



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.
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San Francisco,
CA 94103-2479

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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, July 27, 2016**
 Time: **9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance(Reary Yard, Open Space & Exposure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 215-217 Dore Street	Case No.: 2015-015799VAR
Cross Street(s): Harrison and Bryant Streets	Building Permit: N/A
Block / Lot No.: 3525/035	Applicant/Agent: Michael Rudman
Zoning District(s): RED (South of Market Residential Enclave)	Telephone: 4152358728
Area Plan: SOMA, WSOMA (EN)	E-Mail: mfralso@yahoo.com

PROJECT DESCRIPTION

The proposal includes the conversion of a rear shed storage structure into a new dwelling unit.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 21'-3" feet. The subject property does not currently comply with the rear yard requirement as the lot is developed with two buildings, one residential building in the front and a shed structure in the rear. The proposed dwelling unit in the rear will provide approximately 11'-5" feet of rear yard for both dwelling units; therefore, a rear yard variance is required.

SECTION 135 OF THE PLANNING CODE requires **80** square feet of useable open space per unit. The proposed dwelling unit will not provide usable open space that meets the requirements of the Planning Code; therefore, a usable open space variance is required.

SECTION 140 OF PLANNING CODE requires that at least one room of all dwelling units face onto a public street, Code-complying rear yard or other open area that meets minimum requirements for area and horizontal dimensions. The new rear dwelling unit will not provide code-complying exposure as it is not fronting a code-complying rear yard nor qualifying open area; therefore, an exposure variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Esmeralda Jardines** Telephone: **415-575-9144** Mail: Esmeralda.Jardines@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-panning.org/ftp/files/notice/2015-015799VAR>

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

There is no associated Building Permit Application with this Variance request.

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

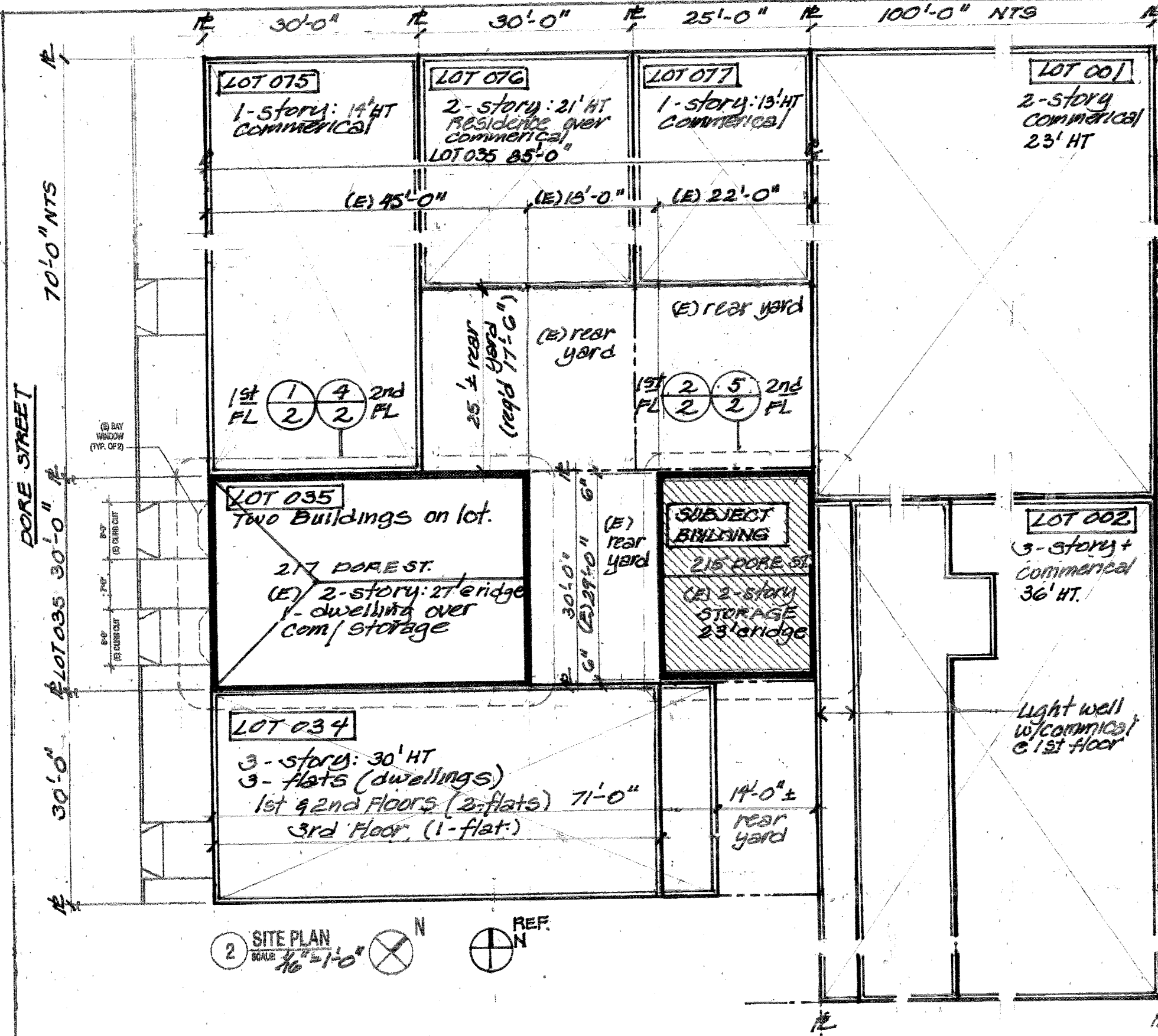
The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification 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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HARRISON



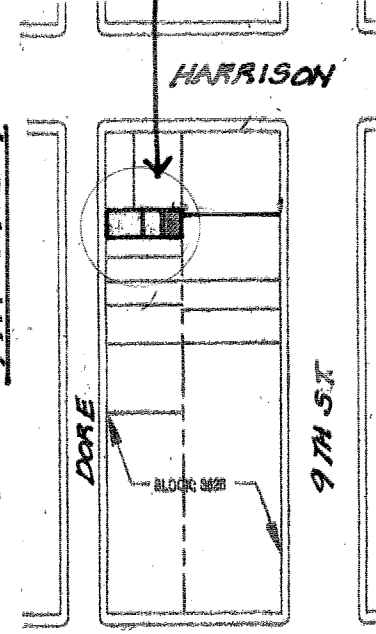
PROJECT:
 REQUESTING APPROVAL FOR CHANGE OF USE TO AN EXISTING REAR YARD STORAGE BUILDING TO ONE NEW SINGLE FAMILY RESIDENTIAL DWELLING UNIT FOR 215 DORE STREET.
 THE BUILDING DEPARTMENT HAS APPROVED EGRESS THROUGH 217 DORE'S EXISTING GARAGE PERMIT NO. 2015.1014.9654.

EXISTING BUILDING DESCRIPTION:

215 DORE:
 TWO STORY
 EXISTING STORAGE EA. FL
 TYPE V A CONSTRUCTION
 EXISTING GROSS AREA 638 S.F./FL =
 TOTAL 1276 S.F. (NO AREA CHANGE)

217 DORE:
 TWO STORY
 TYPE V CONSTRUCTION
 1ST FL: EXISTING GARAGE/STORAGE
 OF 430 NET S.F. WITH GROSS
 OF 1350 S.F. FOR THIS FLOOR.
 2ND FL: EXISTING SINGLE RESIDENCE
 WITH 1350 S.F.
 EXISTING GROSS AREA 1350 S.F./FL=
 TOTAL 2700 S.F. (NO AREA CHANGE)

Block 3525 Lot 035
 Rear yard
 building
 215 DORE St.

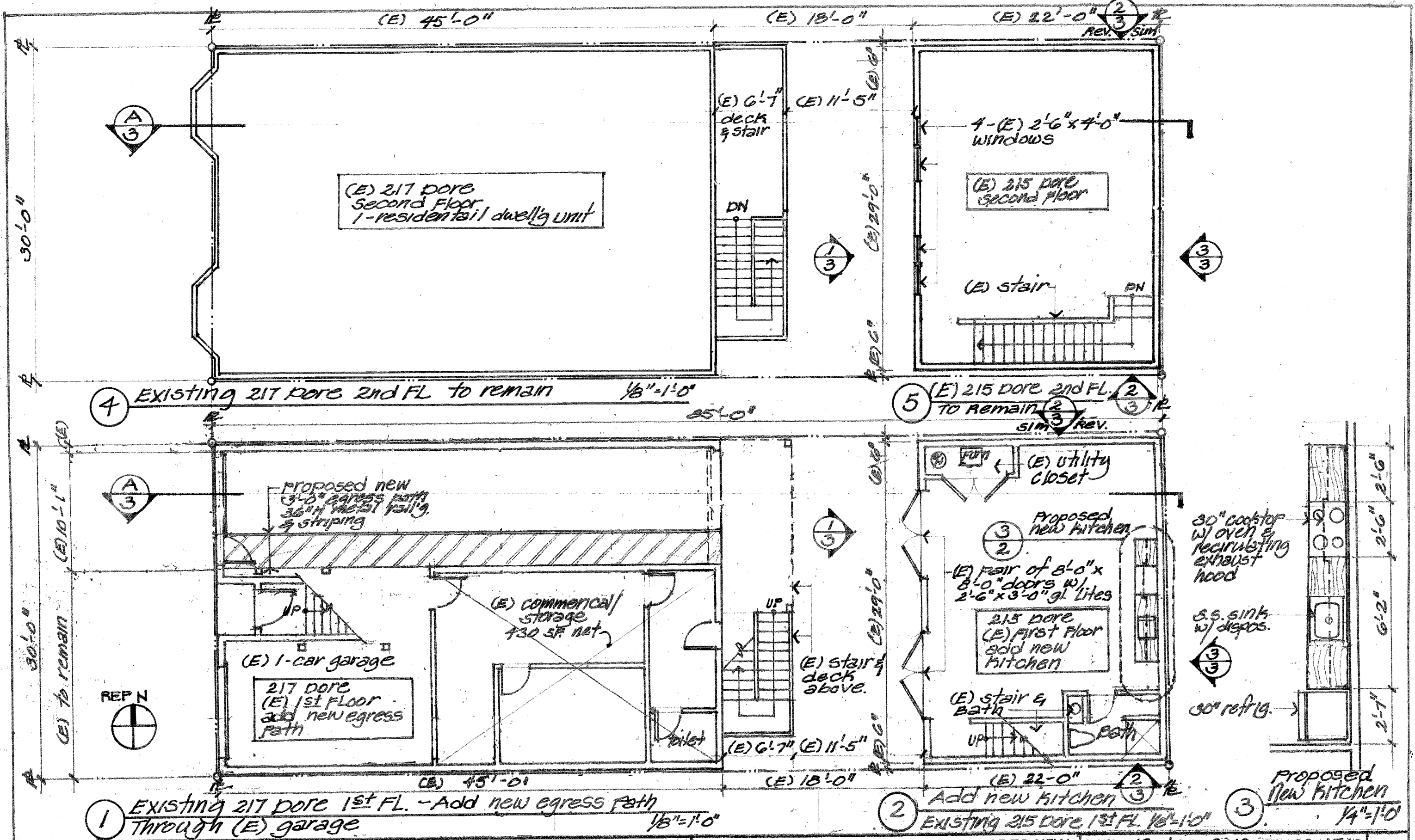


DRAWING INDEX:

- SHT. 1 PROJECT AND EXISTING BUILDING DESCRIPTION LOCATION MAP & SITE PLAN.
- SHT. 2 EXISTING BUILDING PLANS 215 DORE WITH PROPOSED KITCHEN AREA. 217 DORE WITH PROPOSED EGRESS PLAN.
- SHT. 3 215 DORE EXTERIOR ELEVATIONS. 215-217 DORE BUILDING SECTIONS.

2 SITE PLAN
 SCALE: 1/16" = 1'-0"
 REF. N

ARCHITECT-PLANNER: GREGORY MAL CHOY 1625 STANFORD ST. CONCORD, CA 94519 (925) 682-7003	OWNER: MICHAEL RUDMAN P.O. BOX 410411 SAN FRANCISCO, CA 94141 (415) 235-8728	CHANGE EXISTING STORAGE BUILDING USE TO NEW RESIDENTIAL DWELLING UNIT FOR 215 DORE STREET SAN FRANCISCO, CA 94103 PARCEL 3525 LOT 035	DATE 18 Jan 2016 NO. C2015.10	1
			REVISION	

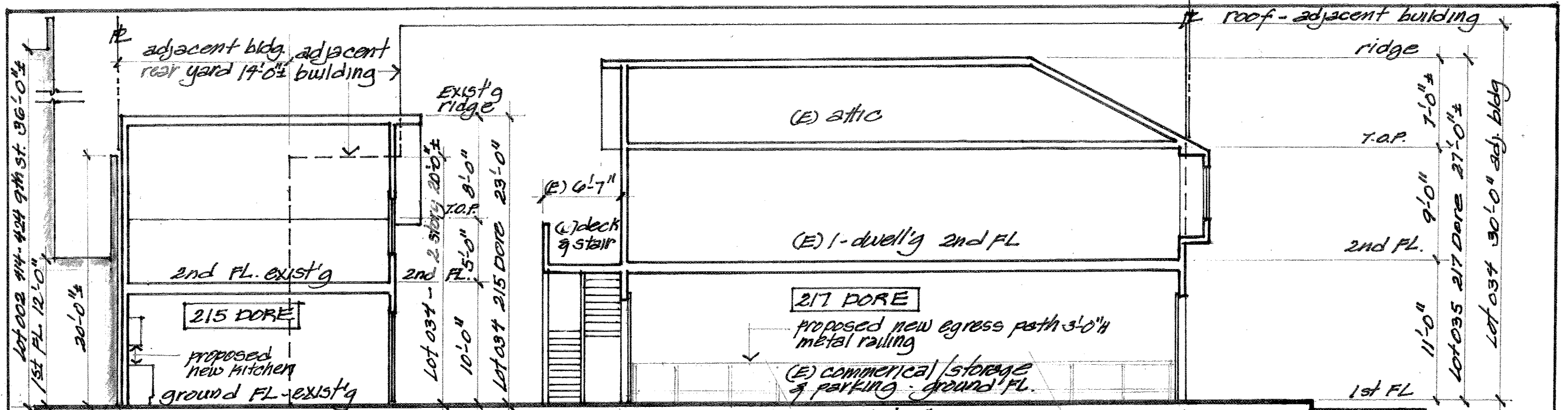


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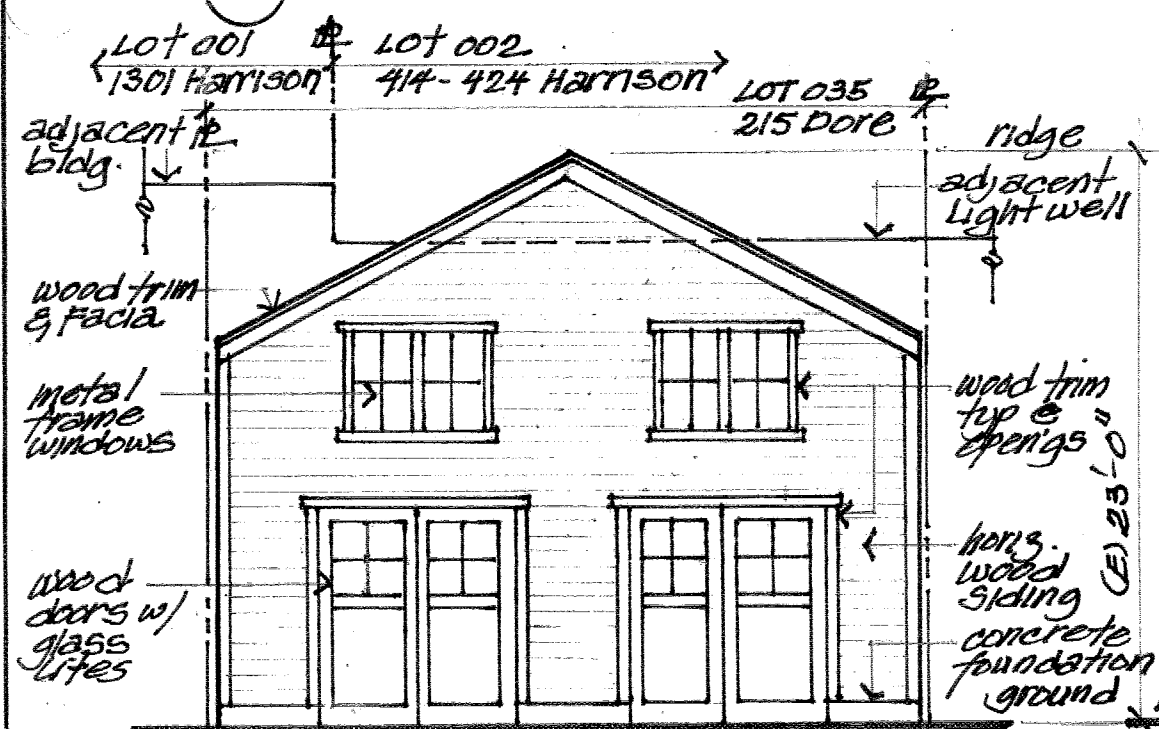
OWNER: MICHAEL RUDMAN
 P.O. BOX 410411 SAN FRANCISCO, CA 94141
 (415) 235-8728

CHANGE EXISTING STORAGE BUILDING USE TO NEW
 RESIDENTIAL DWELLING UNIT FOR 215 DORE STREET
 SAN FRANCISCO, CA 94103 PARCEL 3525 LOT 035

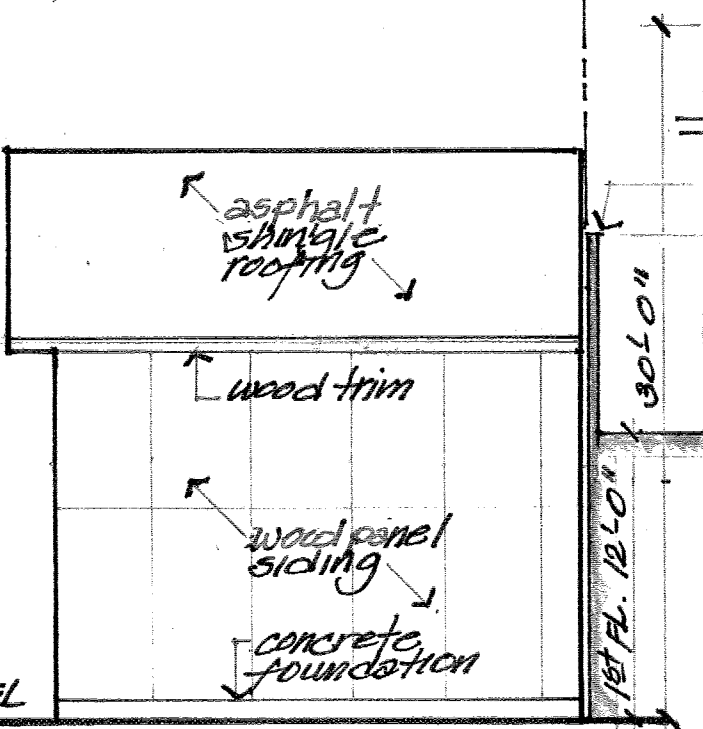
DATE 18 Jan 2016 NO. C2015.10
 REVISION DATE



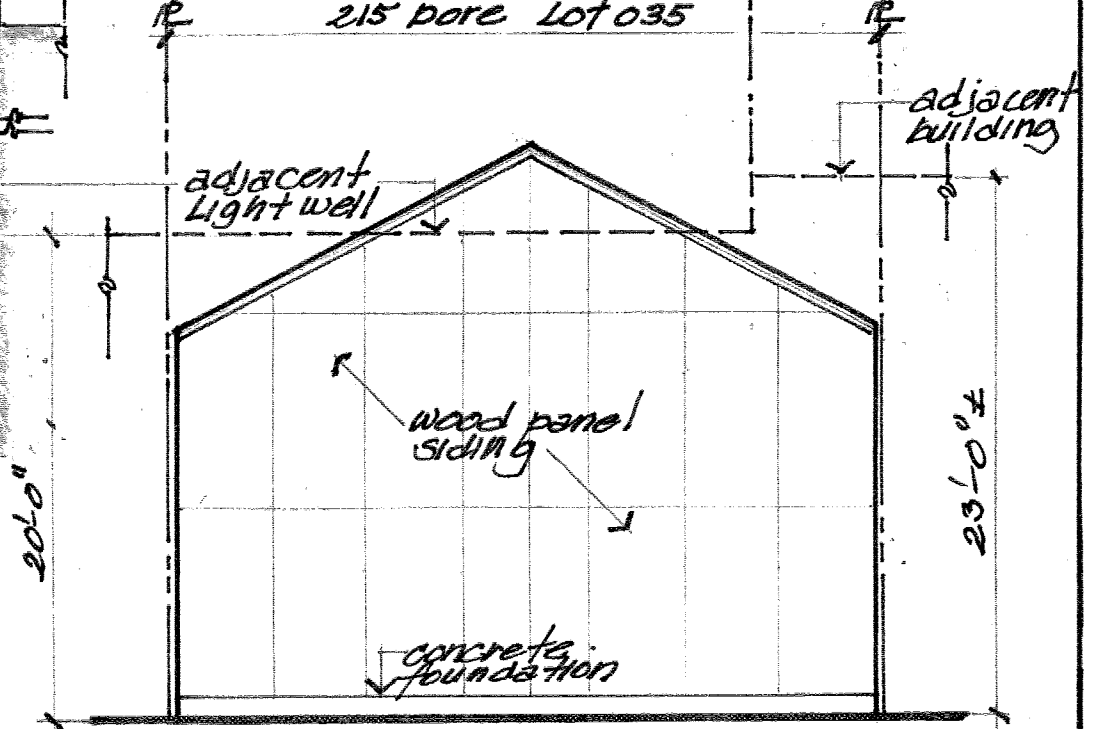
(E) 22'-0" Section through (E) 215 and 217 Dore (E) 18'-0" (E) 45'-0" 1/8"=1'-0" Lot 035 Lot 002 Lot 002 Lot 001



1 Exist Front Elevation - West



2 Existing side Elevation - South (North similar)



3 Existing Rear Elevation - East

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