



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: **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: 579 Elizabeth Street	Case No.: 2015-014154VAR
Cross Street(s): Castro & Noe Streets	Building Permit: 2015.10.07.9084
Block / Lot No.: 2015.10.07.9087	Applicant/Agent: Jennifer Romney
Zoning District(s): RH-2 / 40-X	Telephone: 4152056069
Area Plan: None	E-Mail: jrromney@me.com

PROJECT DESCRIPTION

The proposal is to replace and enlarge the existing three-story stair and deck at the rear of the single-family residence.

Per Planning Code Section 134, the subject property requires a rear yard of 51 feet, 4 inches. The existing building and stair currently encroaches 13 feet into the required rear yard setback. The proposed building and stair will encroach 18 feet and 6 inches into the required rear yard setback.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Natalia Kwiatkowska** Telephone: **415-575-9185** Mail: Natalia.Kwiatkowska@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/2015-014154VAR.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.

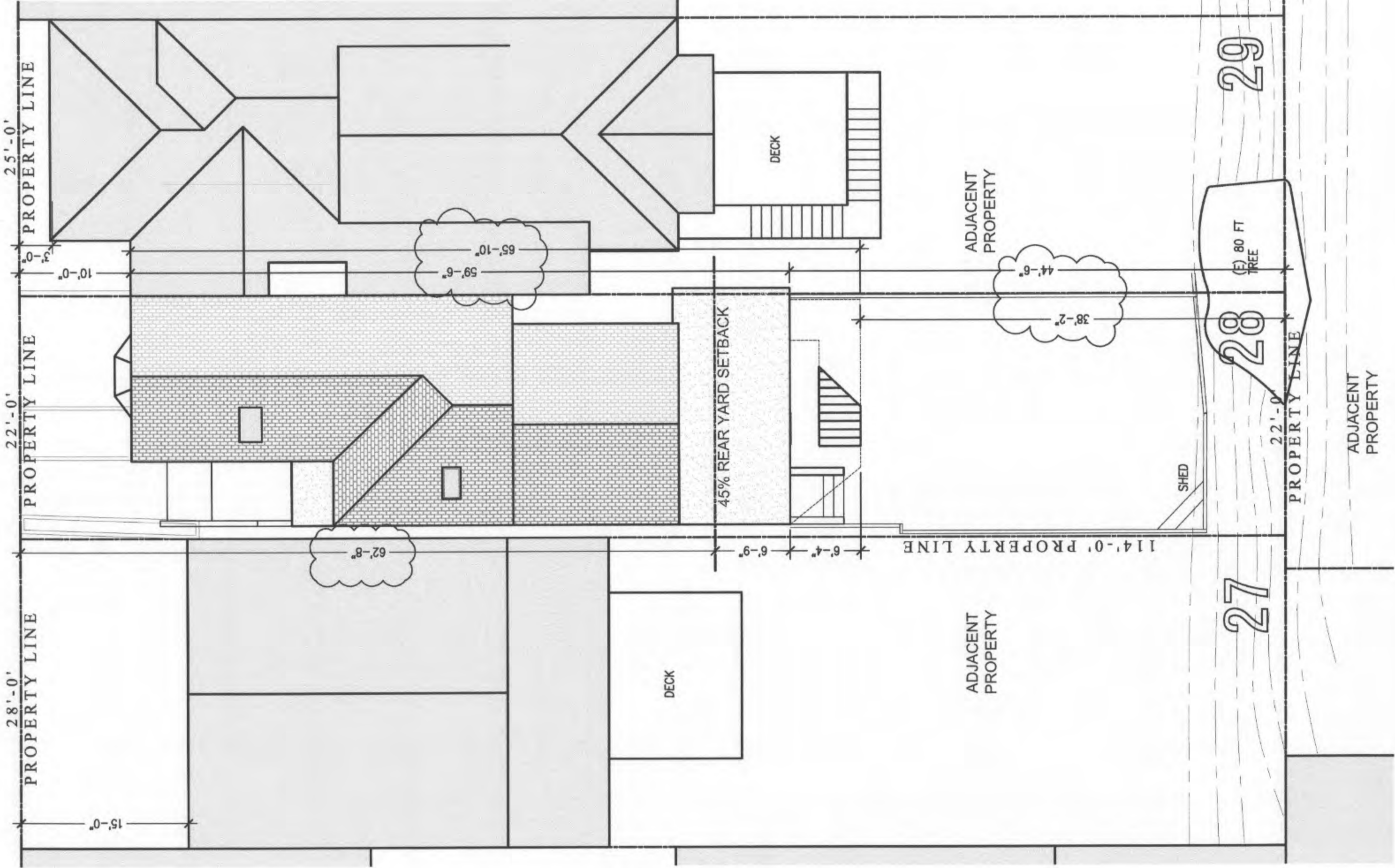
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



28'-0"
PROPERTY LINE

22'-0"
PROPERTY LINE

25'-0"
PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

DECK

45% REAR YARD SETBACK

DECK

ADJACENT
PROPERTY

ADJACENT
PROPERTY

ADJACENT
PROPERTY

27

28

29

SHED

(E) 80 FT
TREE

114'-0" PROPERTY LINE

PROPERTY LINE

10'-0"

10'-0"

62'-8"

59'-6"

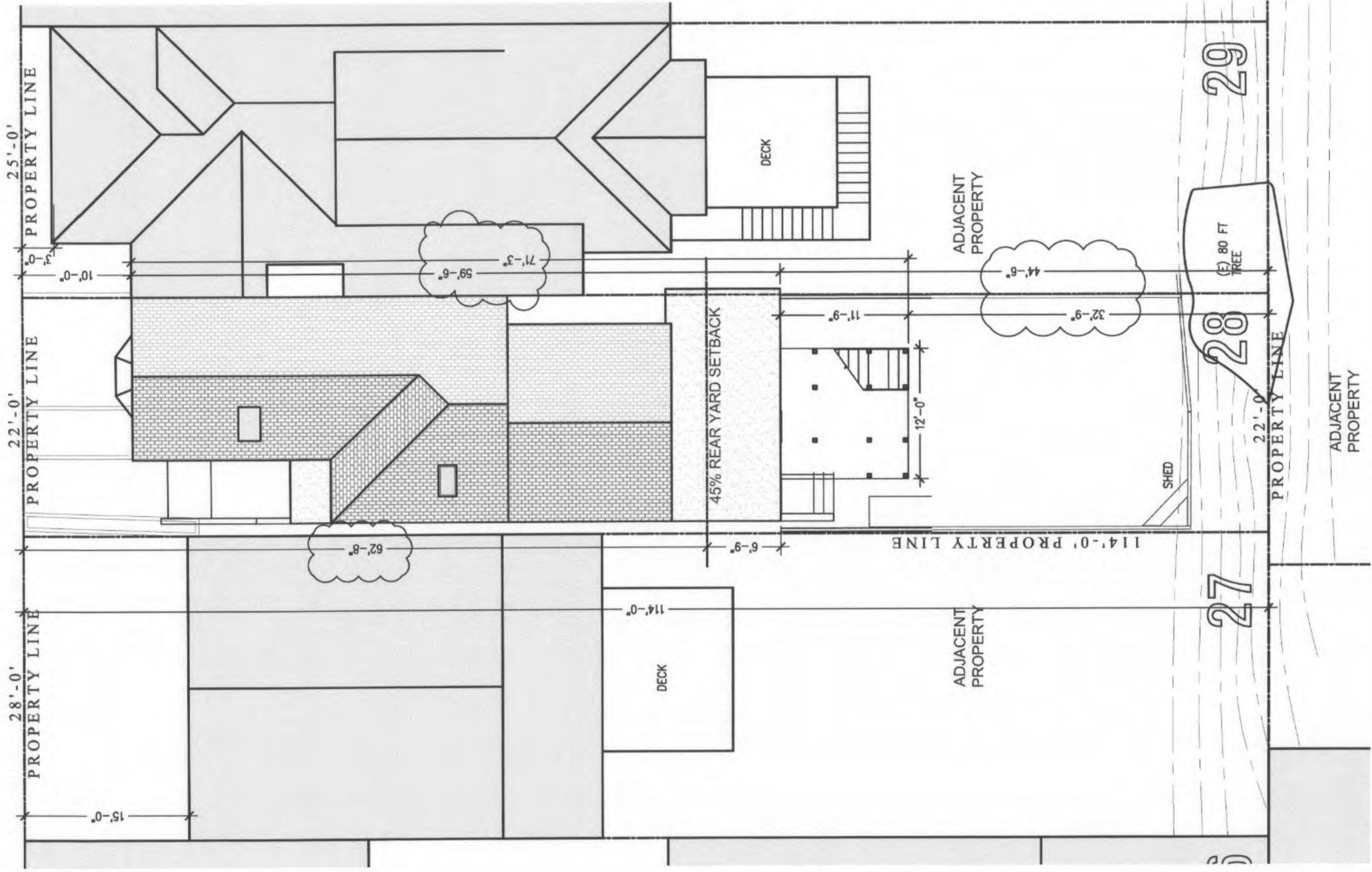
65'-10"

6'-9"

6'-4"

44'-6"

38'-2"



28'-0"
PROPERTY LINE

22'-0"
PROPERTY LINE

25'-0"
PROPERTY LINE

62'-8"

71'-3"
59'-6"

114'-0"
DECK

DECK

45% REAR YARD SETBACK

DECK

114'-0" PROPERTY LINE

ADJACENT
PROPERTY

ADJACENT
PROPERTY

SHED

27

28

29

(E) 80 FT
TREE

22'-0"

PROPERTY LINE

ADJACENT
PROPERTY



ADJACENT HOUSE TO WEST

SUBJECT PROPERTY

ADJACENT HOUSE TO EAST

EXISTING REAR ELEVATION
SCALE: 1/4" = 1' - 0"

HOT/COLD
HOSE BIBBS

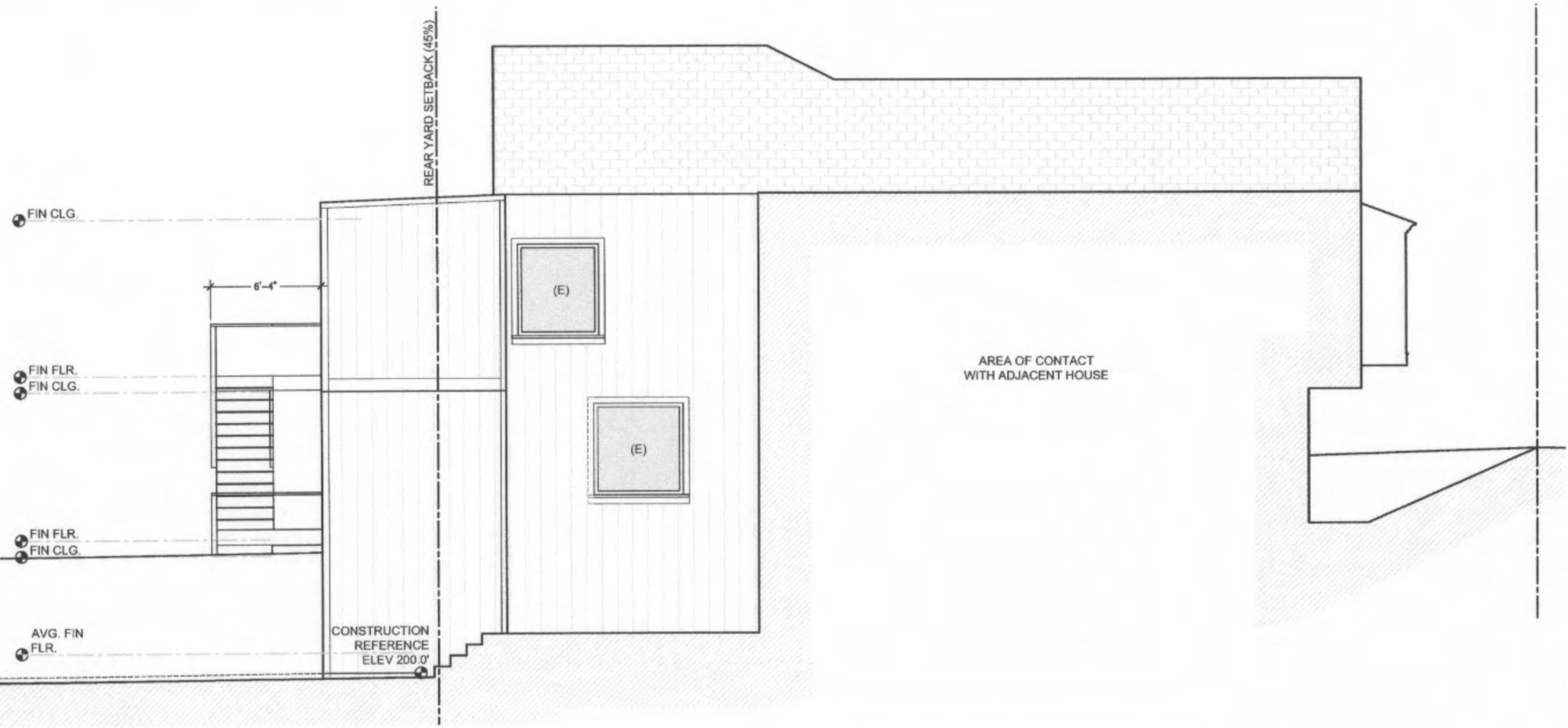


ADJACENT HOUSE TO WEST

SUBJECT PROPERTY

ADJACENT HOUSE TO EAST

PROPOSED REAR ELEVATION
SCALE: 1/4" = 1' - 0"



FIN CLG.

6'-4"

FIN FLR.
FIN CLG.

FIN FLR.
FIN CLG.

AVG. FIN
FLR.

CONSTRUCTION
REFERENCE
ELEV 200.0'

(E)

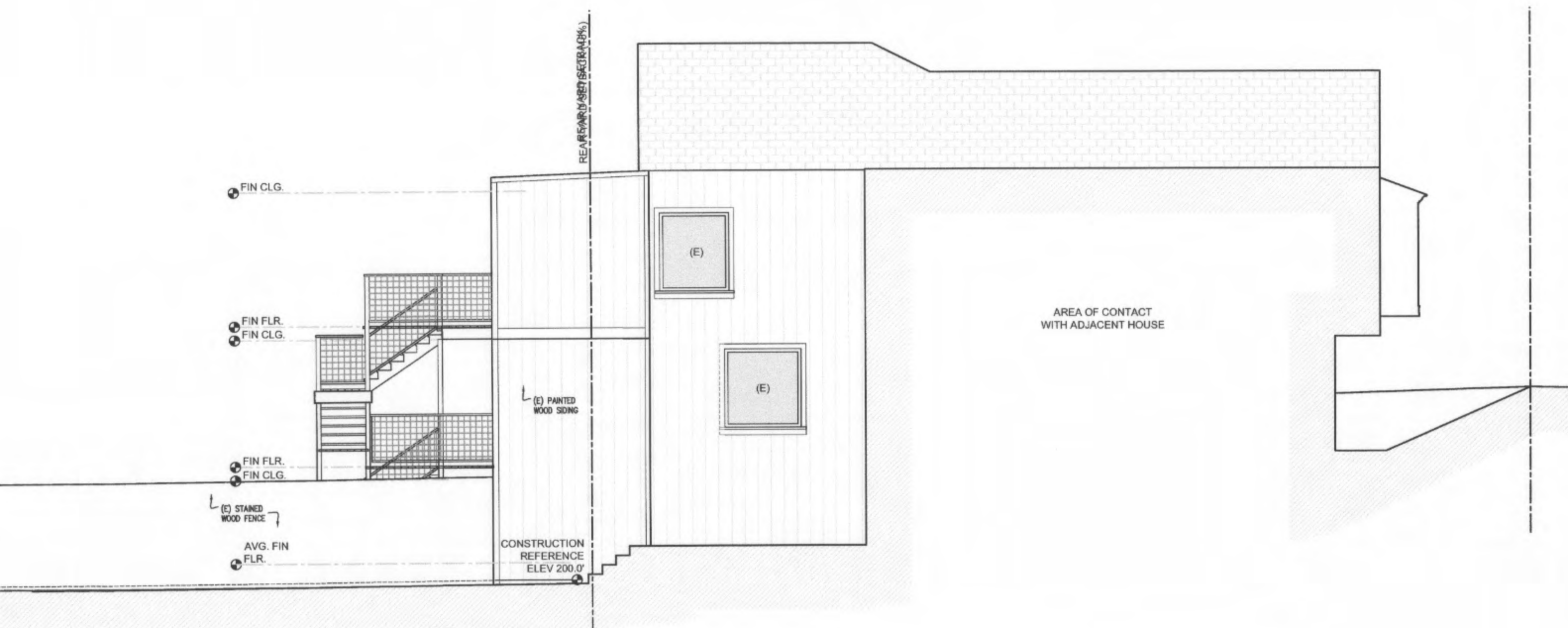
(E)

AREA OF CONTACT
WITH ADJACENT HOUSE

1) EXISTING EAST ELEVATION
SCALE: 1/4" = 1' - 0"

i

i



2) PROPOSED EAST ELEVATION
SCALE: 1/4" = 1' - 0"