



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.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

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, March 23, 2016**
Time: **Not before 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variance**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 60 27th Avenue Cross Street(s): El Camino del Mar Sea Cliff Avenue Block /Lot No.: 1305/016 Zoning District(s): RH-1(D) / 40-X Area Plan: N/A	Case No.: 2015-010777VAR Building Permit: 2015.08.05.3396 Applicant: Steve Shogan Telephone: (415) 674 - 1102 E-Mail: steve@lawsonwillard.com

PROJECT DESCRIPTION

The proposal is to construct a detached garage with roof deck at the rear of the existing structure.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 27 feet. As proposed, the project provides a rear yard of zero feet. Therefore, the project requires a variance from the Rear Yard requirements of the Planning Code.

ADDITIONAL INFORMATION

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/2015-010777VAR.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Wayne Farrens** Telephone: **(415) 575-9172** E-Mail: **wayne.farrens@sfgov.org**

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

APPEAL INFORMATION

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 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar 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.

中文詢問請電: (415) 575-9010

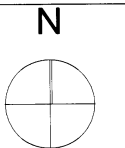
Para información en Español llamar al: (415) 575-9010



C. LAWSON WILLARD License No. C 26756

Davis Residence

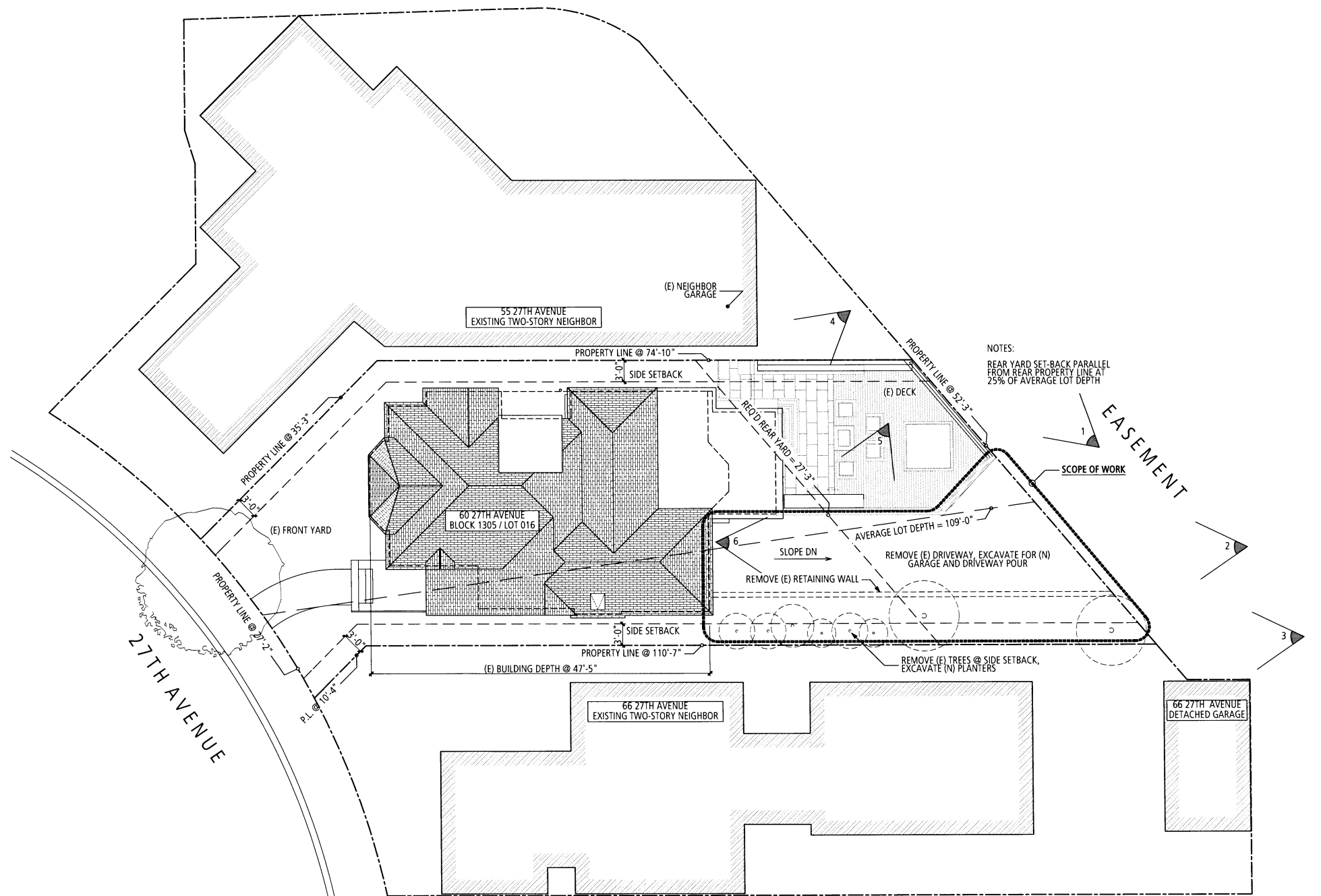
60 27th Avenue
San Francisco, CA 94121

[illegible]

EXISTING SITE PLAN

A1.00

PROJECT NO.	2012.07
-------------	---------



1
A1.00

EXISTING SITE PLAN

$$1/8'' = 1'-0''$$



Davis Residence

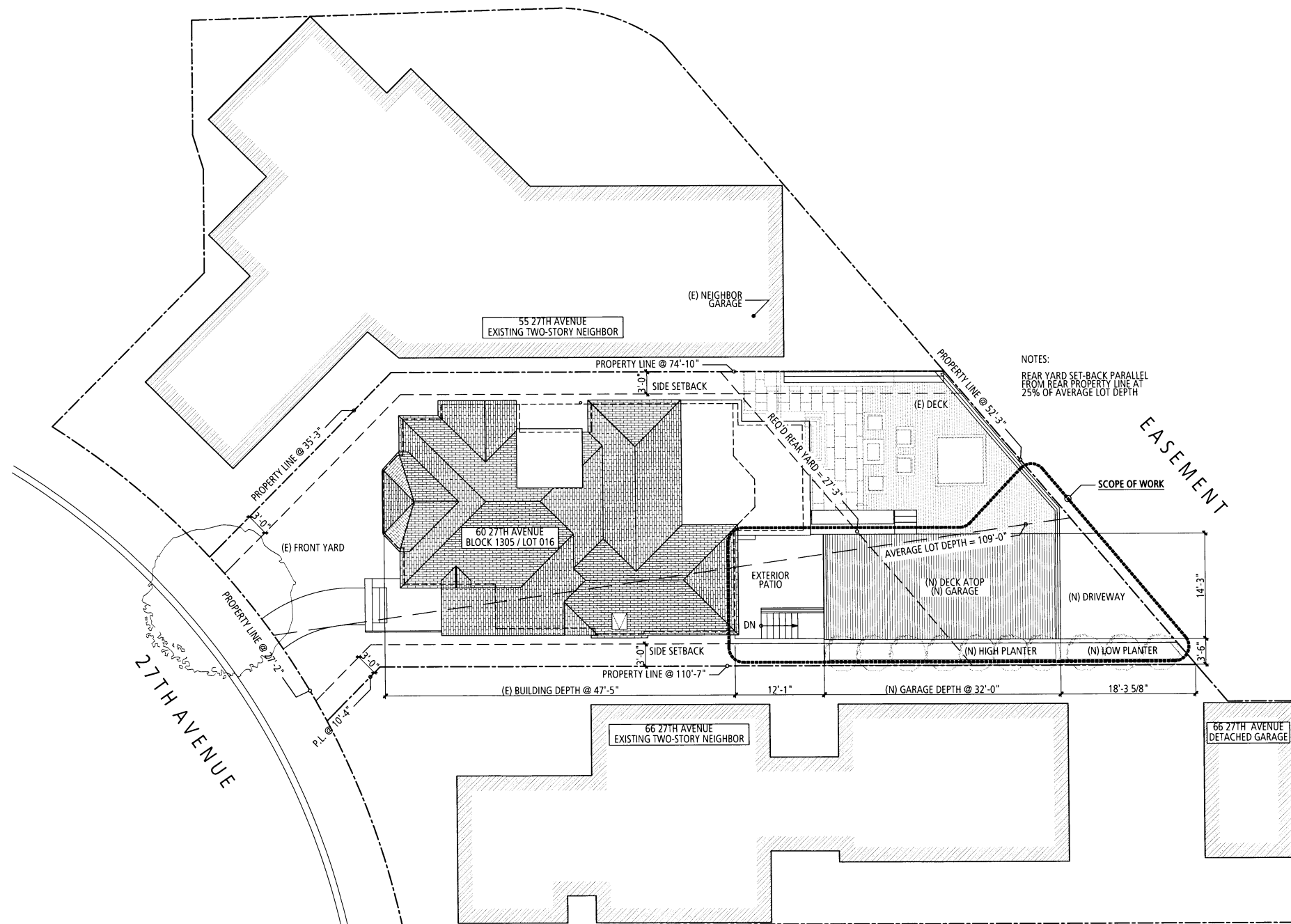
60 27th Avenue
San Francisco, CA 94121

N



A1.01

PROJECT NO. 2012.07
COPYRIGHT © 2012 BY LAWSON WILLARD ARCHITECTURE



NOTES:
REAR YARD SET-BACK PARALLEL
FROM REAR PROPERTY LINE AT
25% OF AVERAGE LOT DEPTH

SCOPE OF WORK

SCOPE OF WORK

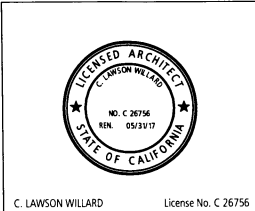
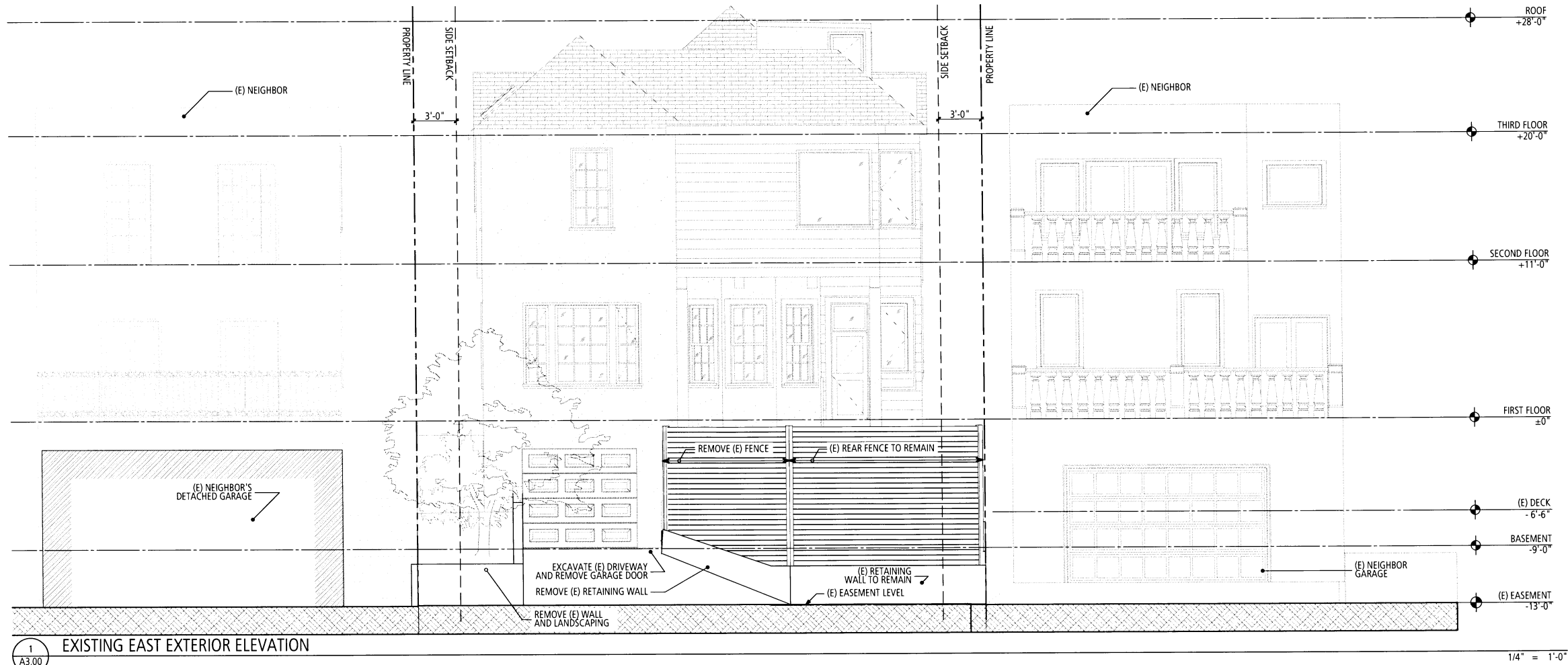
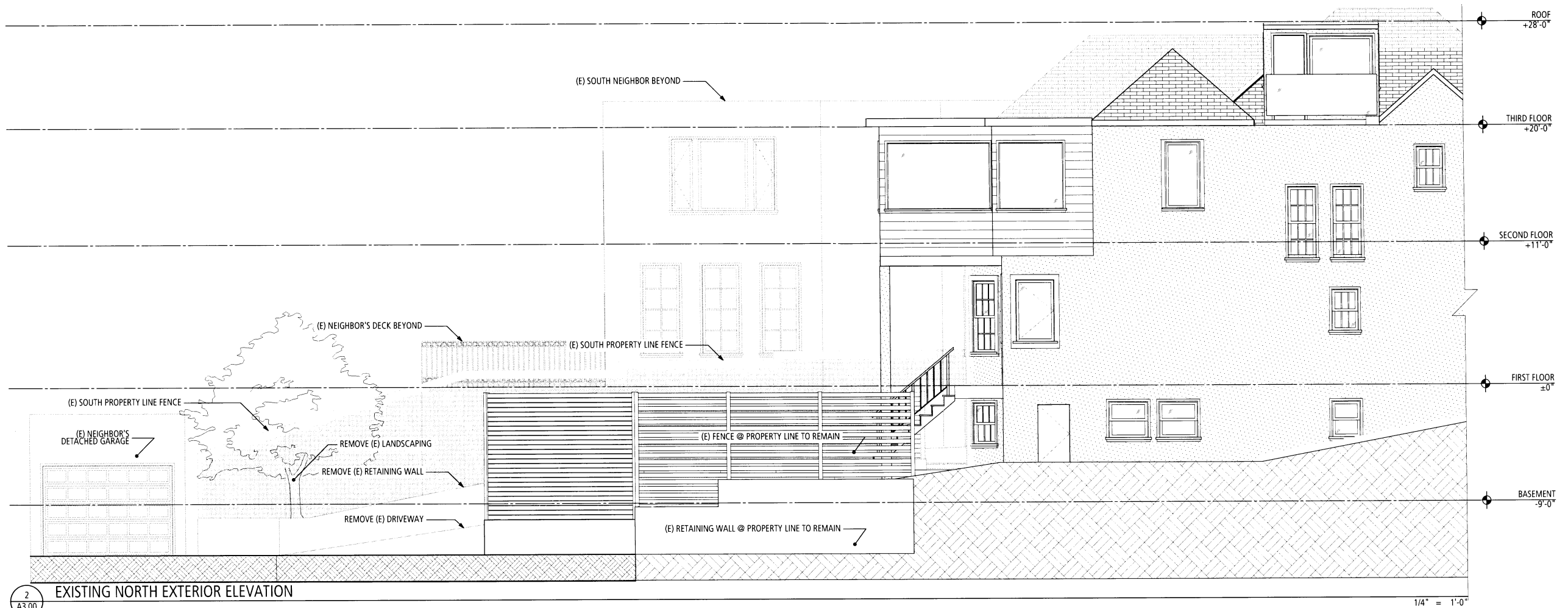
4-3

18'-3 5/8"

66 27TH AVENUE

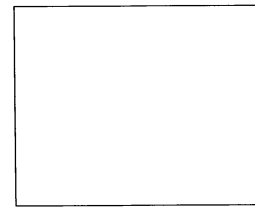
PROPOSED SITE PLAN

$$\frac{1}{8}'' = 1'-0''$$

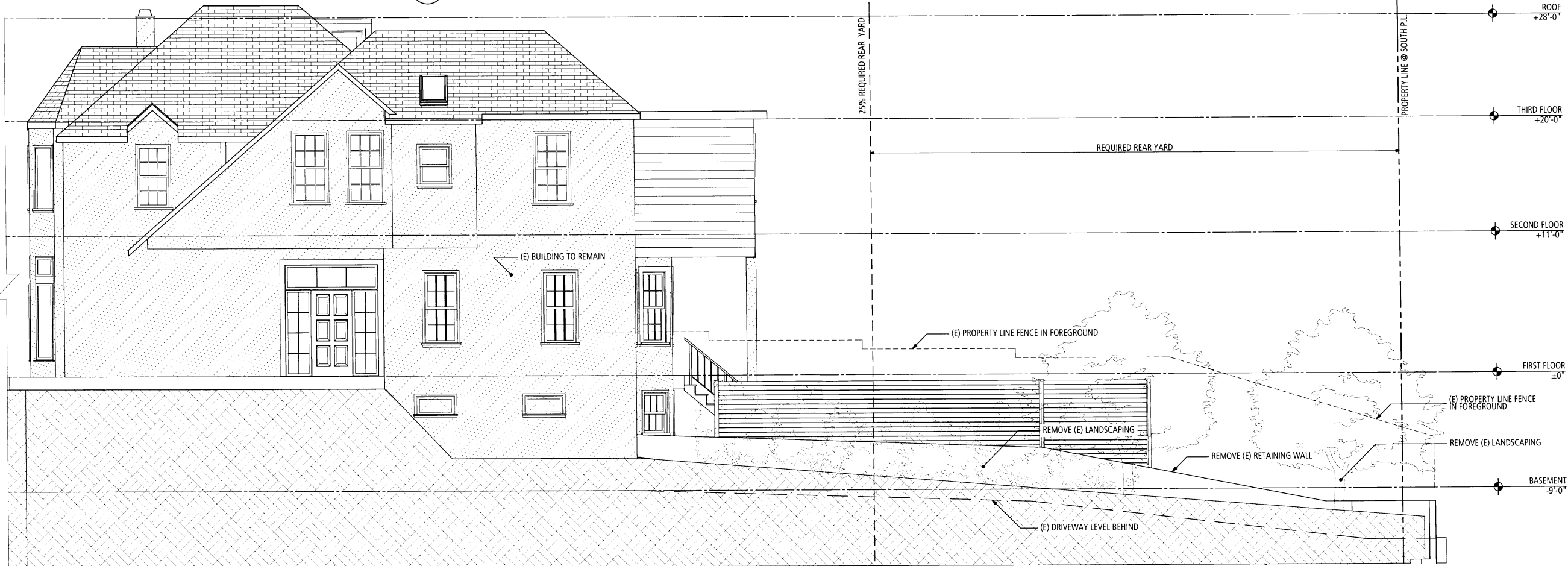


Davis Residence
60 27th Avenue
San Francisco, CA 94121

REV.	ISSUED FOR:	DATE:
	VARIANCE SUBMITTAL	08-05-2015



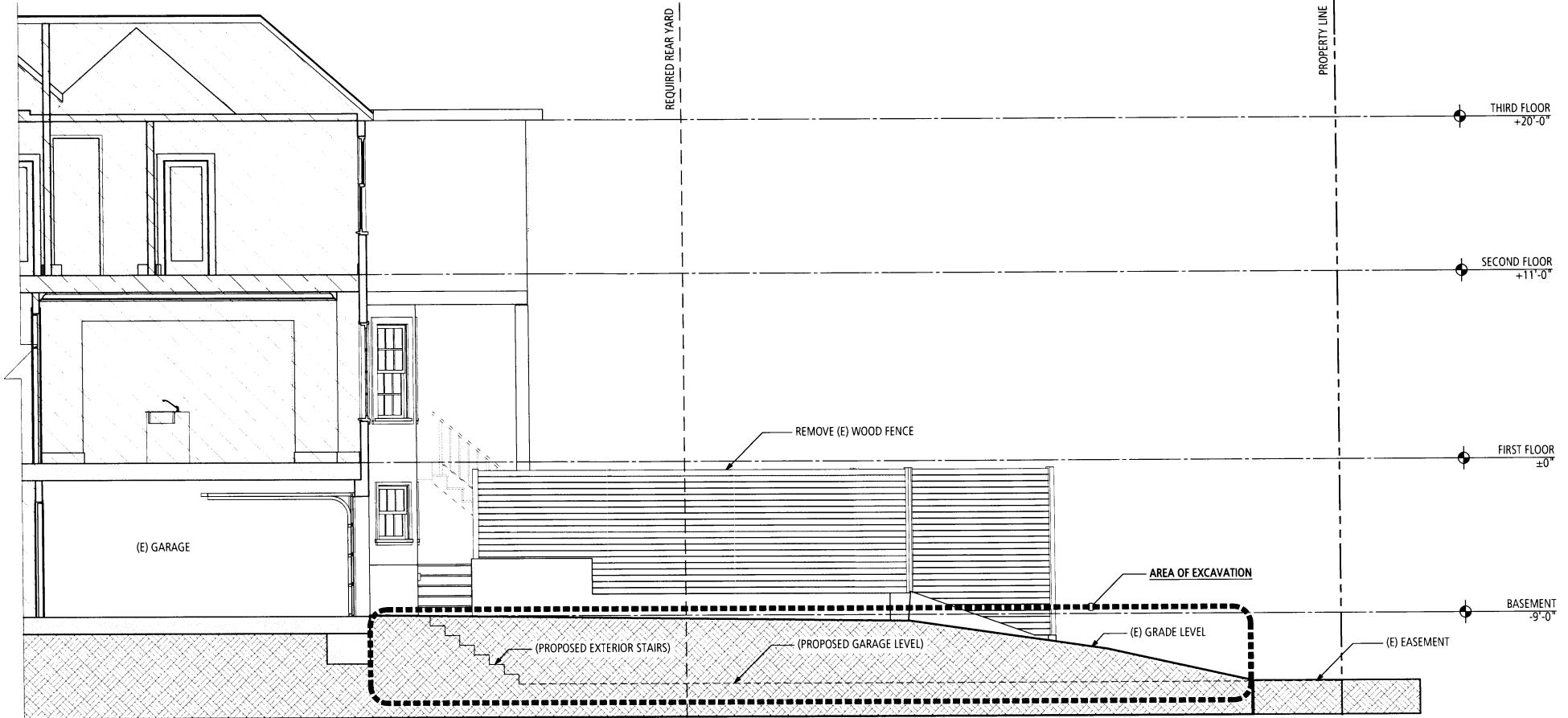
EXISTING EXTERIOR ELEVATIONS
A3.00
PROJECT NO. 2012.07
COPYRIGHT © 2012 BY LAWSON WILLARD ARCHITECTURE



1
A3.01

EXISTING SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"



2
A3.01

EXISTING LONGITUDINAL BUILDING SECTION

1/4" = 1'-0"



C. LAWSON WILLARD License No. C 26756

Davis Residence

60 27th Avenue
San Francisco, CA 94121

REV. ISSUED FOR: DATE:
VARIANCE SUBMITTAL 08-05-2015

EXISTING
EXTERIOR
ELEVATION AND
BUILDING
SECTION

A3.01

PROJECT NO. 2012.07
COPYRIGHT © 2012 BY LAWSON WILLARD ARCHITECTURE



Davis Residence

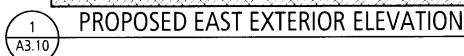
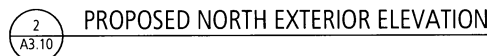
60 27th Avenue
San Francisco, CA 94121

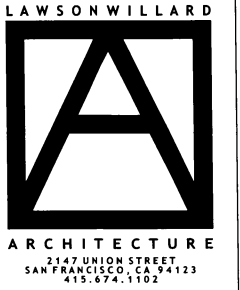
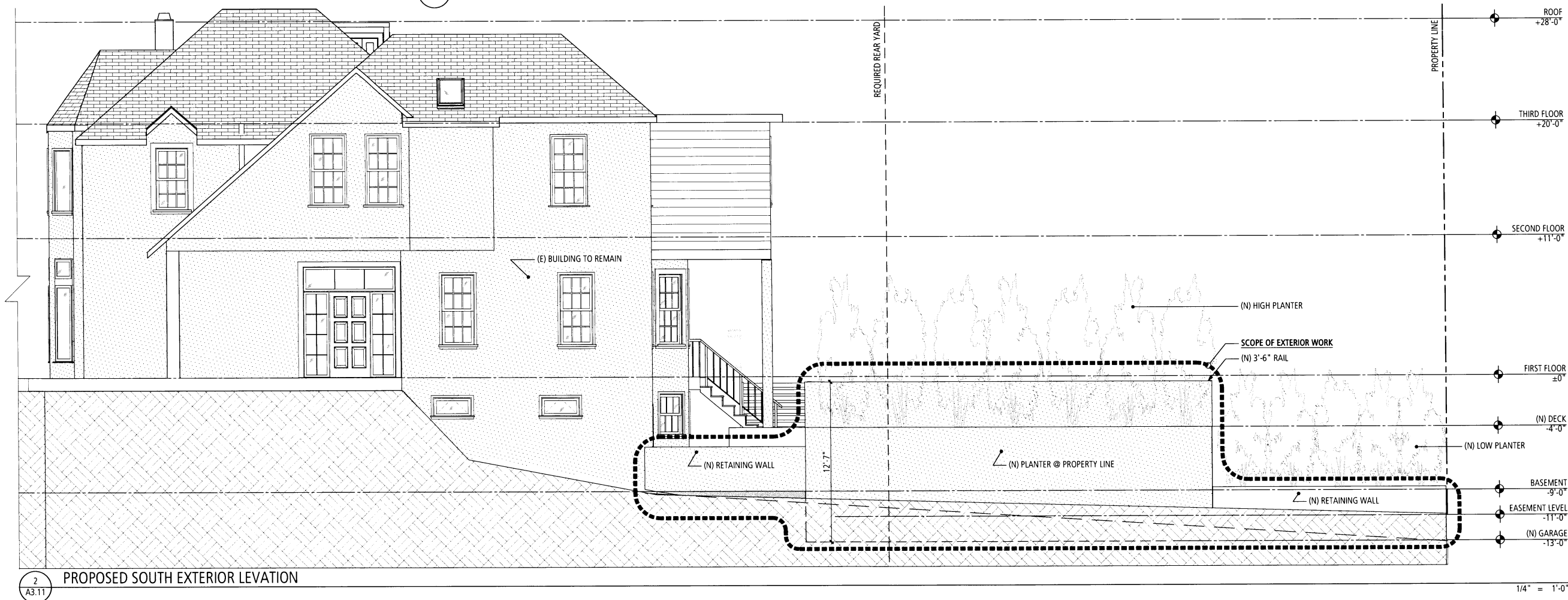
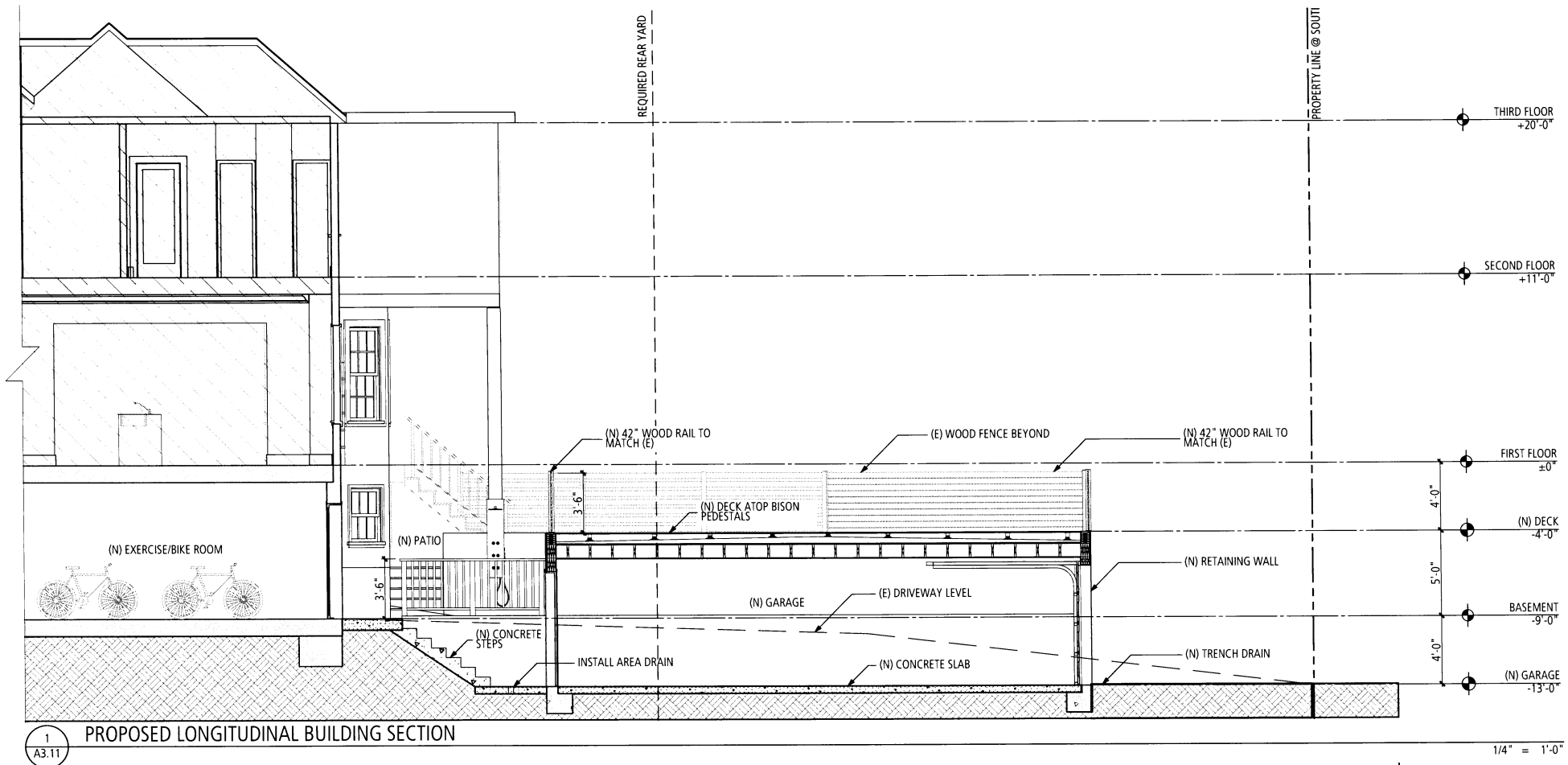
[illegible]

PROPOSED EXTERIOR ELEVATIONS

A3.10

PROJECT NO.	2012.07
-------------	---------


$$\overline{1/4'' = 1'-0''}$$



C. LAWSON WILLARD License No. C 26756

Davis Residence

60 27th Avenue
San Francisco, CA 94121

REV.	ISSUED FOR:	DATE:
	VARIANCE SUBMITTAL	08-05-2015

PROPOSED
EXTERIOR
ELEVATION AND
BUILDING
SECTION
A3.11
PROJECT NO. 2012.07
COPYRIGHT © 2012 BY LAWSON WILLARD ARCHITECTURE