SAN FRANCISCO
PLANNING DEPARTMENT

MEMO

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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.

SAN FRANCISCO
PLANNING DEPARTMENT
1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date:	**Wednesday, February 22, 2017**
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:	**51 Beaver Street**	Case No.:	**2016-013615VAR**
Cross Street(s):	**Castro and Noe Streets**	Building Permit:	**NA**
Block /Lot No.:	**3561/046**	Applicant:	**Thomas Tunny**
Zoning District(s):	**RH-2 / 40-X**	Telephone:	**(415) 567-9000**
Area Plan:	**NA**	E-Mail:	**rrybbt@reubenlaw.com**

PROJECT DESCRIPTION

Project proposes to convert an existing 1-story "painter's shed" to habitable space as an accessory to the main dwelling. The structure will not be a separate dwelling unit.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard setback of approximately 47 feet, 8 inches. The existing building extends 17 feet, 11 inches into the rear yard from the rear property line and the conversion from a work shop to residential is considered to be an intensification of the non-complying structure; therefore a variance is required.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: **http://notice.sfplanning.org/2016-013615VAR.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: **Jeff Horn** Telephone: **(415) 575-6925** E-Mail: **jeffrey.horn@sfgov.org**

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.

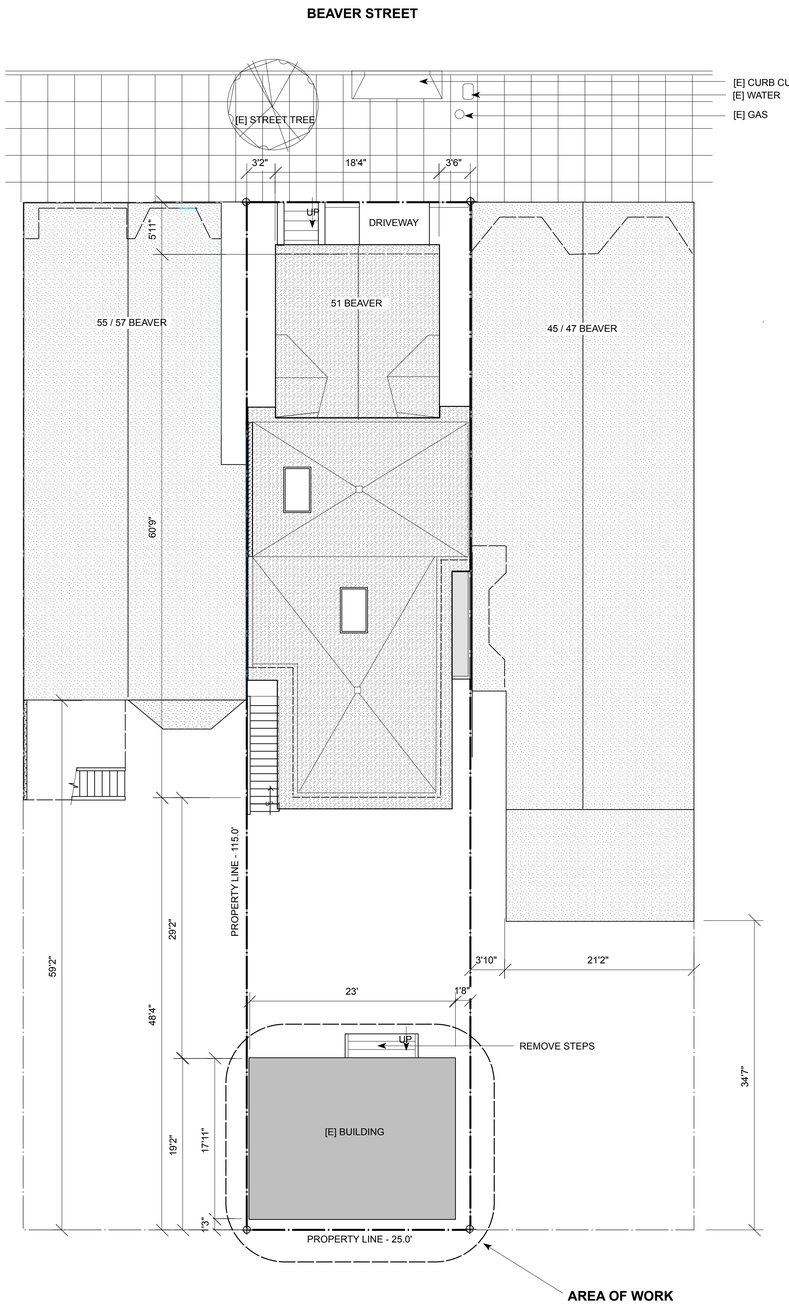
BUILDING PERMIT APPLICATION INFORMATION

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.

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.

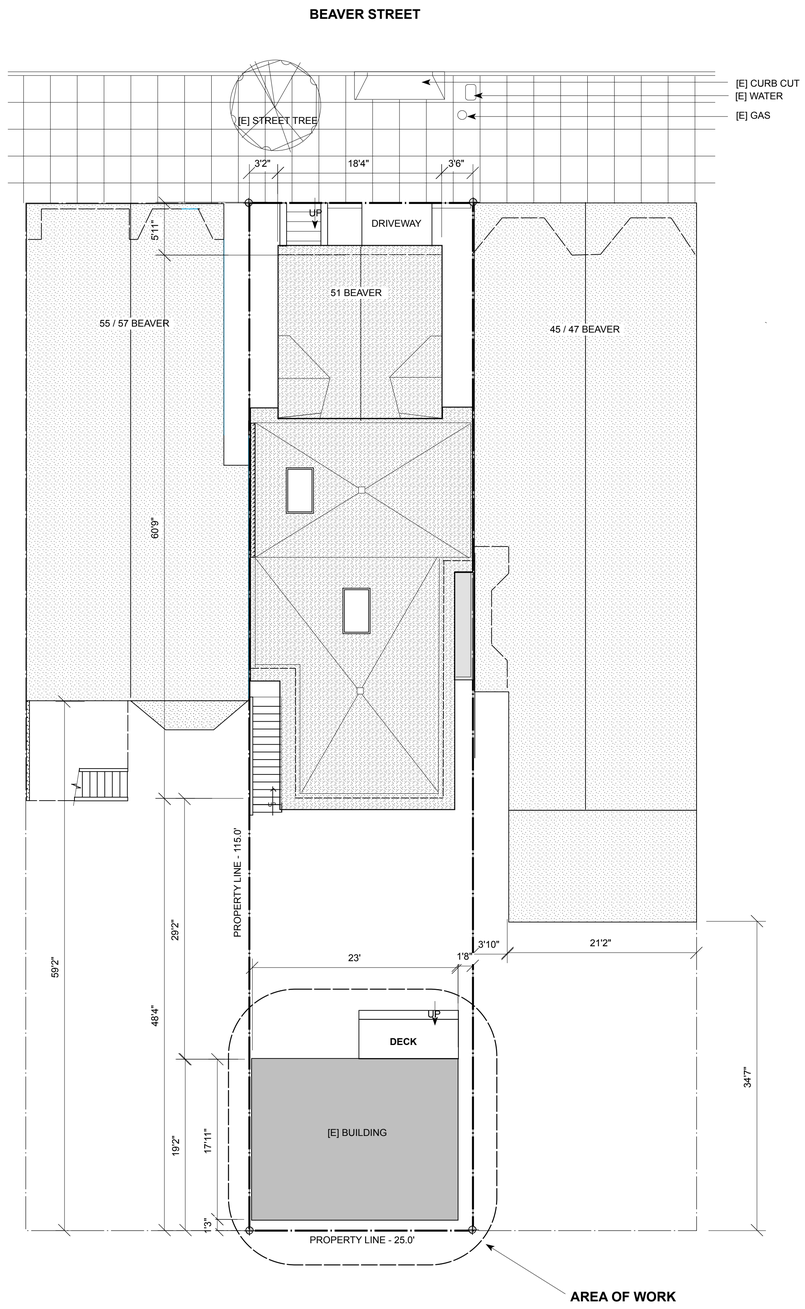
An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

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.



EXISTING SITE PLAN

1/8" = 1' - 0 "



PROPOSED SITE PLAN

1/8" = 1' - 0 "

LOCATION MAP

NO SCALE

REAR BUILDING DATA

ADDRESS - 51 BEAVER STREET
BLOCK / LOT - 3561 / 046
ZONING - RH-2
LOT AREA - 2875 S.F. [25'X115']
OCCUPANCY CLASS - R3
CONSTRUCTION - 5B
SEISMIC ZONE - E
CLIMATE ZONE - 3

	EXISTING	PROPOSED
OCCUPANCY	R3	R3
EXISTING USE	WORKSHOP	FAMILY ROOM
CONSTRUCTION	5B	5B
BUILDING AREA	411 SF	411 SF
NO. OF STORIES	1	1
SPRINKLER SYSTEM	NONE	NONE

CONTACT DIRECTORY

OWNER / CONTACT

ARCHITECT
BILL EGAN
15 PEREGO TERRACE #5
SAN FRANCISCO, CA. 94131
415.260.1228

CODES, STANDARDS, ORDINANCES

ALL WORK SHALL CONFORM TO THE FOLLOWING:
2016 SAN FRANCISCO BUILDING CODE
2016 CALIFORNIA ENERGY STANDARDS
ALL LOCAL STANDARDS, ORDINANCES AND SPECIFICATIONS

SCOPE OF WORK

REMODEL 1 STORY, 411 S.F BUILDING AT THE REAR YARD TO INCLUDE A FAMILY ROOM W/ WETBAR AND BATHROOM

SHEET INDEX

A1.0 PROJECT DATA
EXISTING AND PROPOSED SITE PLANS
A2.0 EXISTING & PROPOSED 1ST FLOOR PLANS
EXISTING AND PROPOSED ELEVATIONS
BUILDING SECTION

be/A
BILL EGAN ARCHITECT
15 Perego Terrace, Suite 5
San Francisco, Ca. 94131
415 260 1228
billegan7@gmail.com
www.billeganarchitect.com

PROJECT NO.
17.0125.00

PROJECT TITLE

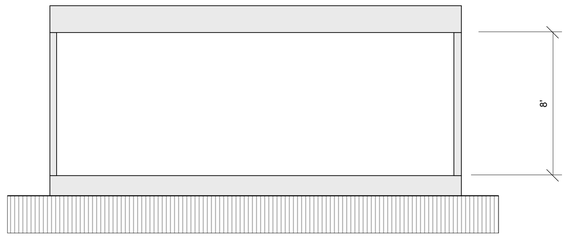
51 BEAVER STREET REMODEL
SAN FRANCISCO, CALIFORNIA

PRINT DATE

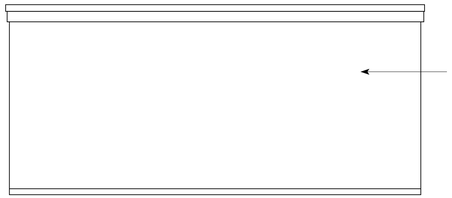
SHEET CONTENT
PROJECT DATA
EXISTING AND PROPOSED SITE PLANS

A1.0

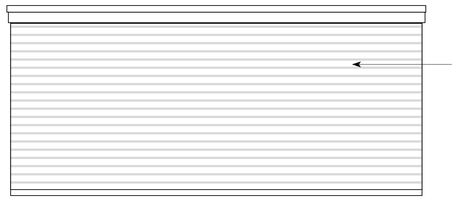
Ownership and Use of Documents : All drawings, specifications and their content appearing herein constitute the original and unpublished work of William Egan, Architect and the same shall remain the property of the architect. They are to be used only with respect to this project and shall not be duplicated, used by any persons on other projects, or extensions to this project without expressed written agreement with the architect.



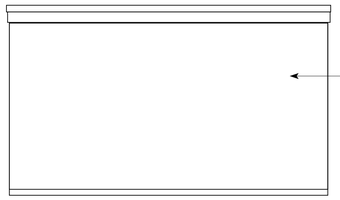
A BUILDING SECTION 1/4" = 1'-0"



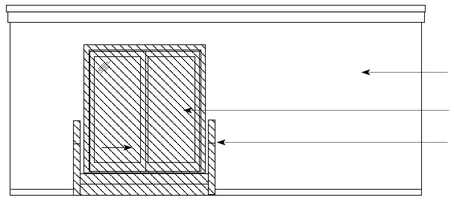
EXISTING SOUTH ELEVATION 1/4" = 1'-0"



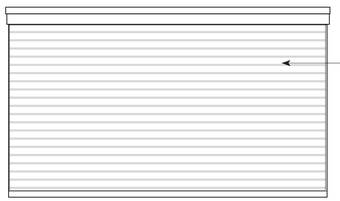
PROPOSED SOUTH ELEVATION 1/4" = 1'-0"



EXISTING EAST AND WEST ELEVATIONS 1/4" = 1'-0"



EXISTING NORTH ELEVATION 1/4" = 1'-0"



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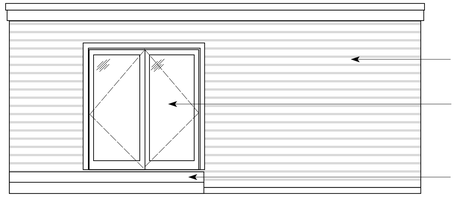
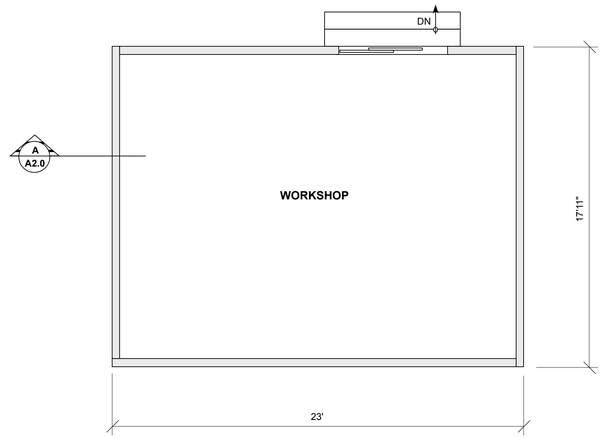


PROPOSED NORTH ELEVATION 1/4" = 1'-0"

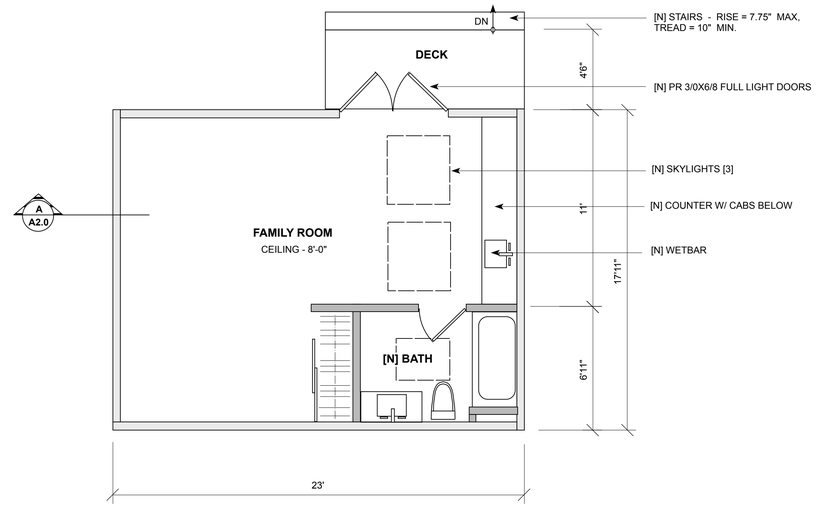
WALL LEGEND

- EXISTING WALL OR MATERIALS TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW FULL HEIGHT WALL [2 X ~ @ 16"cc U.O.N.]
- NEW PARTIAL HEIGHT WALL



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

GROSS FLOOR AREA = 411 SF



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SHEET CONTENT

PROJECT DATA

EXISTING AND PROPOSED FLOOR PLANS

A2.0

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