



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, March 23, 2016**
 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: 1 - 3 Carl Street | Case No.: 2015-006866VAR |
| Cross Street(s): Clayton Street | Building Permit: 2015.04.03.2797 |
| Block / Lot No.: 1271/001 | Applicant/Agent: Marissa Brandon |
| Zoning District(s): RH-3/ 40-X | Telephone: (415)608-2410 |
| Area Plan: N/A | E-Mail: marissa_brandon@yahoo.com |

PROJECT DESCRIPTION

The proposal is to construct a cantilevered second story balcony (which projects 5') at the rear of the three-story over garage two-unit building and to infill the existing trellis structure at the roof with a 6' tall glass windscreen.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 28'-6". The proposed project results in a rear yard of approximately 17'. When the required rear yard is reduced through averaging, the permitted maximum height within the required rear yard is 30' from grade for the last 10' of the building depth. The proposed height of the glass windscreen is approximately 34'-2". Therefore requires a variance from the rear yard requirements of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Alexandra Kirby** Telephone: **415-575-9133** Mail: Alexandra.Kirby@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/2015-006866VAR.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 February 16, 2016, the Department issued the required Section 311 notification for this project (expires March 17, 2016).**

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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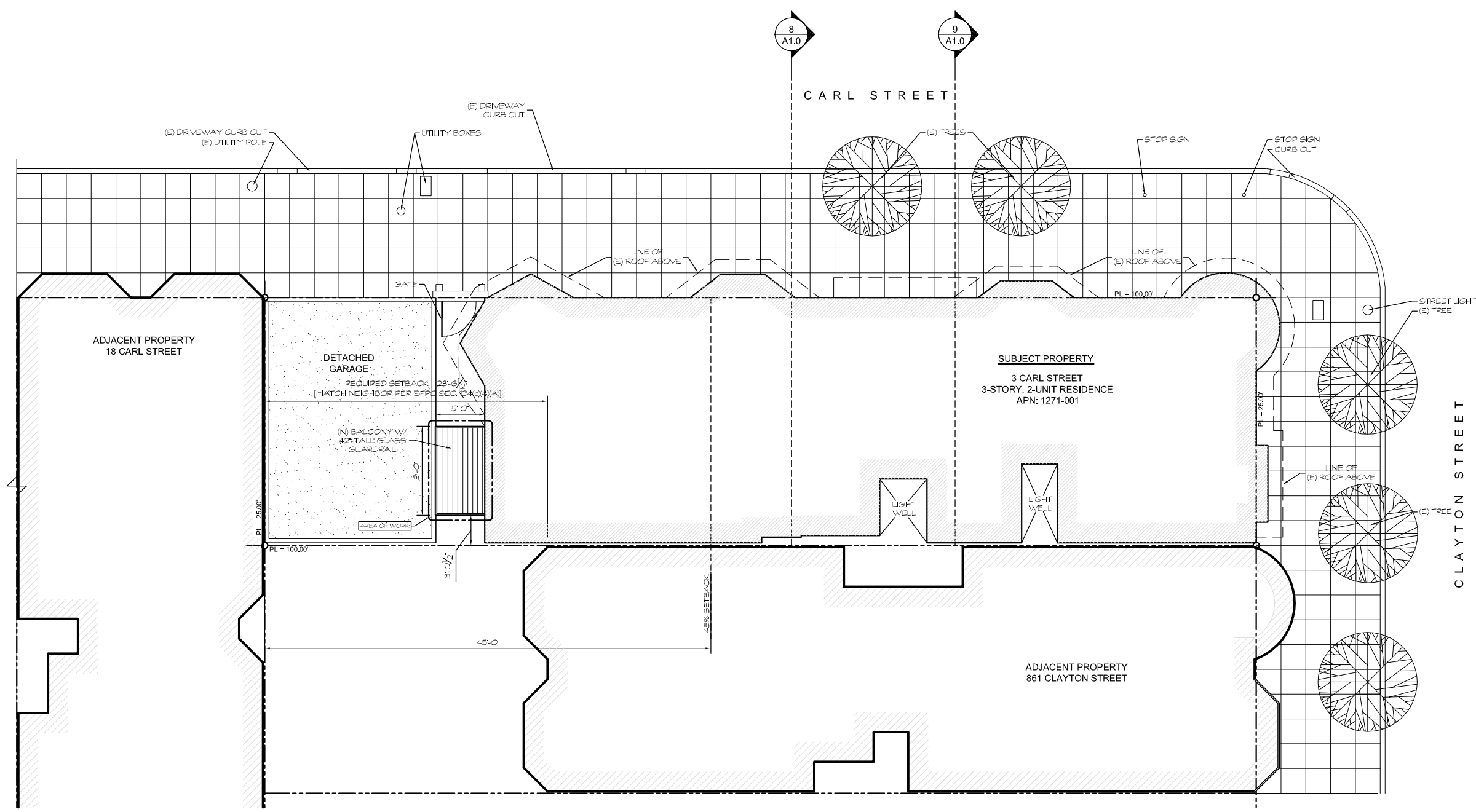
Carl Street Residence

3 Carl Street
 San Francisco, CA 94117
 APN: 1271-001

VARIANCE APPLICATION

SHEET CONTENTS
 SITE PLAN

DATE DEC 09 2014
 SCALE 3/16" = 1'-0"
 BY SF
 REVISIONS



SITE PLAN
 3/16" = 1'-0"
 1

A1.0

KEYNOTES

MARISSA TWEEDIE
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VARIANCE
 APPLICATION

SHEET CONTENTS

EXISTING &
 PROPOSED
 SECOND FLOOR
 PLANS

DATE DEC 09 2014

SCALE 1/4" = 1'-0"





BY SF

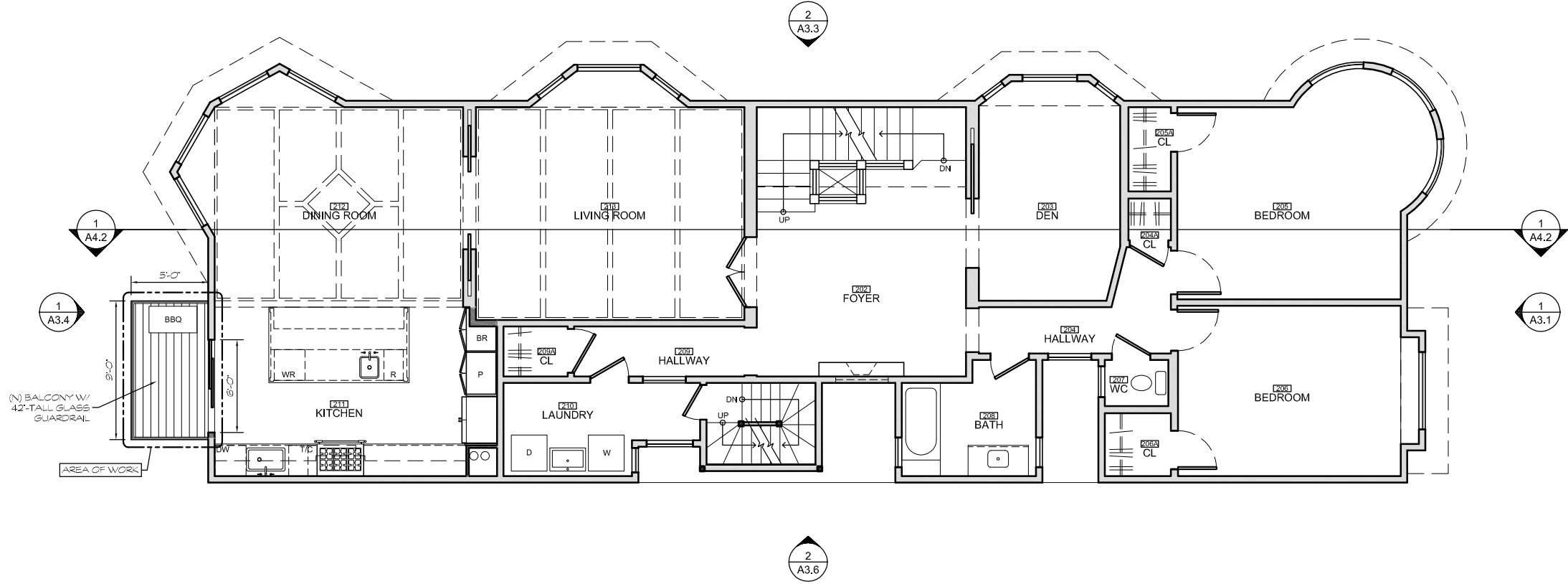
REVISIONS

FINISH TAGS

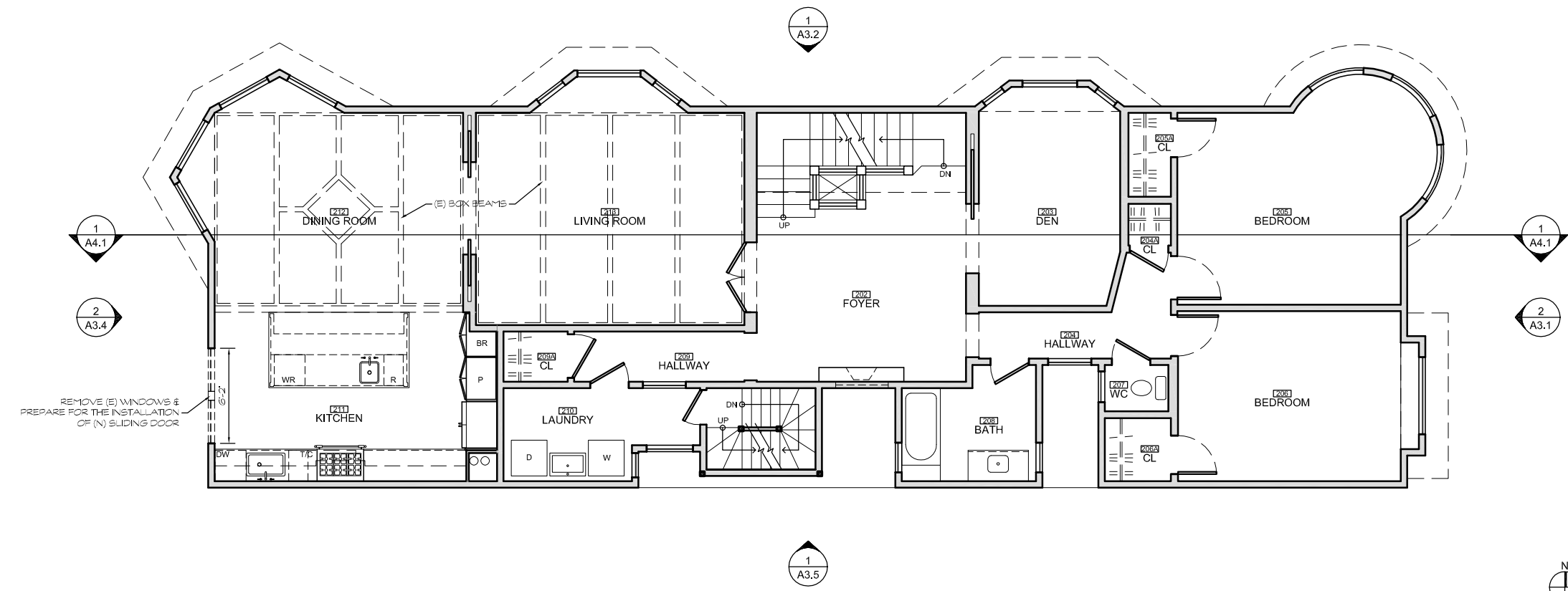
SHEET NOTES

LEGEND

-  DEMOLITION
-  EXISTING WALLS
-  NEW WALLS
-  LINE ABOVE



PROPOSED SECOND FLOOR PLAN 2
 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN 1
 1/4" = 1'-0"

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VARIANCE
 APPLICATION

SHEET CONTENTS

EXISTING
 EXTERIOR
 ELEVATION - NORTH

DATE DEC 09 2014

SCALE 1/4" = 1'-0"

BY SF

REVISIONS



EXISTING EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

1

A3.2

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VARIANCE
 APPLICATION

SHEET CONTENTS

PROPOSED
 EXTERIOR
 ELEVATION - NORTH

DATE DEC 09 2014

SCALE 1/4" = 1'-0"

BY SF

REVISIONS



PROPOSED EXTERIOR ELEVATION - NORTH

1/4" = 1'-0"

1

A3.3

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APN: 1271-001

**VARIANCE
 APPLICATION**

SHEET CONTENTS

**EXISTING &
 PROPOSED
 EXTERIOR
 ELEVATIONS - WEST**

DATE DEC 09 2014

SCALE 1/8" = 1'-0"

BY SF

REVISIONS



EXISTING EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

2



PROPOSED EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

1

A3.4

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**Carl Street
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 San Francisco, CA 94117

APN: 1271-001

VARIANCE
 APPLICATION

SHEET CONTENTS

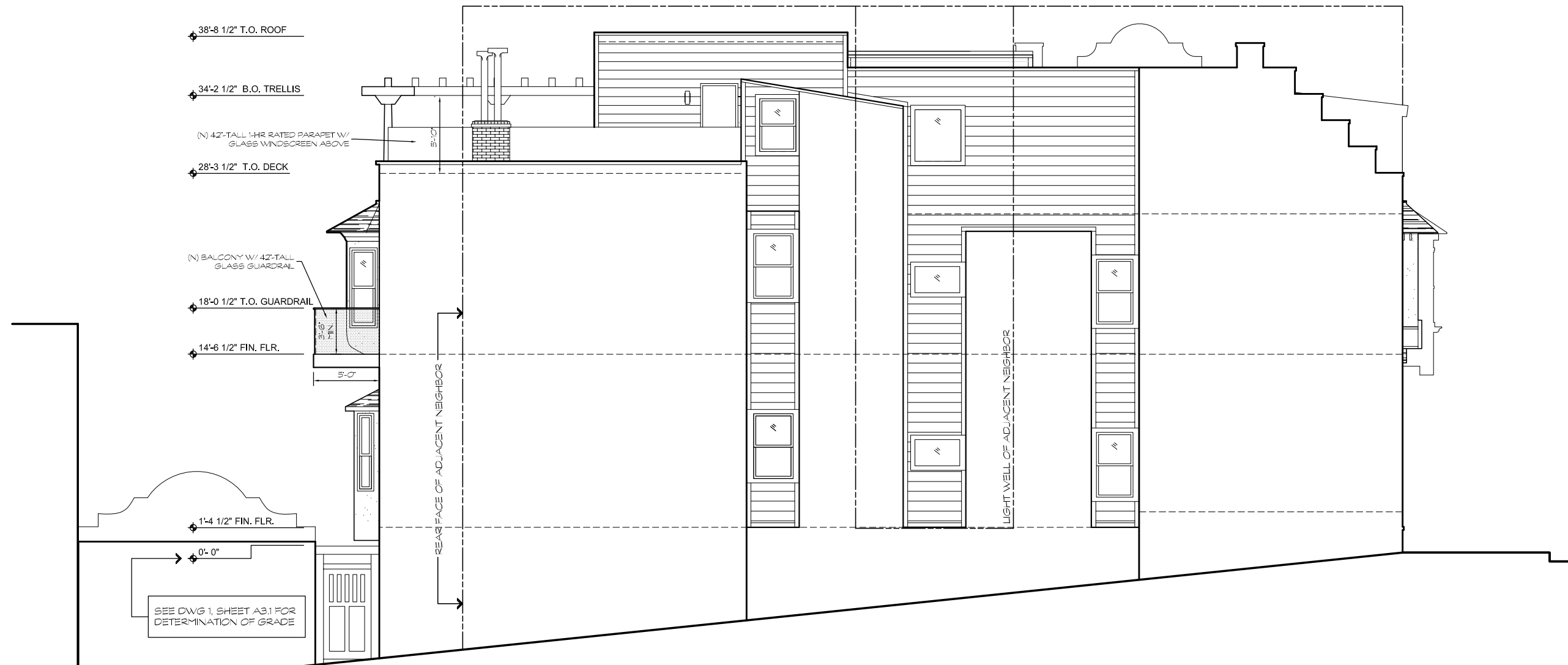
PROPOSED
 EXTERIOR
 ELEVATION - SOUTH

DATE DEC 09 2014

SCALE 1/4" = 1'-0"

BY SF

REVISIONS



PROPOSED EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"

1

A3.6