INFO

ADD GARAGE, EXTERIOR STAIR
 STORAGE ROOM, AND RETAINING WALLS
 REMODEL INTERIOR

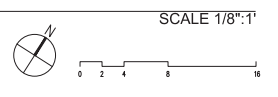
4 SCOPE OF WORK



5 LOCATION MAP



1 PROPOSED SITE PLAN



Michael Mullin Architect
 2059 Market Street #44
 San Francisco CA 94114
 p 415.626.1190
 www.michaelmullin.com

REVISIONS	BY

RESIDENTIAL ADDITION AND REMODEL
 181 EDGEHILL WAY
 SAN FRANCISCO, CA 94127

OWNERS
 STEVE AND KOKO FUJI
 181 EDGEHILL WAY
 SAN FRANCISCO, CA 94127

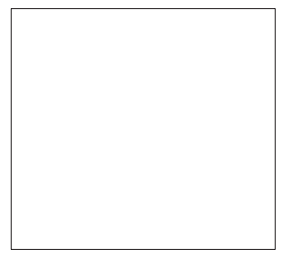
PROPOSED SITE PLAN

DATE: 1/16/17
 SCALE: AS NOTED
 JOB: 181 EDGEHILL WAY
 SHEET:
A0.1
 OF: SHEETS



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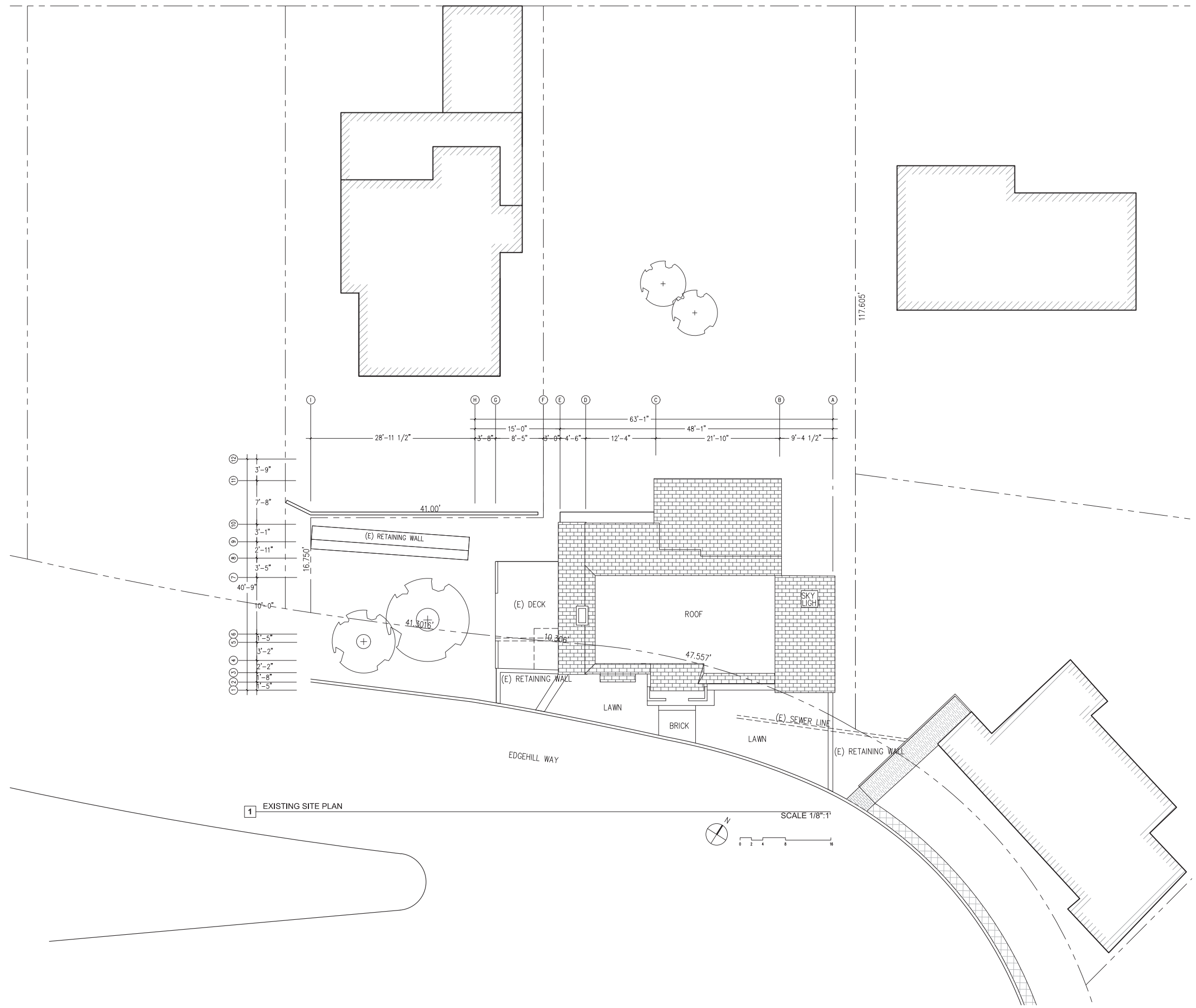


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EXISTING SITE PLAN

DATE: 1/16/17
 SCALE: AS NOTED
 JOB: 181 EDGEHILL WAY
 SHEET:
A0.2
 OF: SHEETS



1 EXISTING SITE PLAN

FIELD VERIFY DIMENSIONS



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SECOND FLOOR PLANS

DATE: 1/16/17

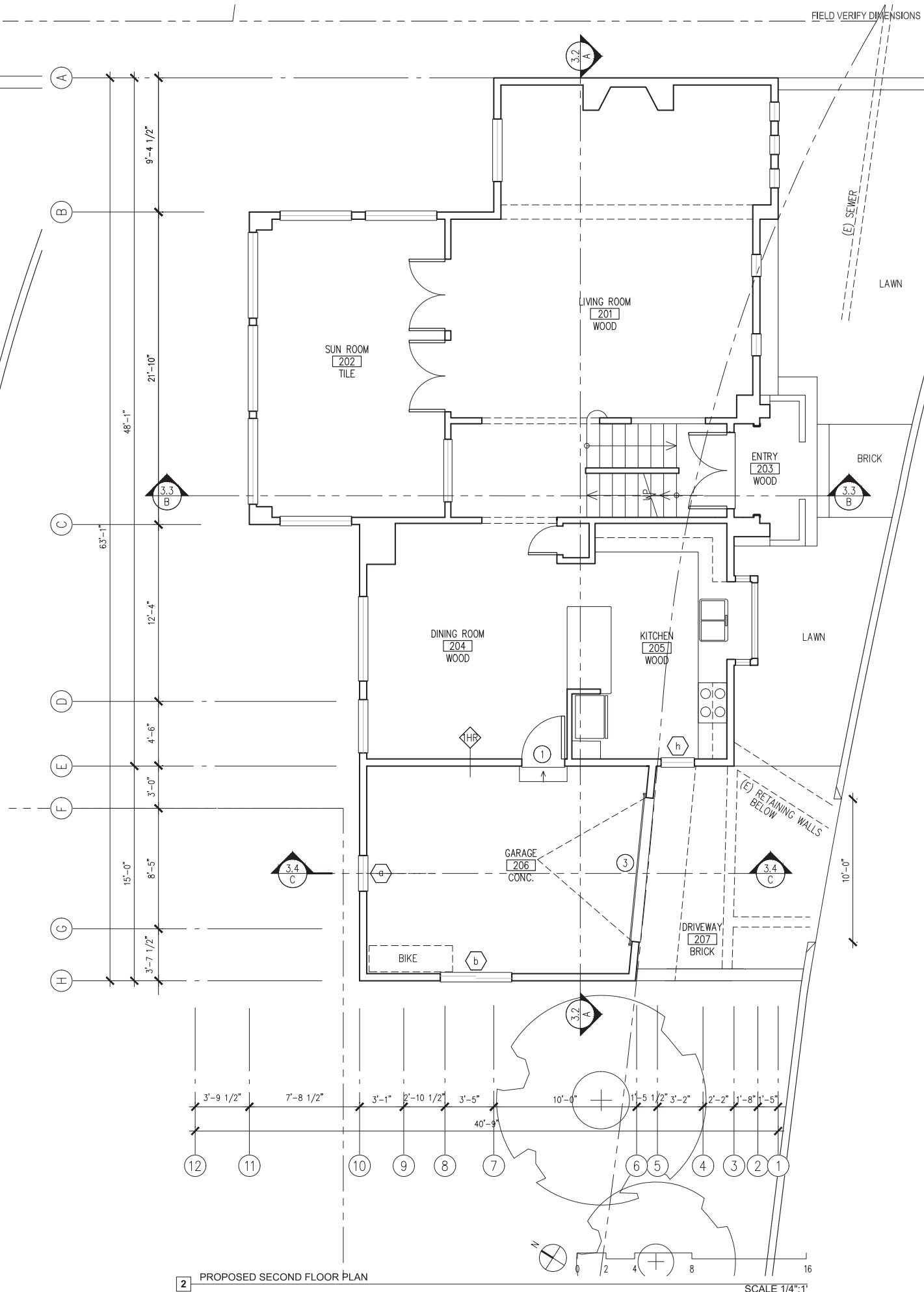
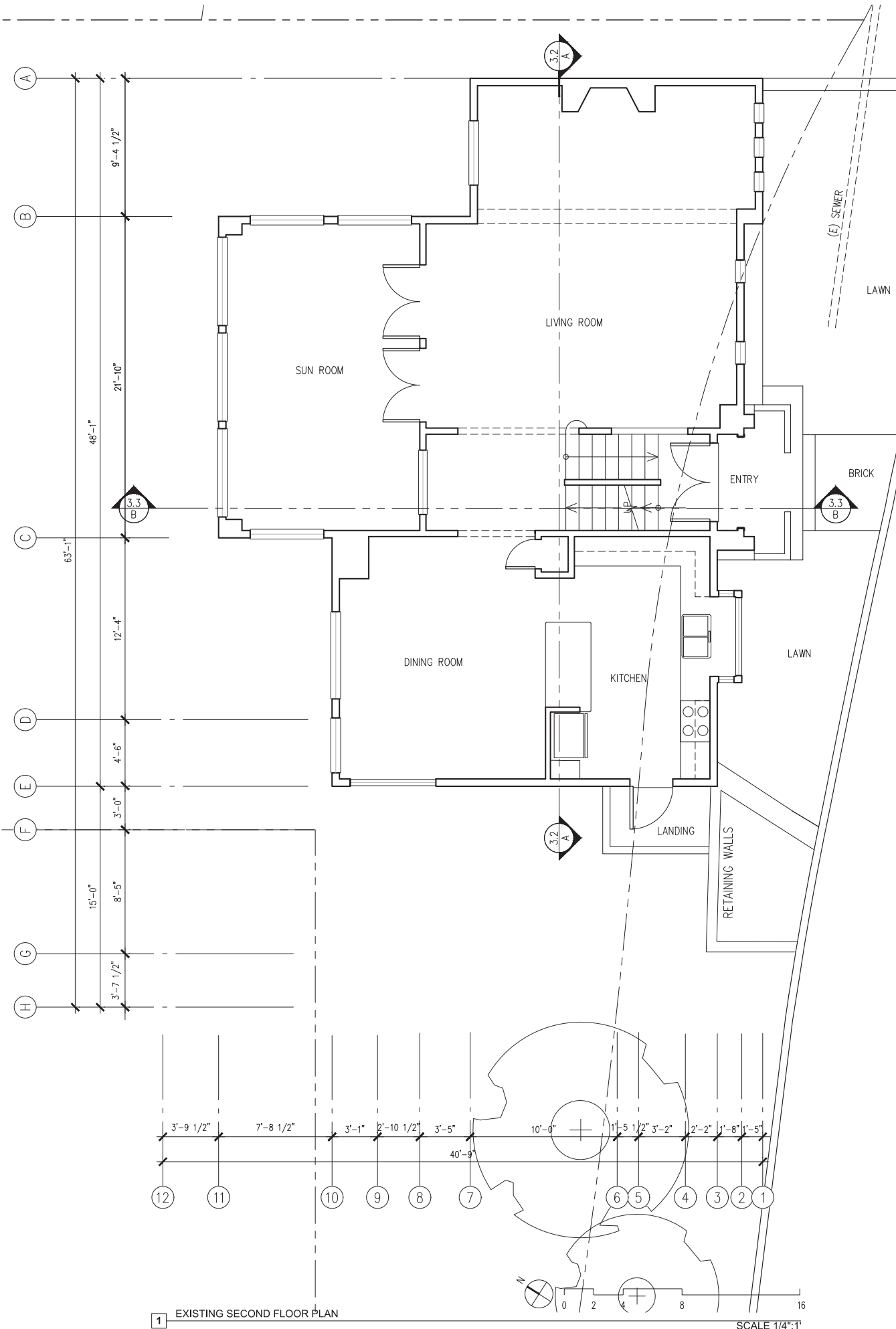
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JOB: 181 EDGEHILL WAY

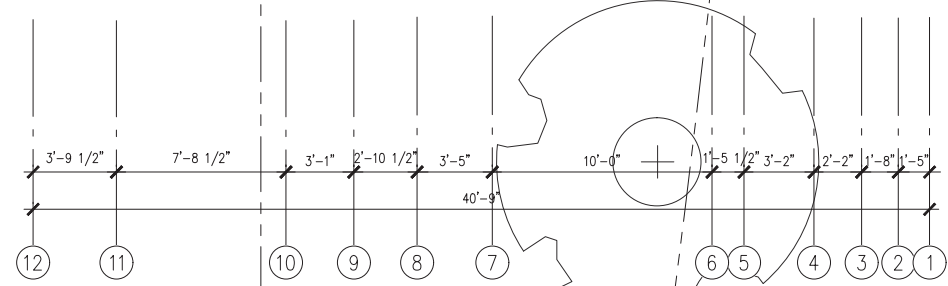
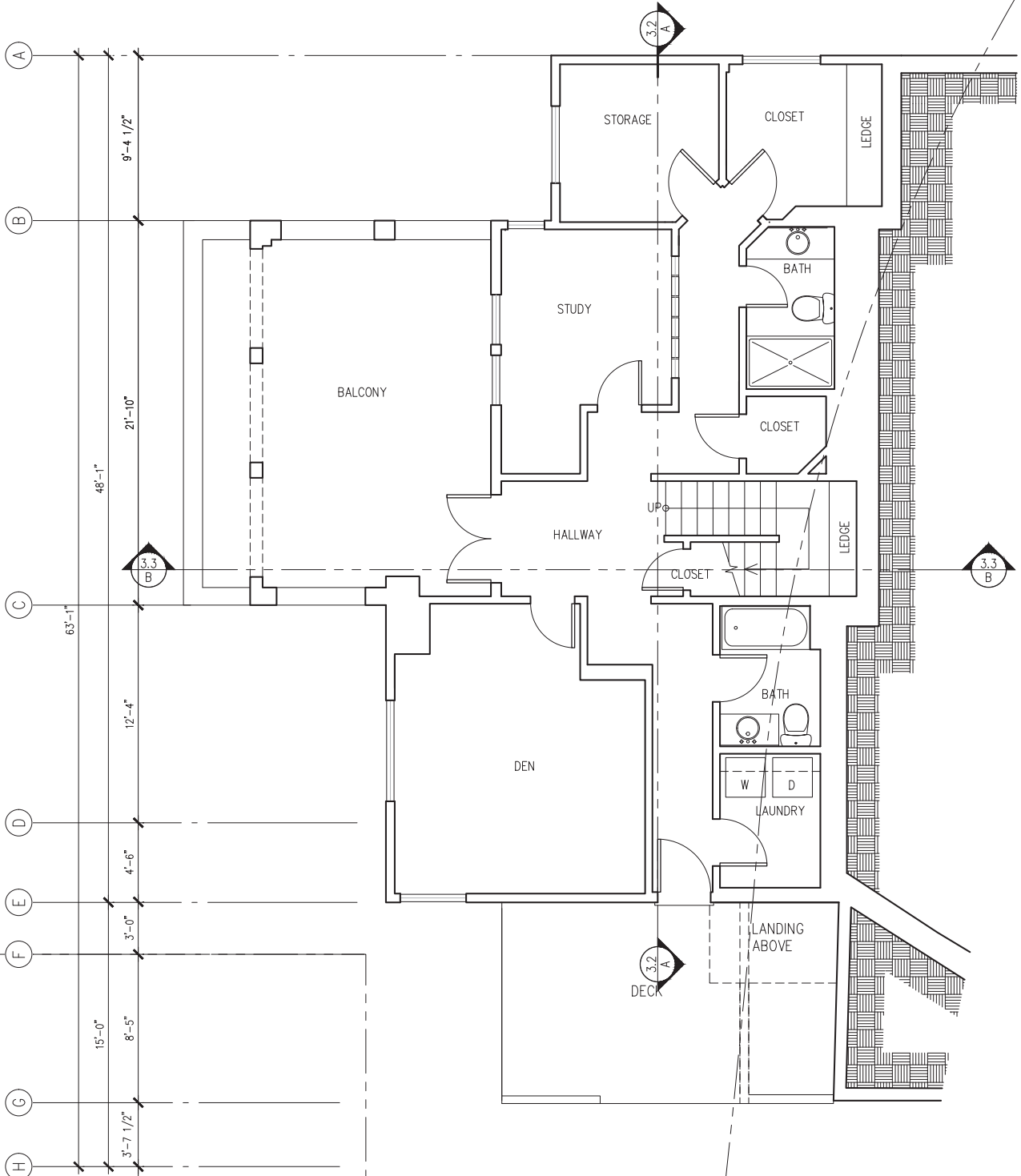
SHEET:

A1.2

OF: SHEETS

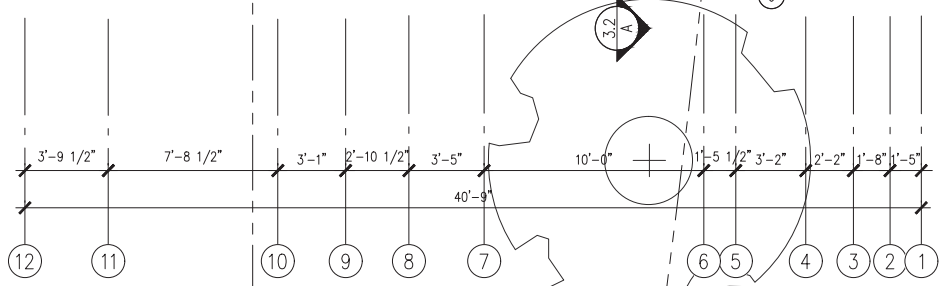
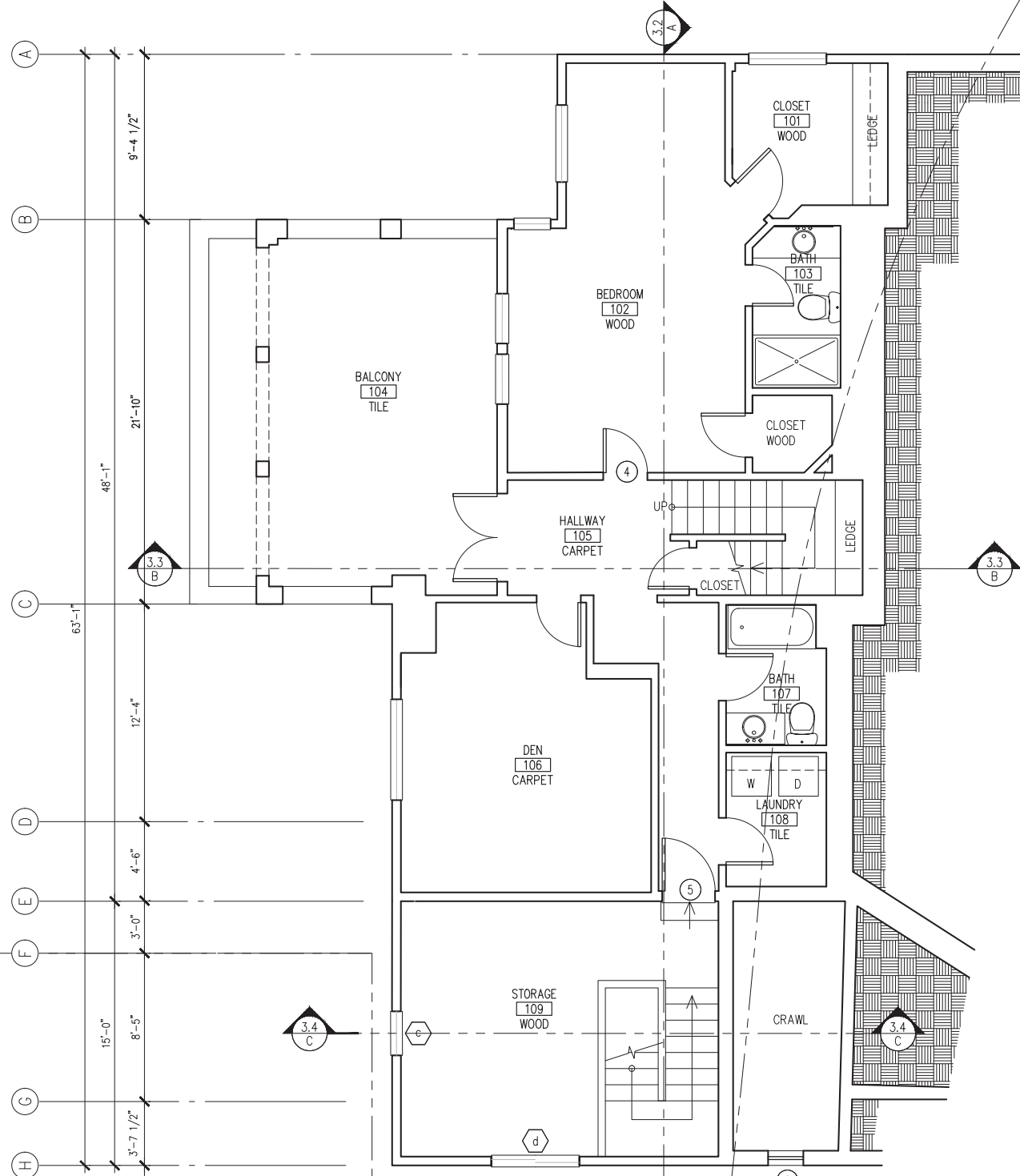


FIELD VERIFY DIMENSIONS



1 EXISTING FIRST FLOOR PLAN

SCALE 1/4"=1'



2 PROPOSED FIRST FLOOR PLAN

SCALE 1/4"=1'



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FIRST FLOOR PLANS

DATE: 1/16/17
 SCALE: AS NOTED
 JOB: 181 EDGEHILL WAY
 SHEET:

A1.3

OF: SHEETS



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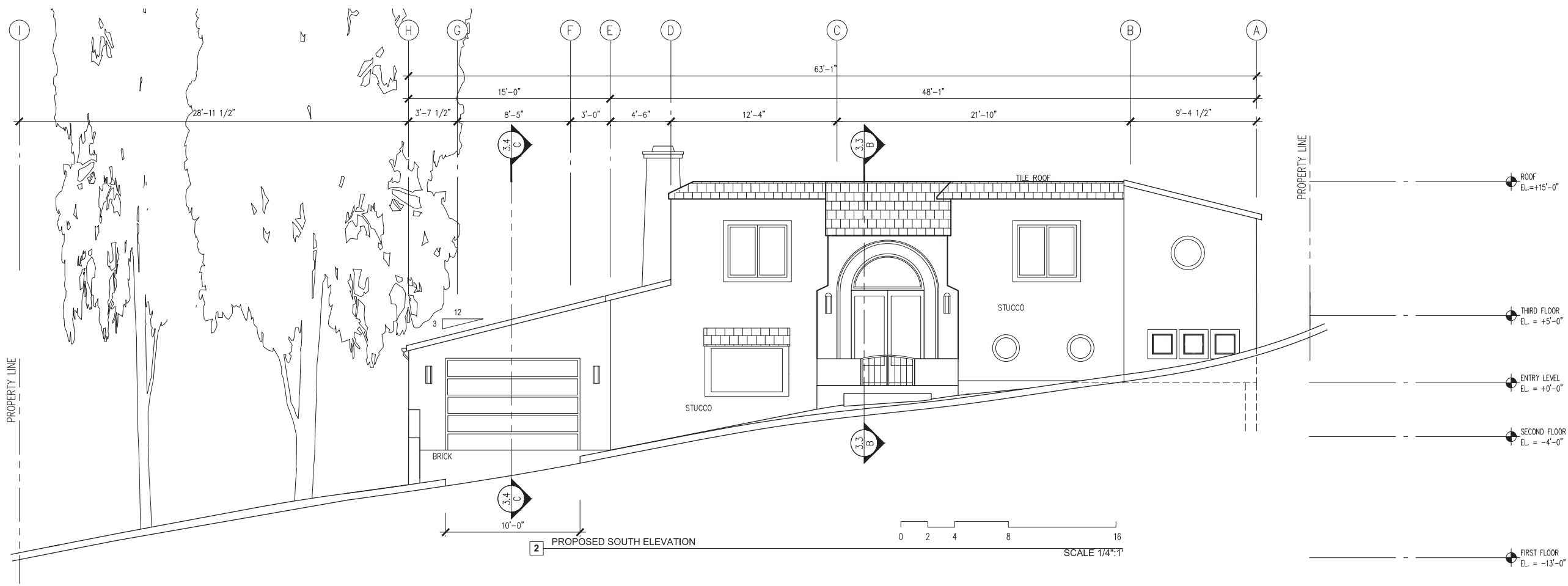
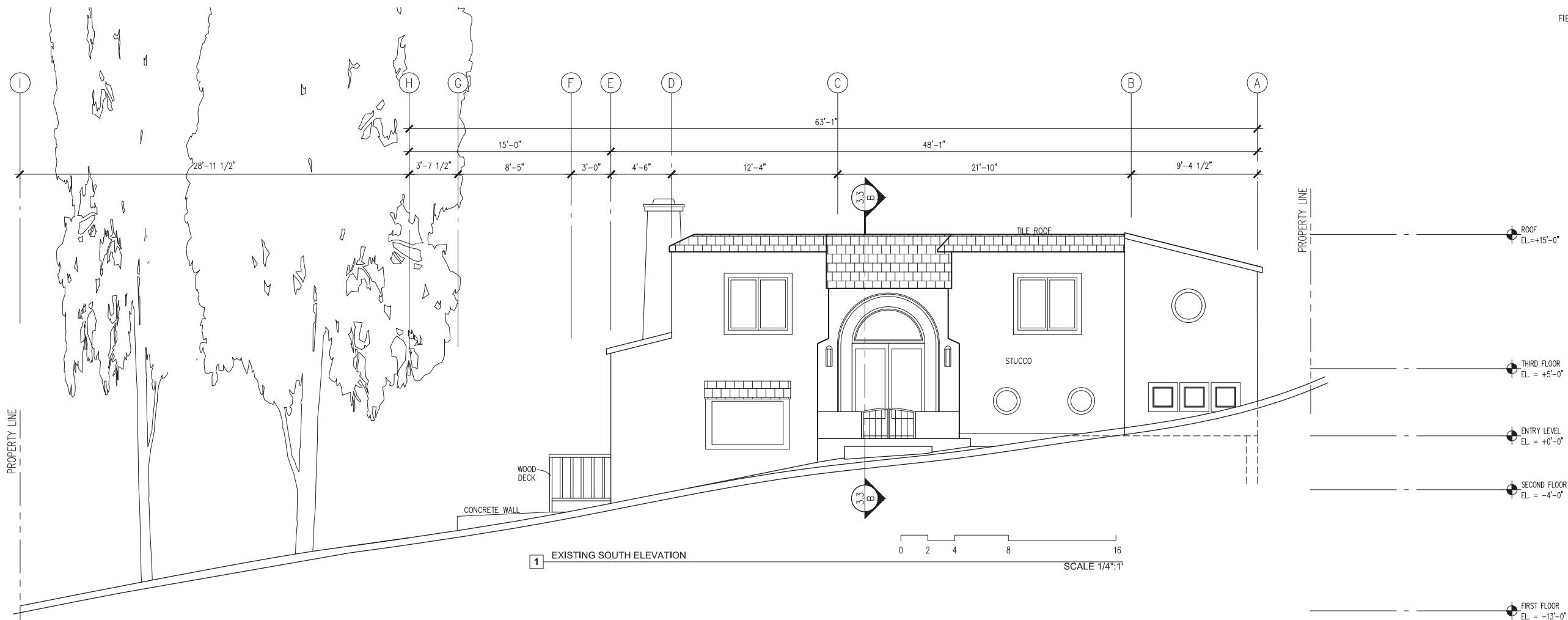


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OWNERS
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 SAN FRANCISCO, CA 94127

SOUTH ELEVATION

DATE: 1/16/17
 SCALE: AS NOTED
 JOB: 181 EDGEHILL WAY
 SHEET:
A2.3
 OF: SHEETS





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WEST ELEVATION

DATE: 1/16/17
 SCALE: AS NOTED
 JOB: 181 EDGEHILL WAY
 SHEET:
A2.5
 OF: SHEETS

