



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

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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 22, 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: 722 Prague Street	Case No.: 2016-007554VAR
Cross Street(s): Rolph Street	Building Permit: N/A
Block / Lot No.: 6442/008	Applicant/Agent: LeAndre Davis
Zoning District(s): RH-1(D)/40-X	Telephone: 415-672-6066
Area Plan: N/A	E-Mail: takamigroup@gmail.com

PROJECT DESCRIPTION

The proposal is to enlarge an existing rear garage into a living space.

Per Section 134 of the Planning Code, the subject property is required to maintain a rear yard of 25 feet. The existing garage is located entirely within the required rear yard; therefore, the proposed conversion to residential use and enlargement require a variance from the rear yard requirement.

Per Section 133 of the Planning Code, the subject property is required to maintain a side yard of 5 feet. The existing garage is located partially within the side yard; therefore, the proposed conversion to residential use and enlargement require a variance from the side yard requirement.

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/2016-007554VAR.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. **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.

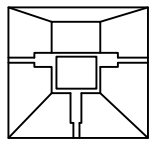
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

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Para información en Español llamar al: 558.6378

REVISIONS	BY

TAKAMI ENGINEERING GROUP, INC.
 1041A Folger Avenue
 Berkeley, Ca 94710
 510.549.0440
 www.takamigroup.com



PROJECT:

NON-CONFORMING GARAGE CONVERSION TO ADDITIONAL LIVING SPACE- VARIANCE APPLICATION FOR:

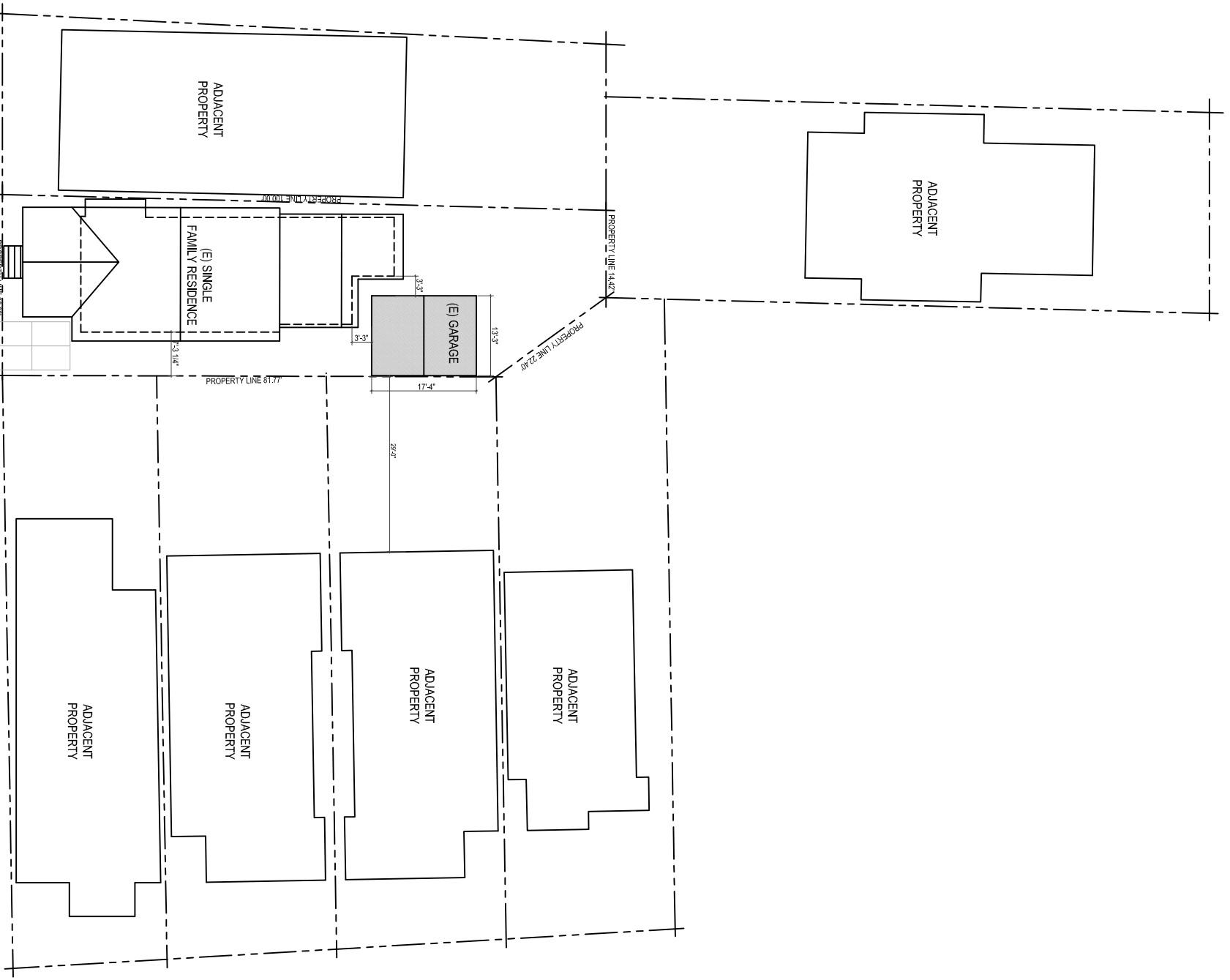
Linda Gayle
 722 Prague Street
 San Francisco, CA 94112
 APN: 64421008

SHEET TITLE:

EXISTING SITE PLAN

DATE: MAY 15, 2016
 SCALE: 3/32"=1'-0"
 DRAWN: L. DAVIS
 CHECKED: H. HOWELL
 JOB: 5774

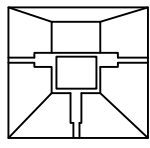
SHEET **A1.0**
 OF 9 SHEETS



1 (E) SITE PLAN
 722 PRAQUE STREET SAN FRANCISCO, CA 94112
 SCALE: 3/32" = 1'-0"

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PROJECT:

NON-CONFORMING GARAGE CONVERSION TO ADDITIONAL LIVING SPACE- VARIANCE APPLICATION FOR:

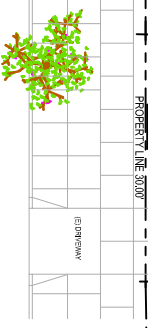
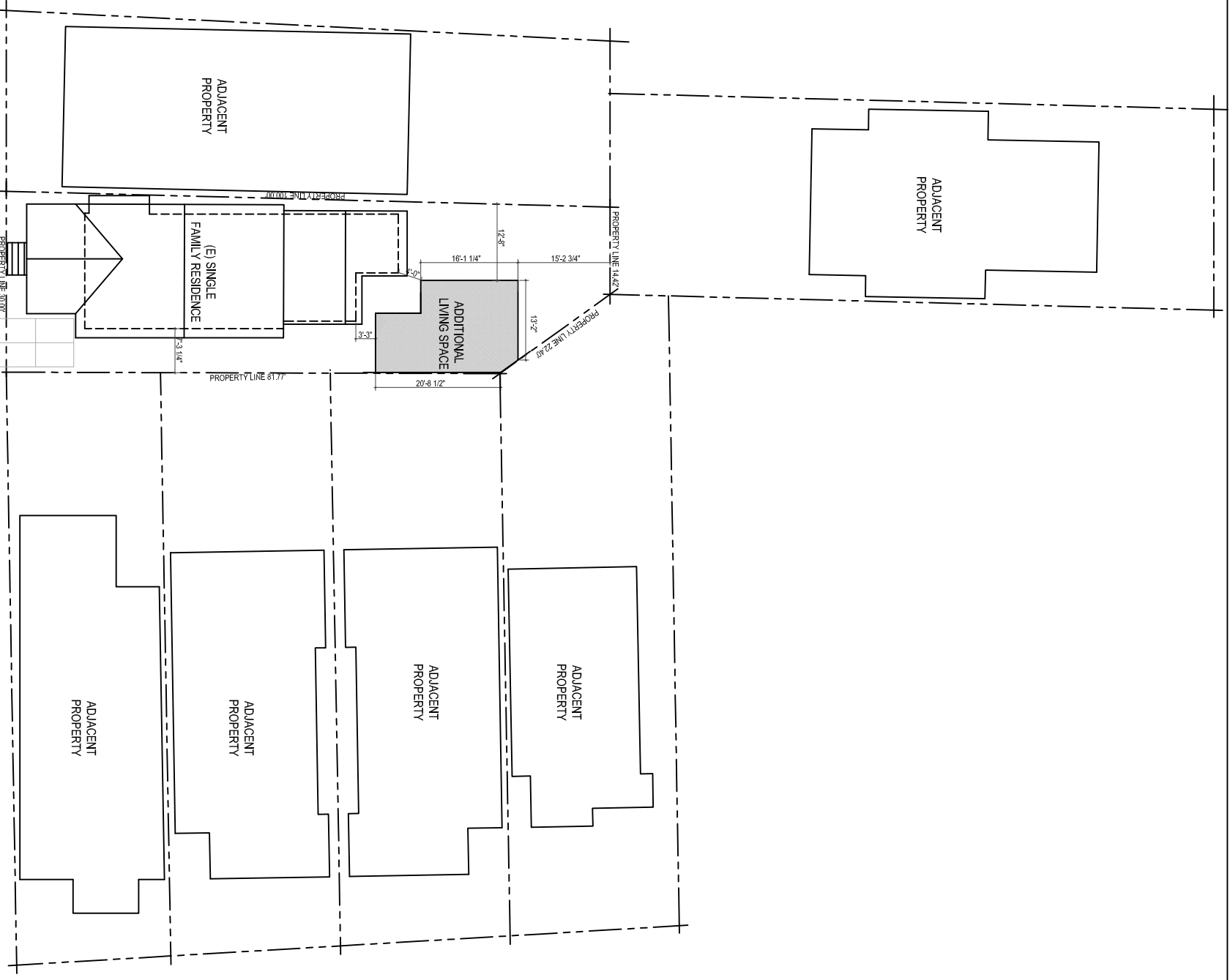
Linda Gayle
 722 Prague Street
 San Francisco, CA 94112
 APN: 64421008

SHEET TITLE:

PROPOSED SITE PLAN

DATE: MAY 15, 2016
 SCALE: 3/32"=1'-0"
 DRAWN: L. DAVIS
 CHECKED: H. HOWELL
 JOB: 5774

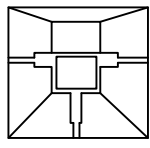
SHEET **A1.1**
 OF **9** SHEETS



(N) SITE PLAN
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 3/32"=1'-0"

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PROJECT:

NON-CONFORMING GARAGE CONVERSION TO ADDITIONAL LIVING SPACE- VARIANCE APPLICATION FOR:

Linda Gayle
 722 Prague Street
 San Francisco, CA 94112
 APN: 64421008

SHEET TITLE:
 EXISTING AND PROPOSED LANDSCAPE PLANS

DATE: MAY 15, 2016
 SCALE: 1/4"=1'-0"
 DRAWN: L. DAVIS
 CHECKED: H. HOWELL
 JOB: 5774

SHEET **A1.2**
 OF 9 SHEETS

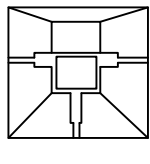


1 (E) SITE LANDSCAPE PLAN
 722 PRAGUE STREET SAN FRANCISCO CA 94112
 SCALE: 1/8" = 1'-0"

2 PROPOSED SITE LANDSCAPE PLAN
 722 PRAGUE STREET SAN FRANCISCO CA 94112
 SCALE: 1/8" = 1'-0"

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PROJECT:

NON-CONFORMING GARAGE CONVERSION TO ADDITIONAL LIVING SPACE- VARIANCE APPLICATION FOR:

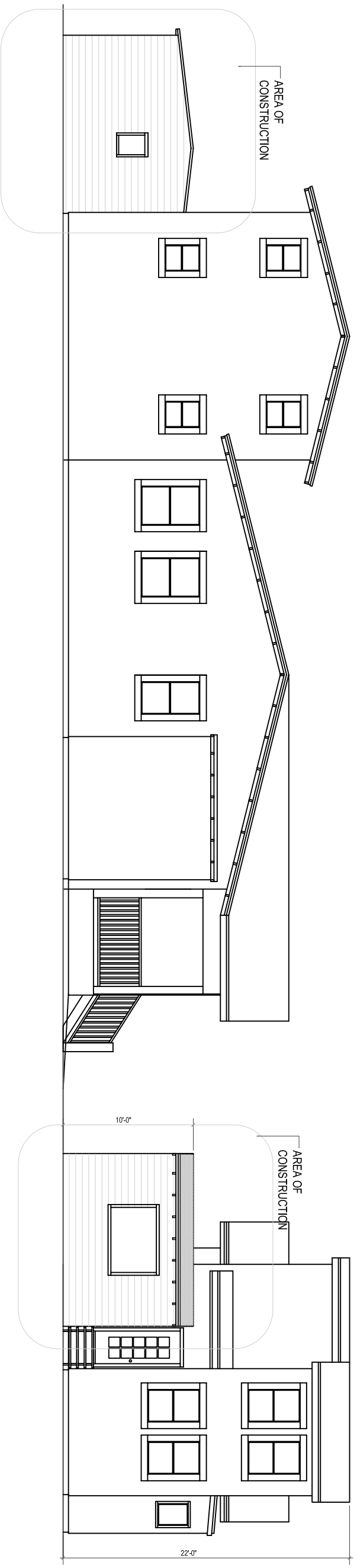
Linda Gayle
 722 Prague Street
 San Francisco, CA 94112
 APN: 64421008

SHEET TITLE:

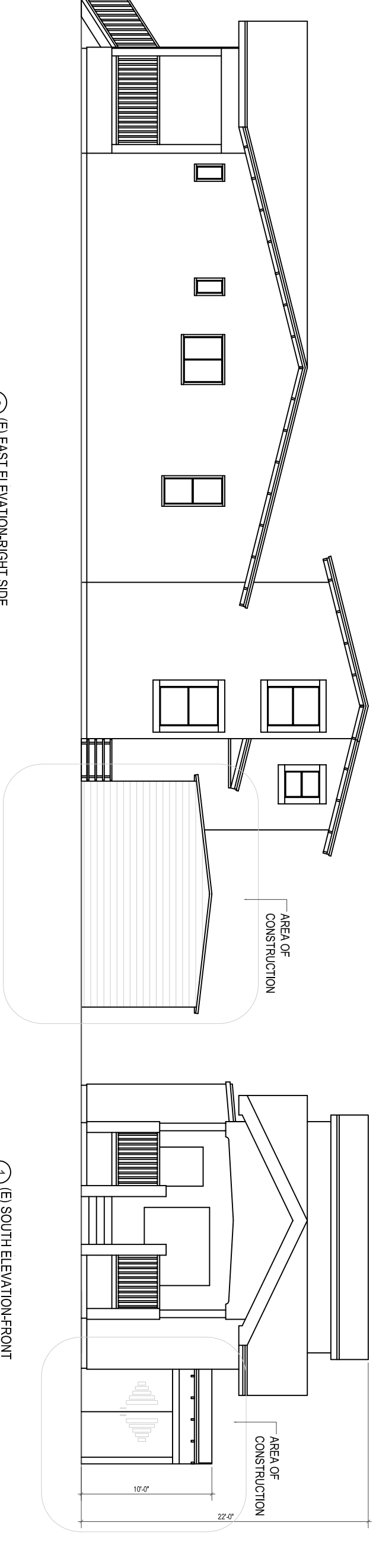
PROPOSED EXTERIOR ELEVATIONS

DATE: MAY 15, 2016
 SCALE: 1/4" = 1'-0"
 DRAWN: L. DAVIS
 CHECKED: H. HOWELL
 JOB: 5774

SHEET **A1.4**
 OF 9 SHEETS



4 (E) WEST ELEVATION-LEFT SIDE
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 1/4" = 1'-0"



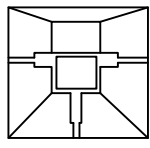
2 (E) NORTH ELEVATION-REAR
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 1/4" = 1'-0"

3 (E) EAST ELEVATION-RIGHT SIDE
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 1/4" = 1'-0"

1 (E) SOUTH ELEVATION-FRONT
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 1/4" = 1'-0"

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PROJECT:

NON-CONFORMING GARAGE CONVERSION TO ADDITIONAL LIVING SPACE-VARIANCE APPLICATION FOR:

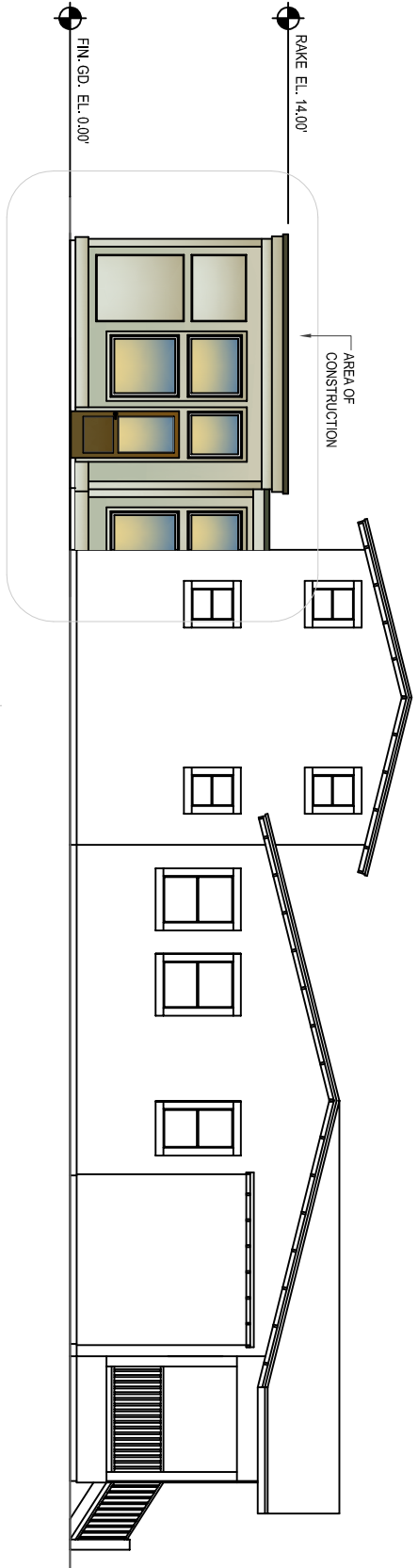
Linda Gayle
 722 Prague Street
 San Francisco, CA 94112
 APN: 64421008

SHEET TITLE:

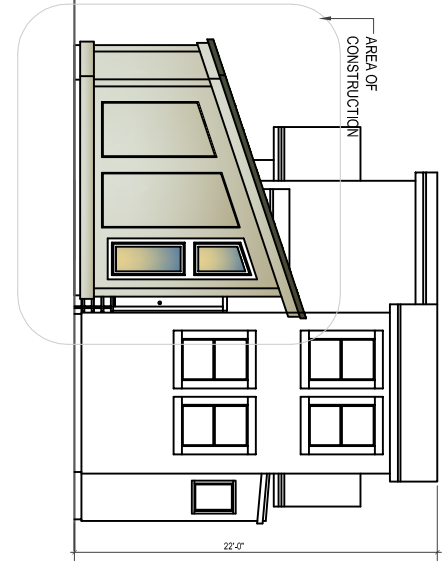
PROPOSED EXTERIOR ELEVATIONS

DATE: MAY 15, 2016
 SCALE: 3/16"=1'-0"
 DRAWN: L. DAVIS
 CHECKED: H. HOWELL
 JOB#: 5774

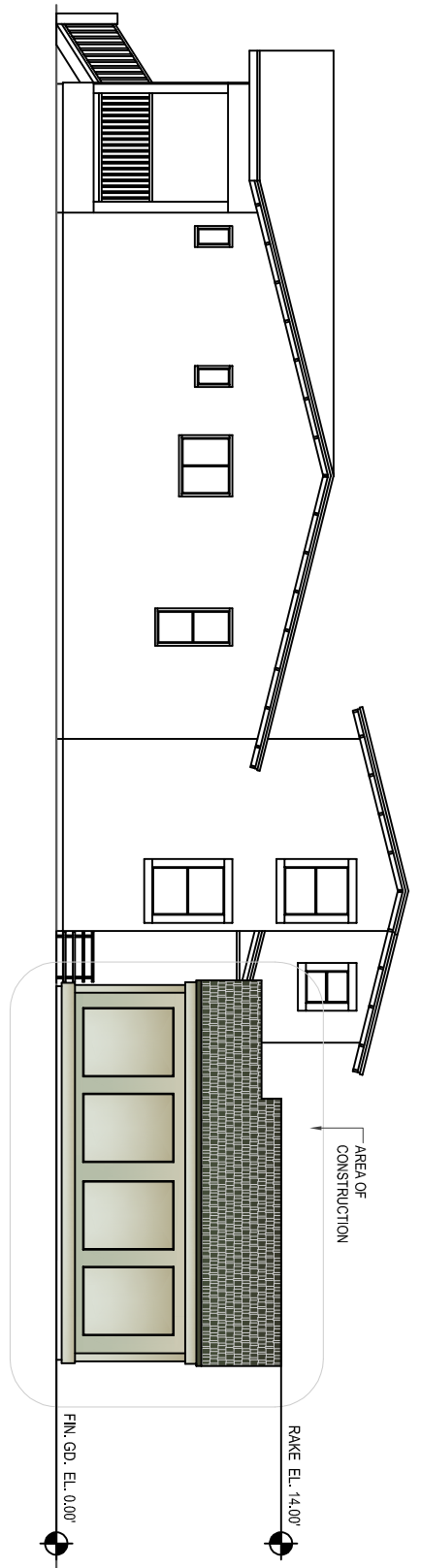
SHEET
A1.5
 OF 9 SHEETS



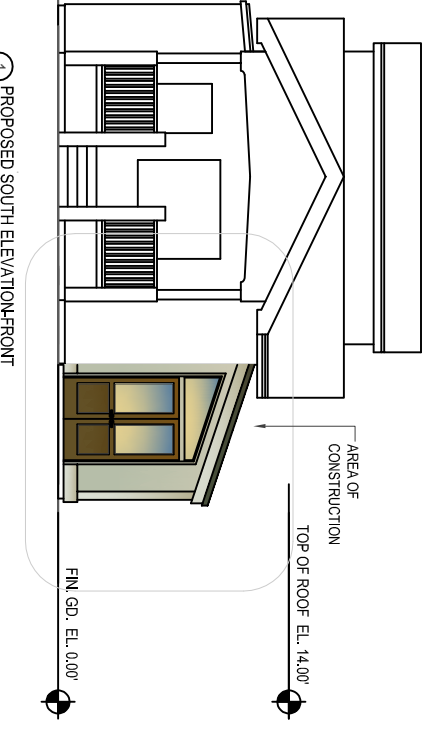
4 PROPOSED WEST ELEVATION-LEFT SIDE
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 3/16" = 1'-0"



2 PROPOSED NORTH ELEVATION-REAR
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 3/16" = 1'-0"



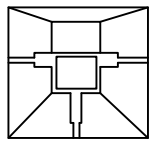
3 PROPOSED EAST ELEVATION-RIGHT SIDE
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION-FRONT
 722 PRAGUE STREET SAN FRANCISCO, CA 94112
 SCALE: 3/16" = 1'-0"

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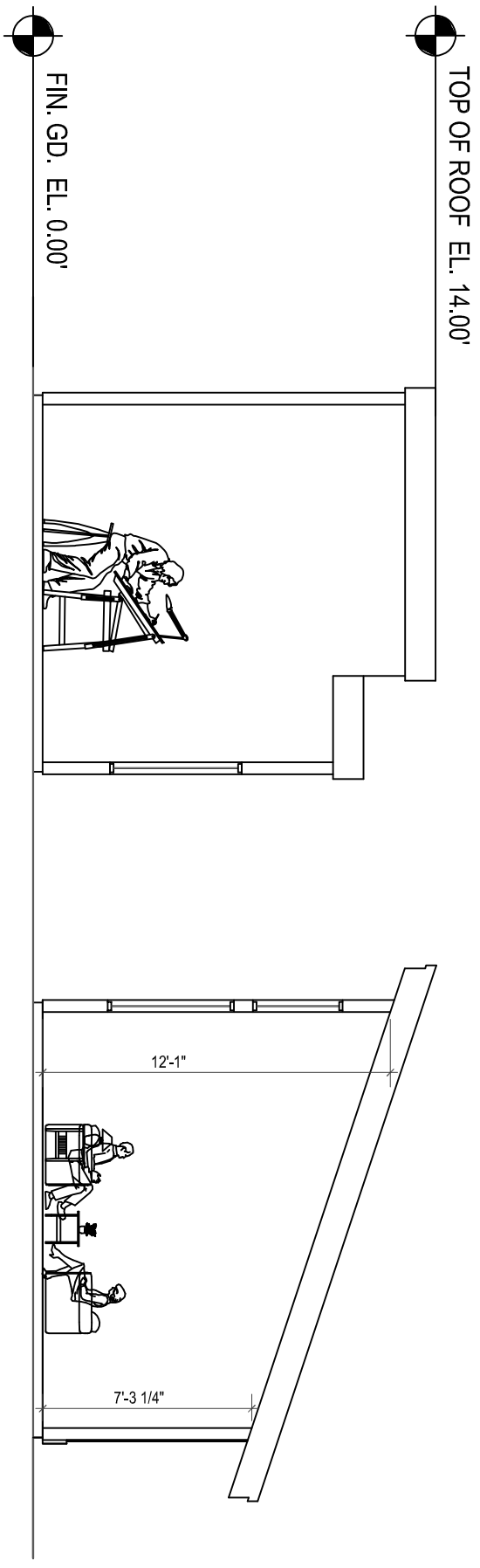
NON-CONFORMING GARAGE CONVERSION TO ADDITIONAL LIVING SPACE- VARIANCE APPLICATION FOR:

Linda Gayle
 722 Prague Street
 San Francisco, CA 94112
 APN: 6442/008

SHEET TITLE:

PROPOSED BUILDING SECTIONS

DATE: MAY 15, 2016
 SCALE: 3/8" = 1'-0"
 DRAWN: L. DAVIS
 CHECKED: H. HOWELL
 JOB#: 5774



1 PROPOSED BUILDING SECTIONS
 722 PRAQUE STREET SAN FRANCISCO, CA 94112
 318 SQ. FT.

SCALE: 3/8" = 1'-0"

SHEET
A1.6
 OF 9 SHEETS