



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.

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**SAN FRANCISCO
PLANNING DEPARTMENT**

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558*6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, May 24th, 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: 1209 Shrader Street	Case No.: 2017-000646VAR
Cross Street(s): Grattan Alma Street	Building Permit: 2017.0117.7255
Block /Lot No.: 1282 / 002	Applicant: Jace Levinson
Zoning District(s): RH-3 / 40-X	Telephone: (415) 440-0920
Area Plan: N/A	E-Mail: jace@jacearchitecture.com

PROJECT DESCRIPTION

The proposal is to construct a new deck (approximately 16 feet deep by 13 feet wide and up to 6'-4" above grade) as well as stairs leading from the deck down to the rear yard and a new door providing access to the deck from the lower unit of the two-story-over-garage two-unit residential building.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 45 feet. The existing building is noncomplying, as a portion of the existing building encroaches approximately 12 feet 6 inches into the required rear yard. The proposed project furthers the noncompliance by constructing a deck that extends to within 35 feet of the rear property line with a set of stairs from the deck down to the rear yard. Therefore, the project requires a rear yard variance.

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/2017-000646VAR.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: **David Weissglass** Telephone: **(415) 575-9177** E-Mail: david.weissglass@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. **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.

BURGHEIMER PROPERTY

New Rear Deck

1209 Shrader Street , Block 1282 / Lot 002

PROJECT DESCRIPTION:

New exterior deck at rear of property approx 4'-6" above grade, and new single french door to replace existing window

CODE INFORMATION

OCCUPANCY
CONSTRUCTION TYPE
OCCUPANCY LOAD FACTOR
TOTAL OCCUPANTS
ALLOWABLE EXIT TRAVEL DISTANCE W/ SPRINKLER
ALLOWABLE COMMON PATH OF TRAVEL DISTANCE

R-2
V-A
200 GROSS
6
250'
125'

EXISTING NUMBER OF DWELLING UNITS
PROPOSED NUMBER OF DWELLING UNITS
SQUARE FOOTAGE OF PROPOSED DECK

2 units
0 units
200 square ft

SHEET INDEX

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A-7 existing south elevation
A-8 proposed south elevation
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PROJECT DIRECTORY

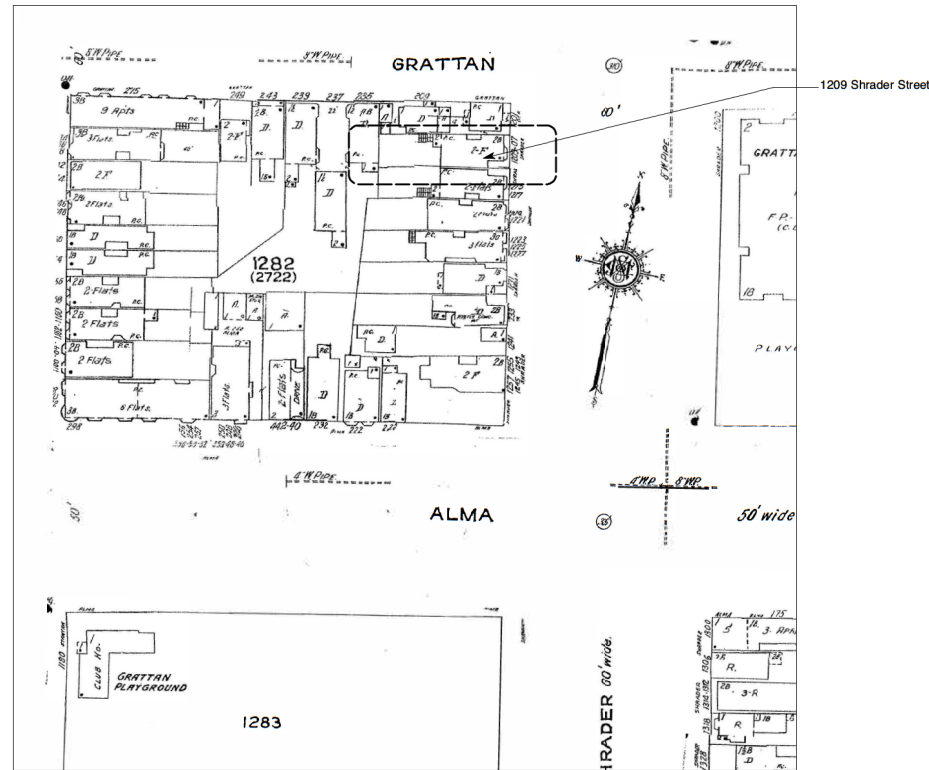
OWNER
Eileen Auerbach and Larry Burgheimer
611 Frederick Street
San Francisco, CA 94117
burgauer@gmail.com

Client
Becky and Daniel Buckwald
1209 Shrader Street
San Francisco, CA 94117
beckybuckwald@gmail.com
danielbuckwald@gmail.com

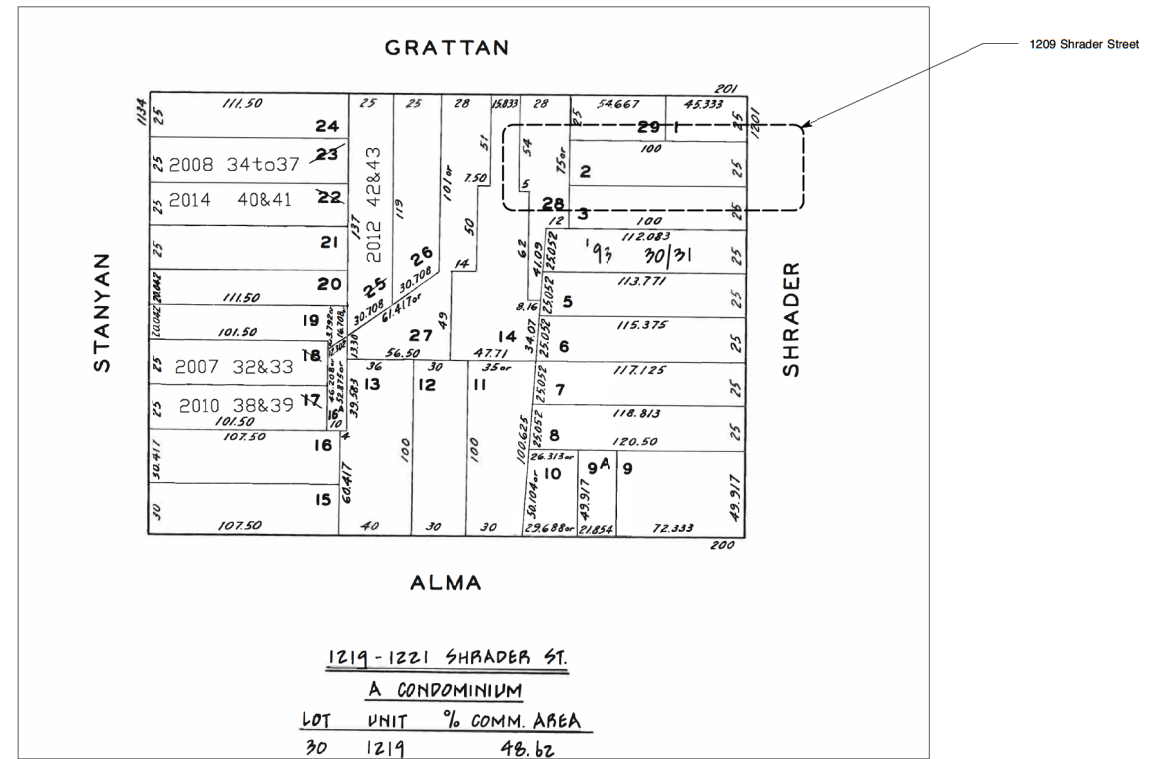
ARCHITECT
JACE Architecture
520 Third Street, Suite 200
Oakland CA 94607
Phone: (415) 440-0920
email: xjace@jacearchitecture.com

SUPPLEMENTAL PERMITS

SPRINKLERS
not applicable



7 Sanborne Map
not to scale



6 Block Map
not to scale

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architecture interior landscape analysis permit expediting public presentation

cover sheet, maps, code information, index

owner information:
Eileen Auerbach & Larry Burgheimer
611 Frederick Street
San Francisco, CA 94117

project title:
Interior Remodel and New Deck
project address:
Becky and Daniel Buckwald
1209 Shrader Street
San Francisco, CA 94117
Block 1282 Lot 002

TITLE
Buckwald Res / Shrader

DATE
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SHEET
A-1

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site plan

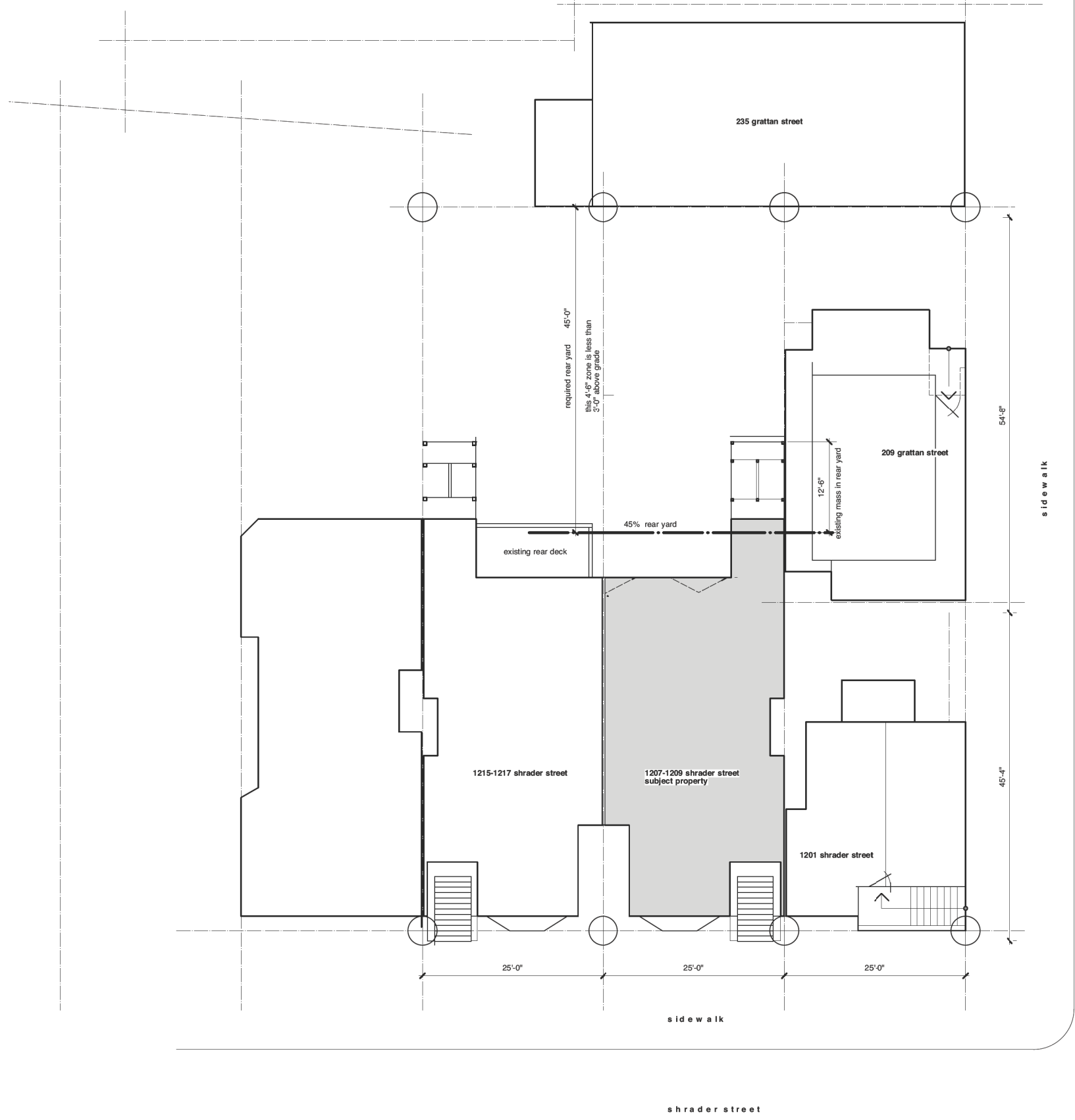
owner information:
 Eileen Auerbach & Larry Burgheimer
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 project address:
 Becky and Daniel Buckwald
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Existing Site Plan

1/8" = 1'-0"

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site plan

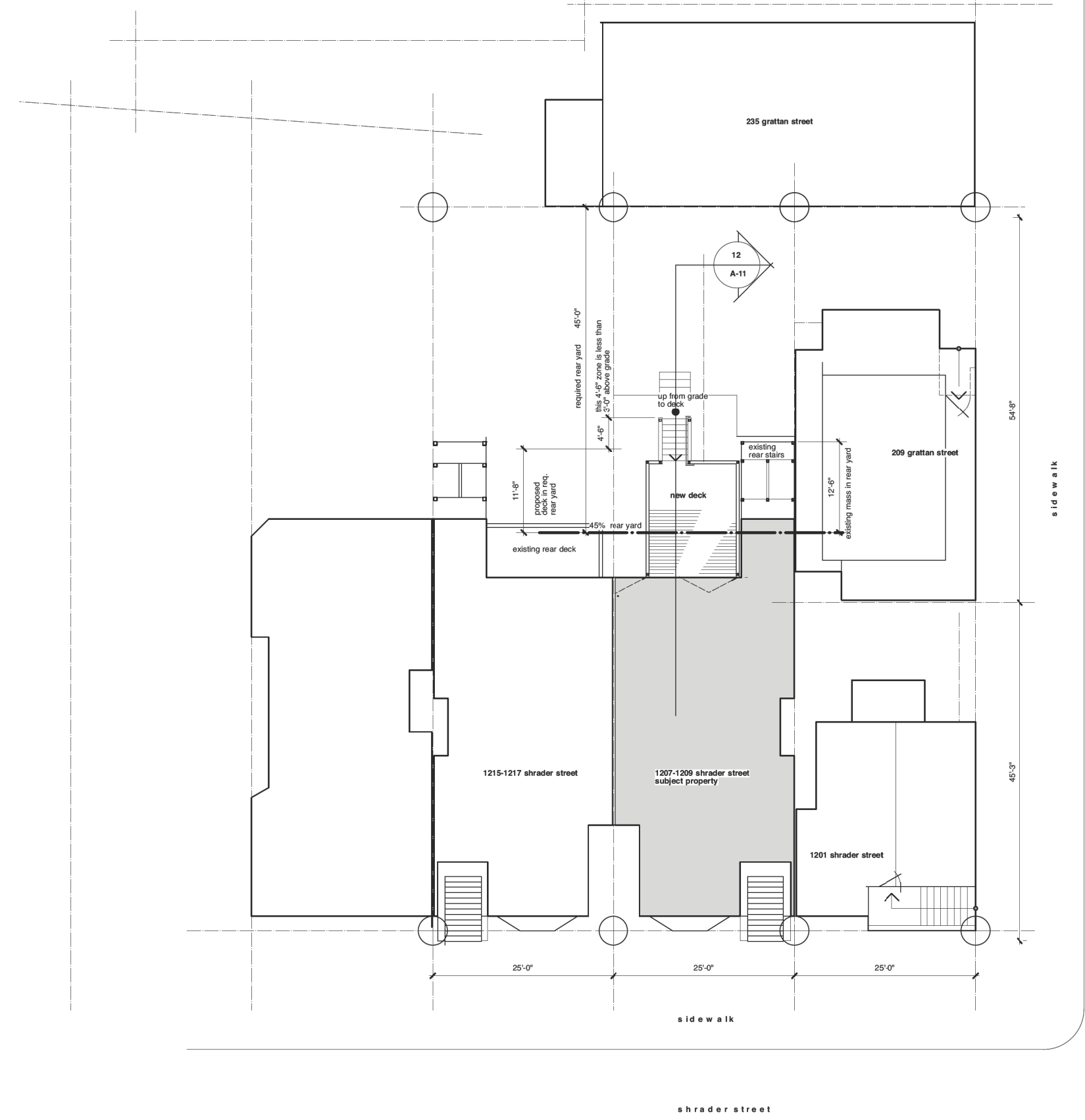
owner information:
 Eileen Auerbach & Larry Burgheimer
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project title :
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 project address:
 Becky and Daniel Buckwald
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 San Francisco, CA 94117
 Block 1282 Lot 002

TITLE
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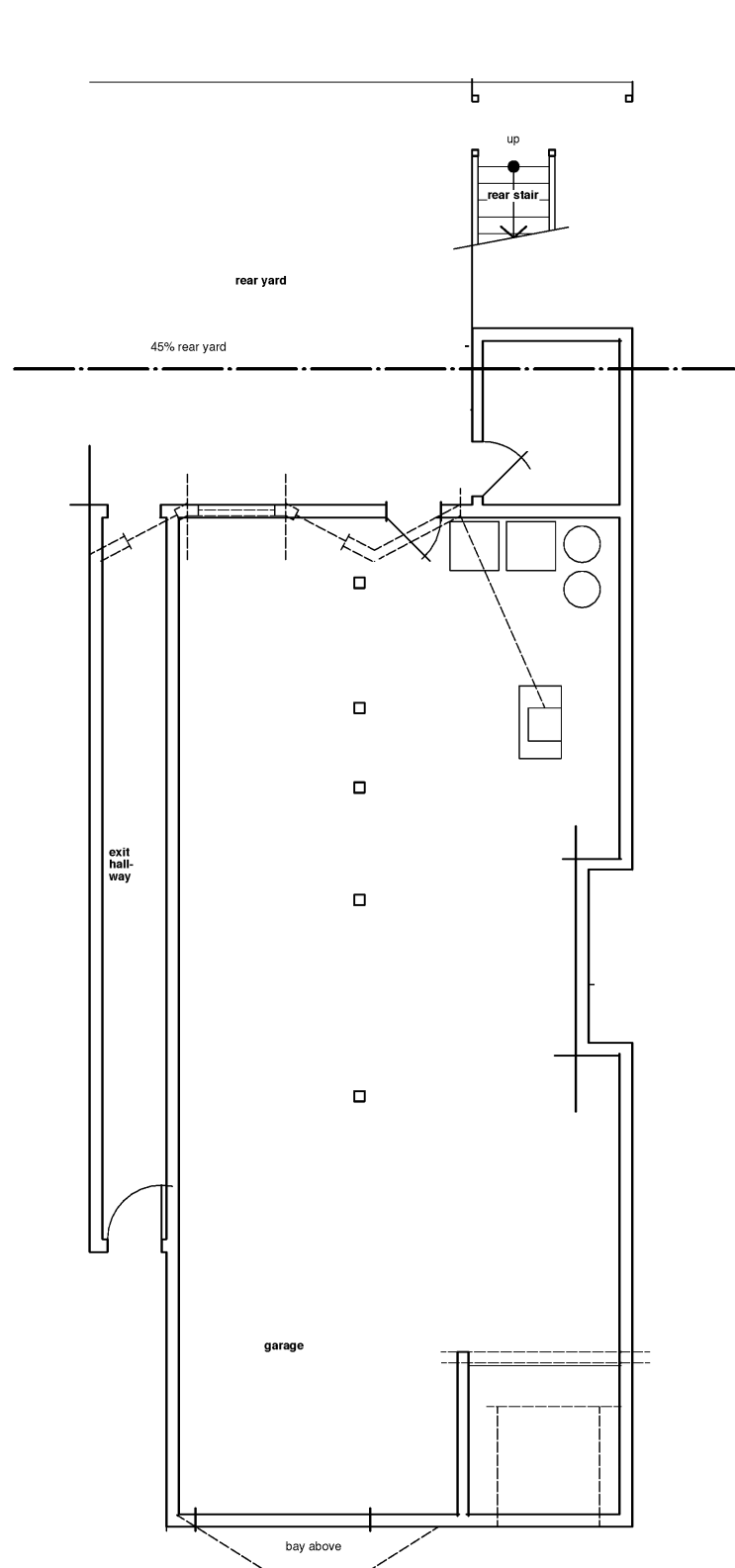
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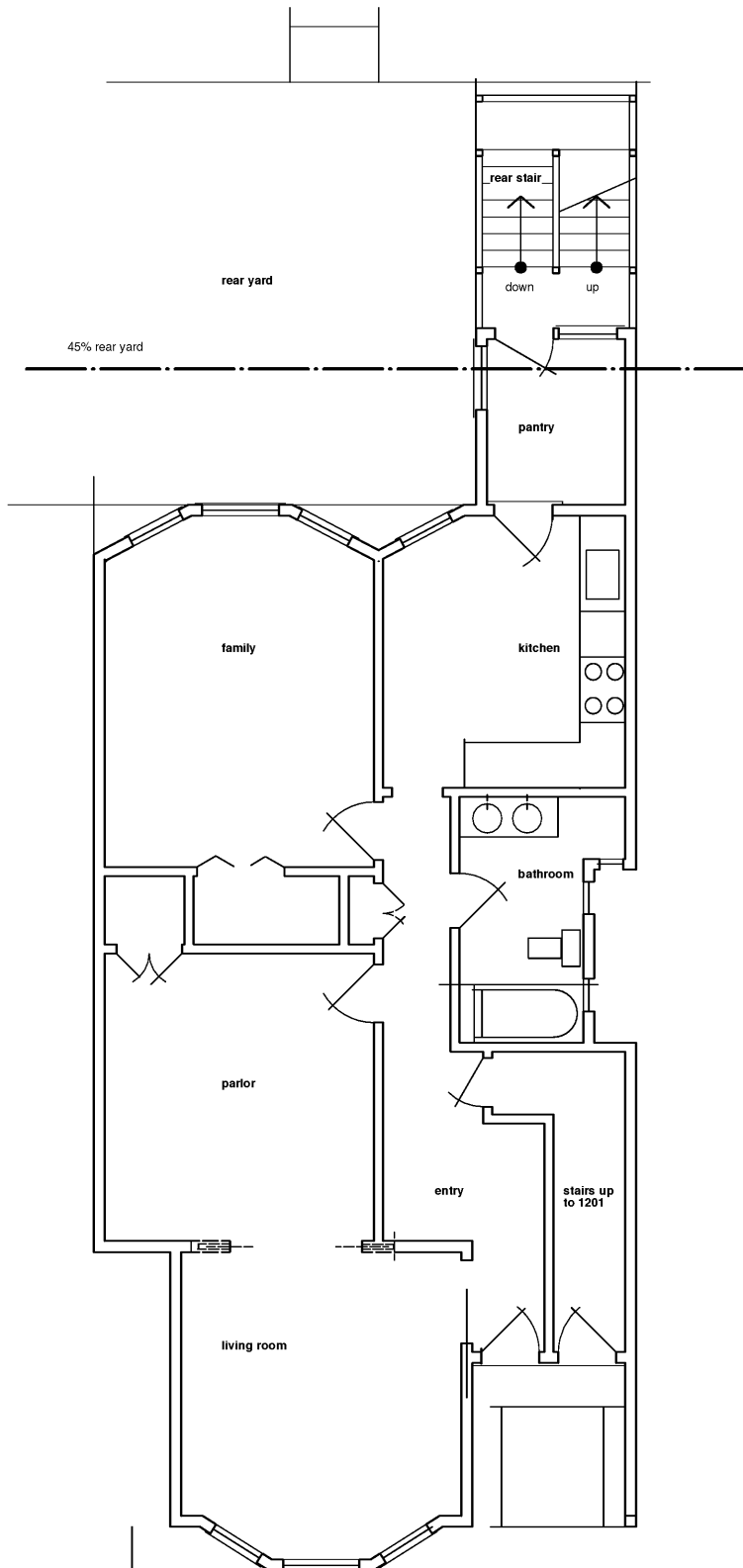


Proposed Site Plan

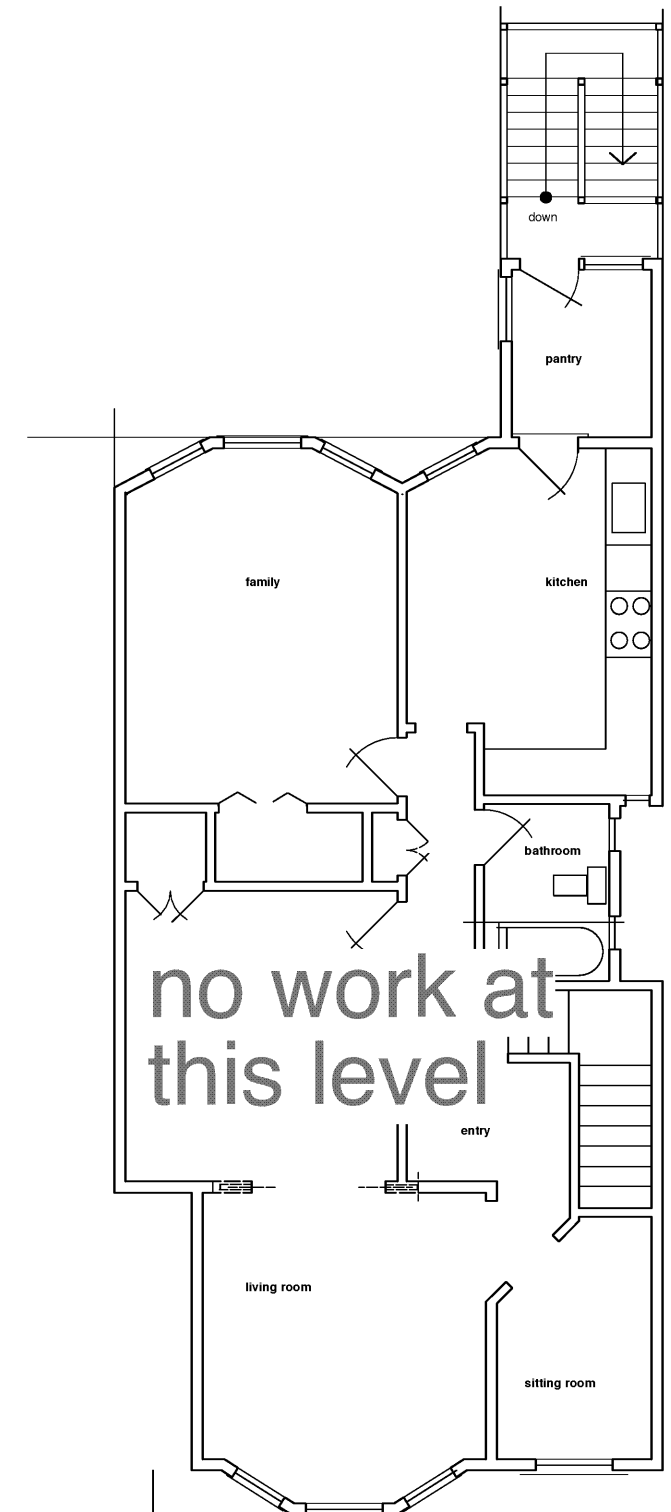
1/8" = 1'-0"



Existing First Floor Plan
 1/4" = 1'-0"



Existing Second Floor Plan
 1/4" = 1'-0"



Existing Third Floor Plan
 1/4" = 1'-0"

no work at
 this level

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existing floor plans

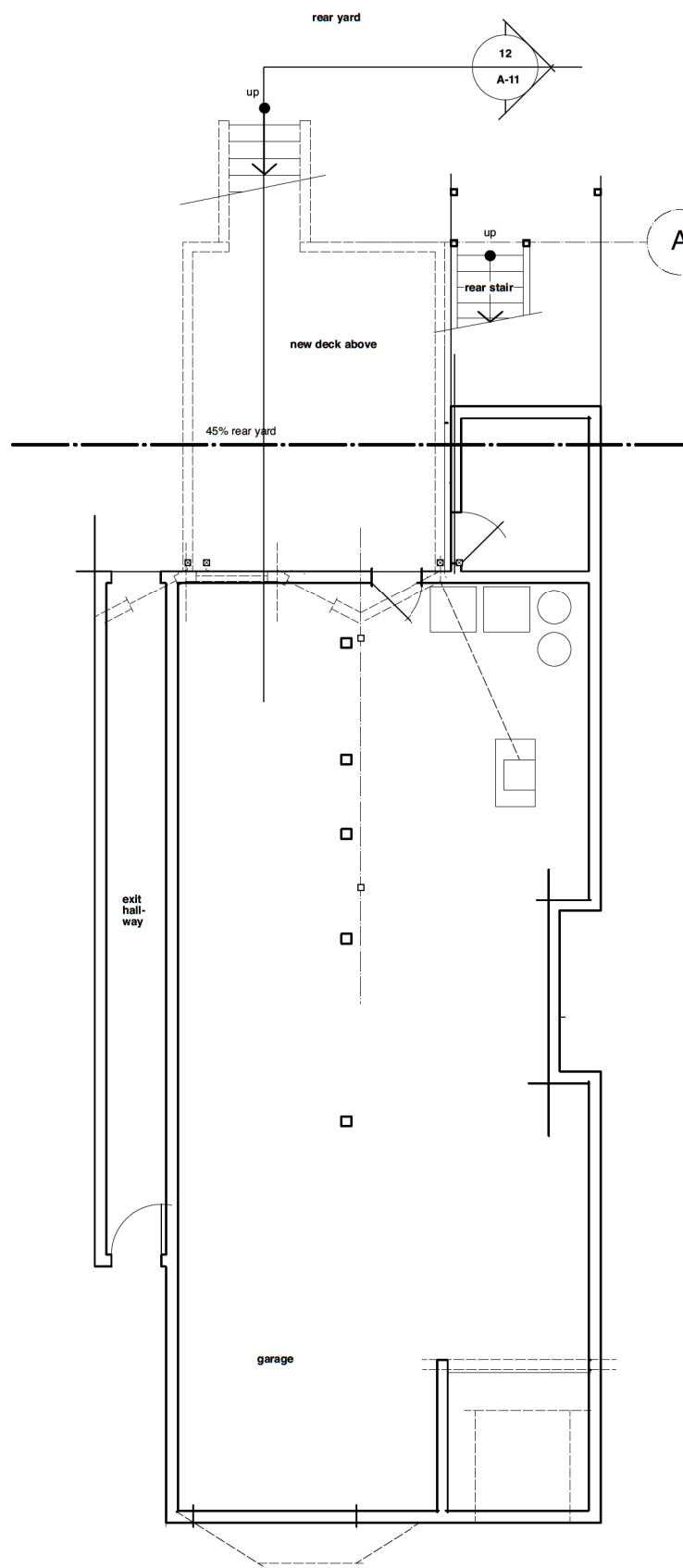
owner information:
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project title:
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 project address:
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TITLE
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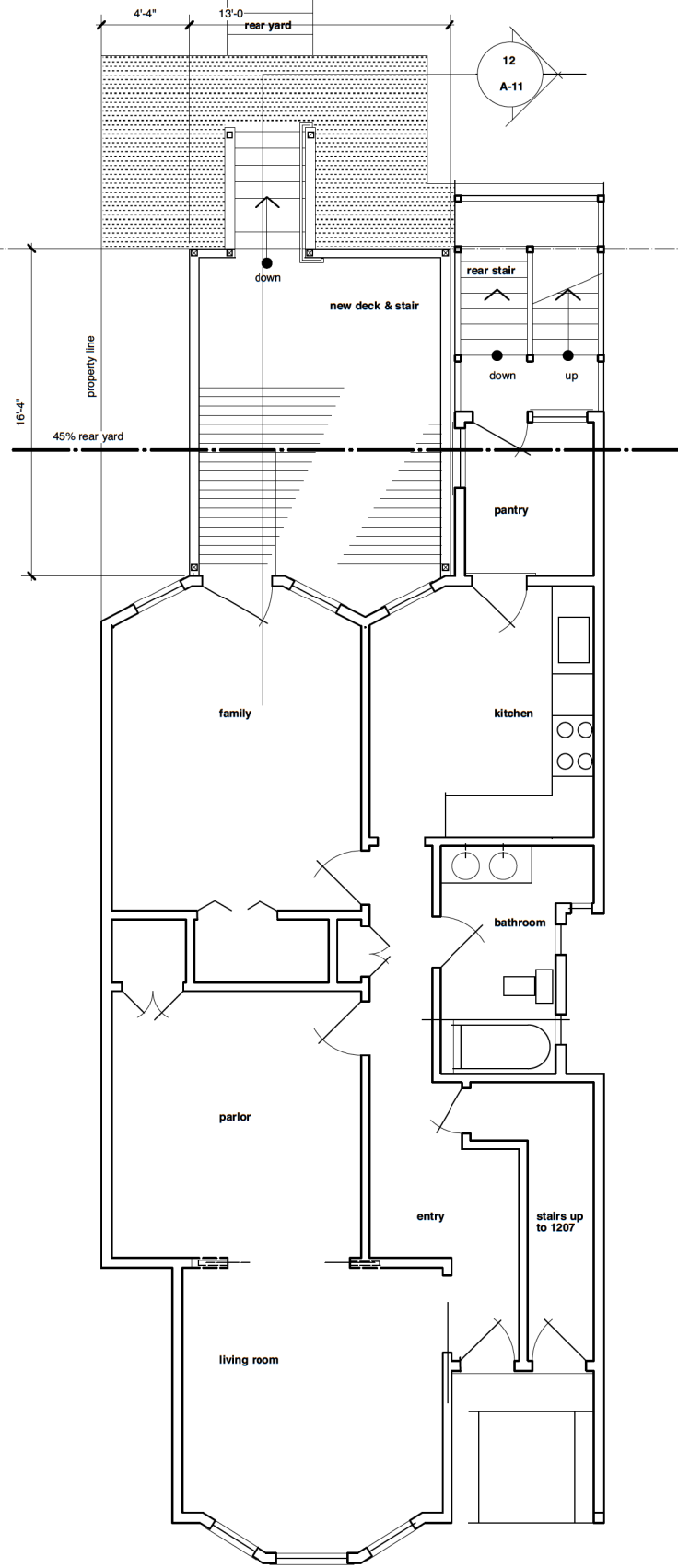
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Proposed First Floor Plan

1/4" = 1'-0"



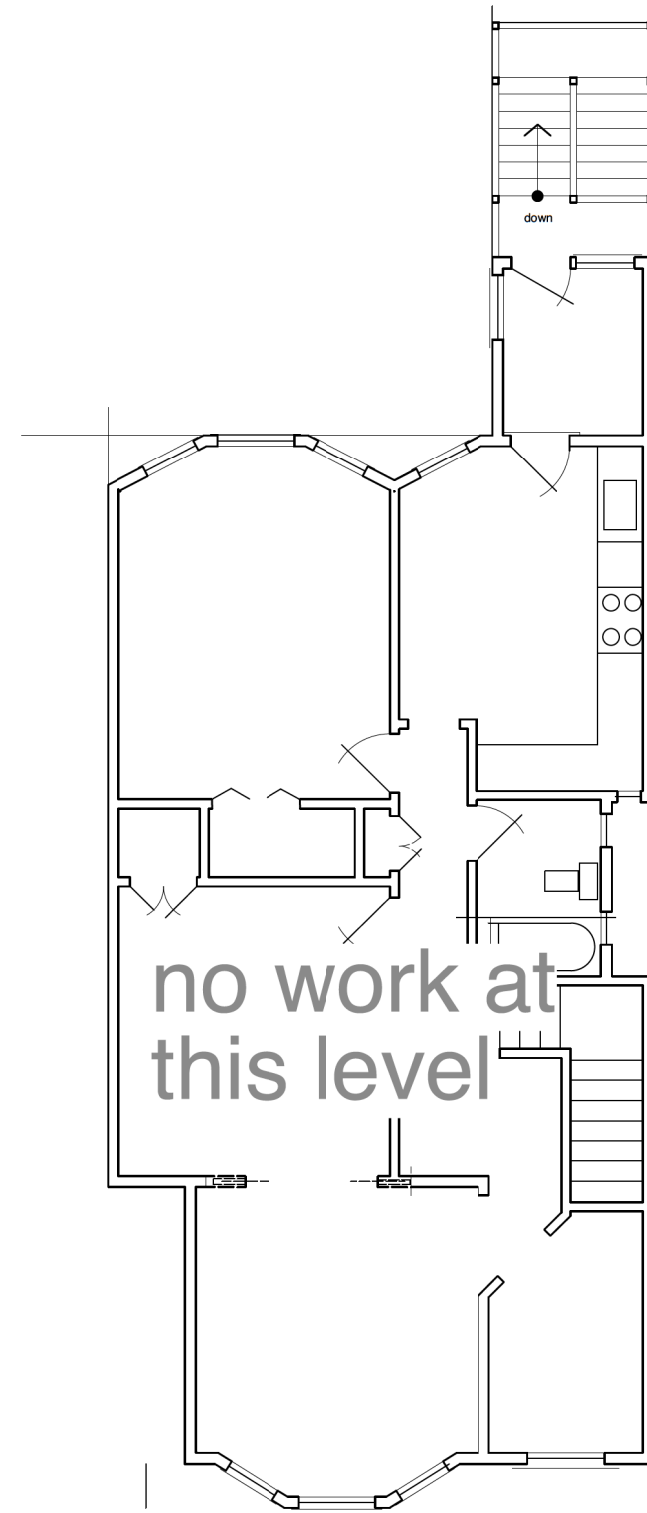
Proposed Second Floor Plan

1/4" = 1'-0"



this shading indicates existing earth to be either removed or graded flat for level passage around stairs.

Total area of earth removal equals approx 15' x 9' x 1'-0" deep. This is a total of five cubic yards of earth to be removed.



Proposed Third Floor Plan

1/4" = 1'-0"

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proposed floor plans

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existing west elevation

owner information:
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Existing Exterior West Elevation (rear yard)

1/4" = 1'-0"

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proposed west elevation

owner information:
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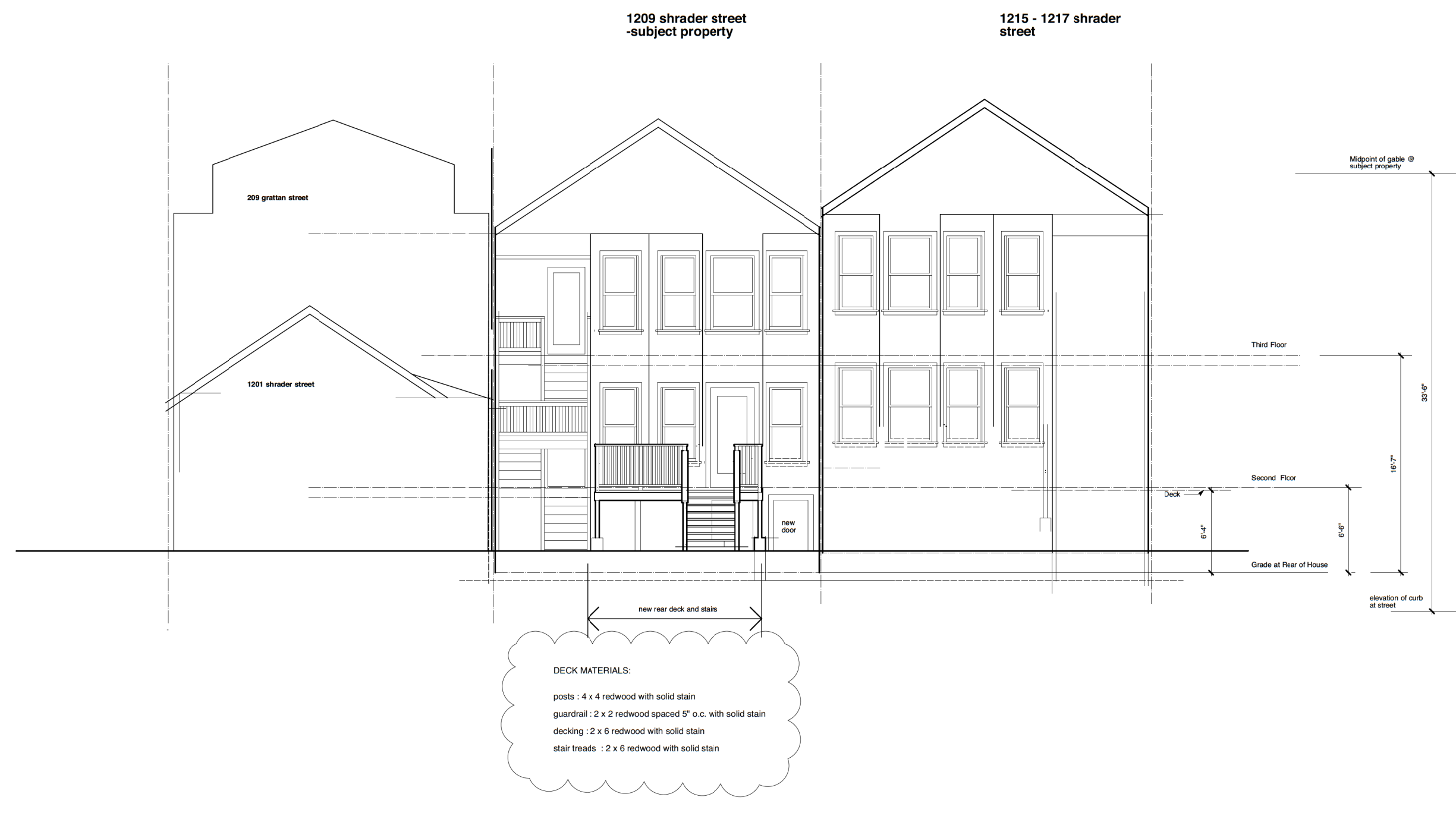
project title :
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Proposed Exterior West Elevations

1/4" = 1'-0"

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existing south elevation

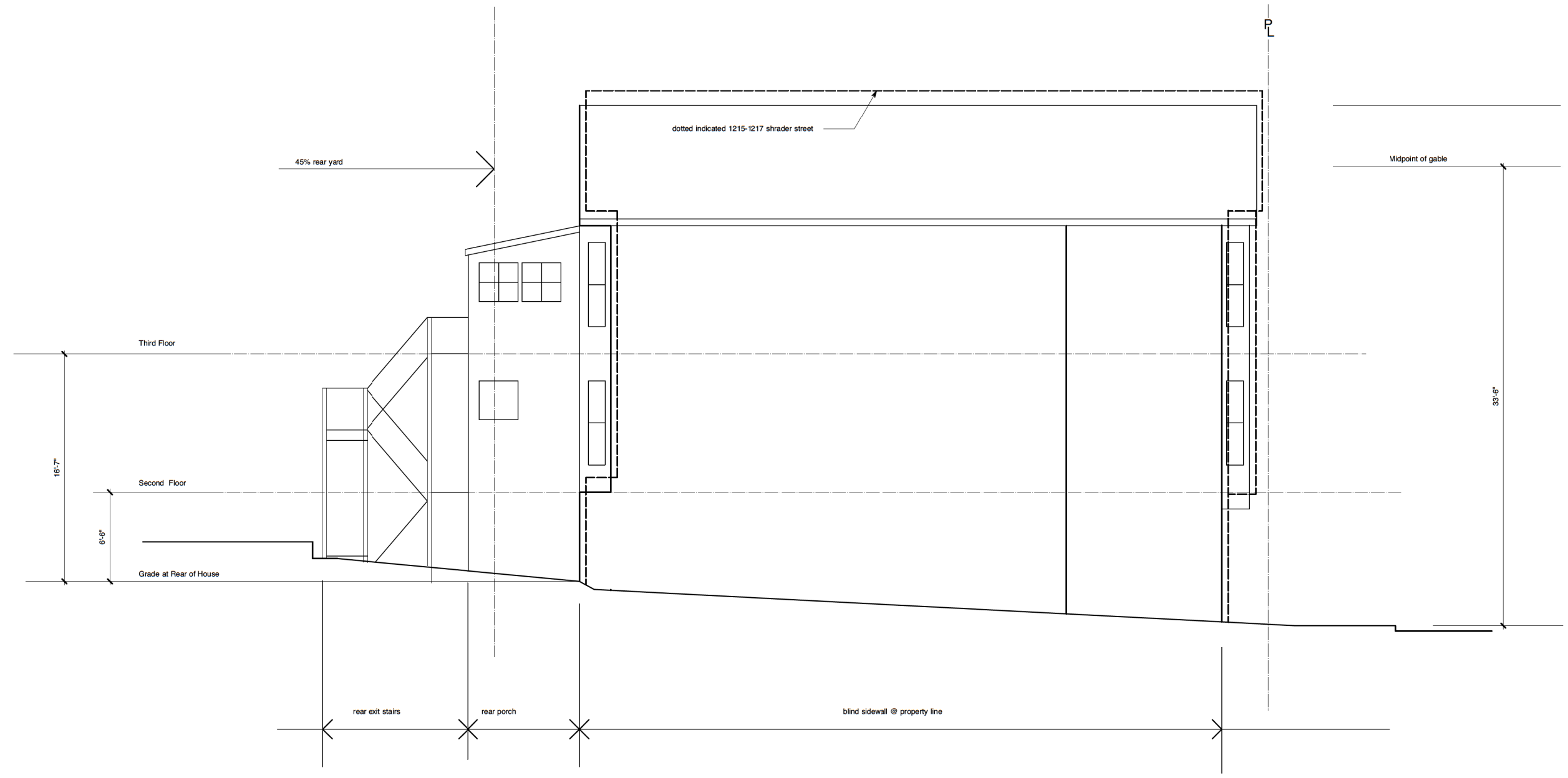
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Existing South Exterior Elevation

1/4" = 1'-0"

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existing south elevation

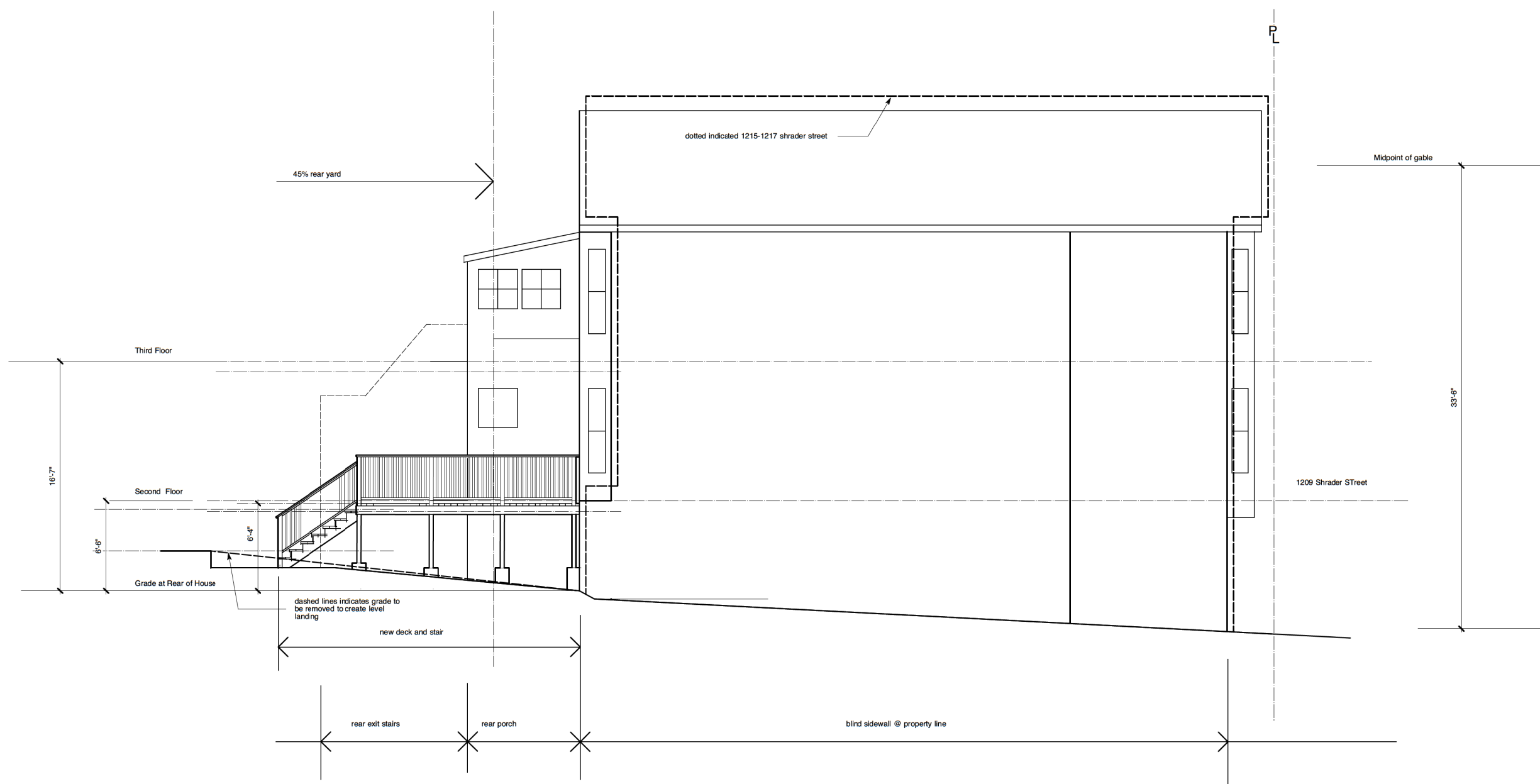
owner information:
 Eileen Auerbach & Larry Burgheimer
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 San Francisco, CA 94117

project title :
Interior Remodel and New Deck
 project address:
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Proposed South Exterior Elevations

1/4" = 1'-0"

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existing north elevation

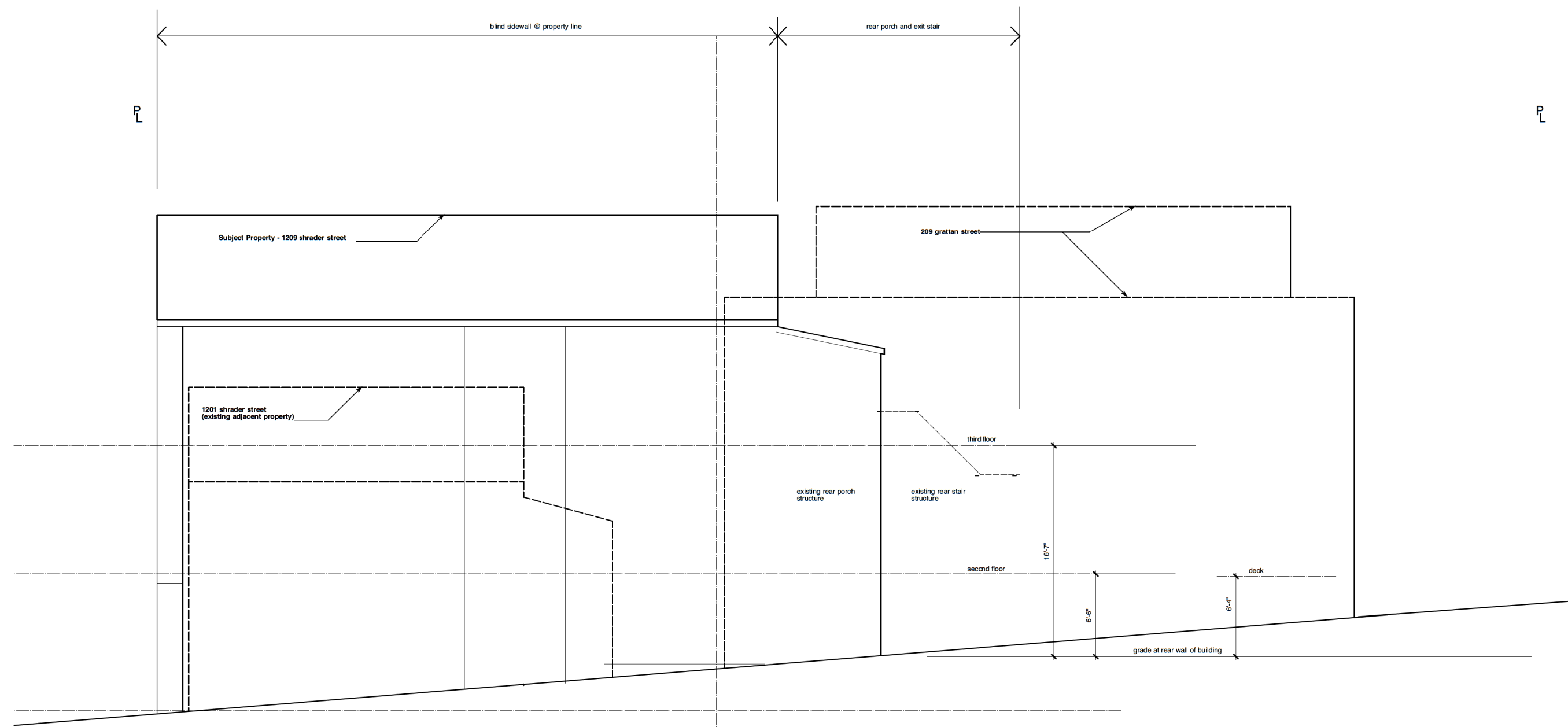
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Existing North Exterior Elevation

1/4" = 1'-0"

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proposed north elevation

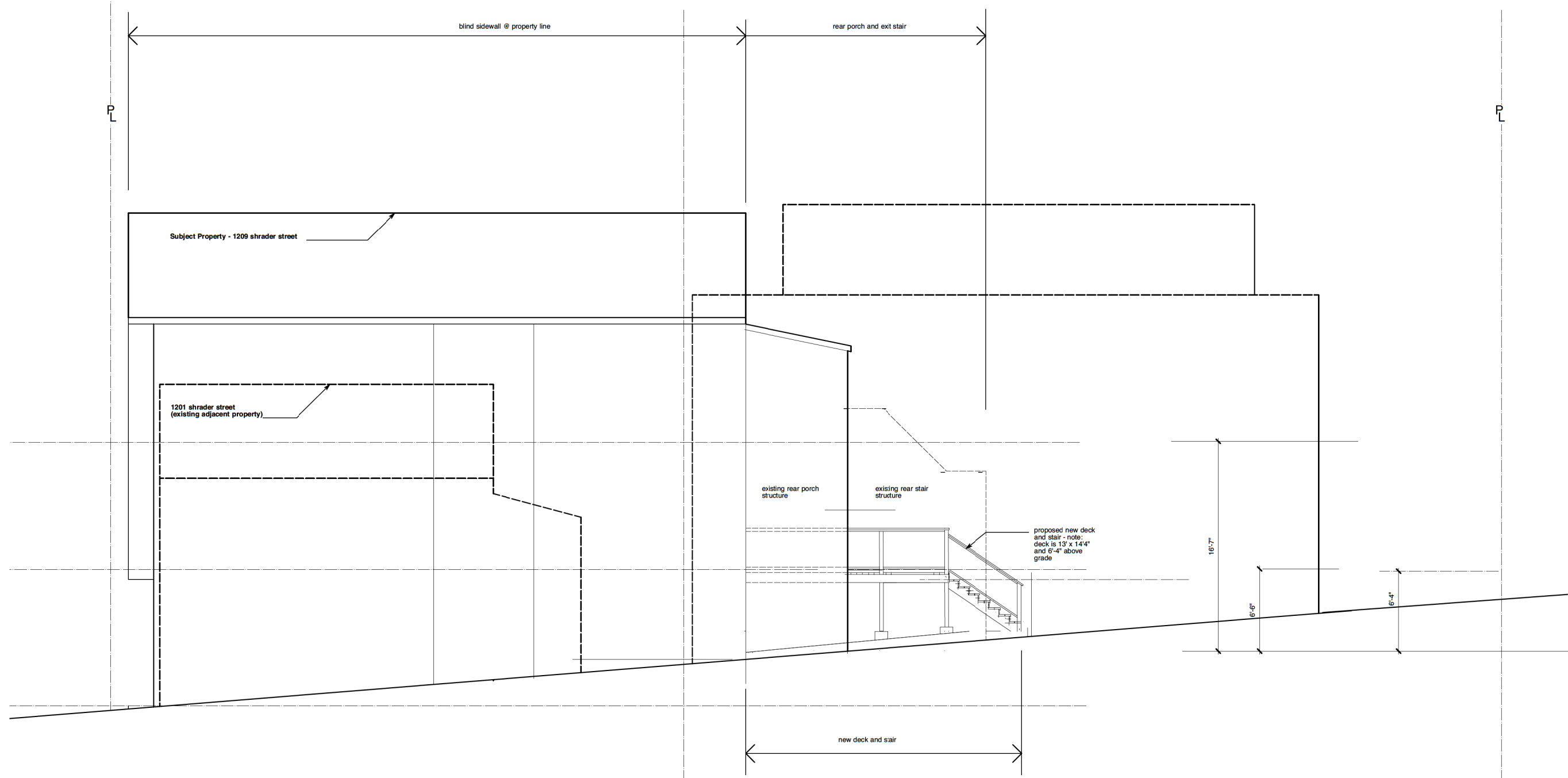
owner information:
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 San Francisco, CA 94117

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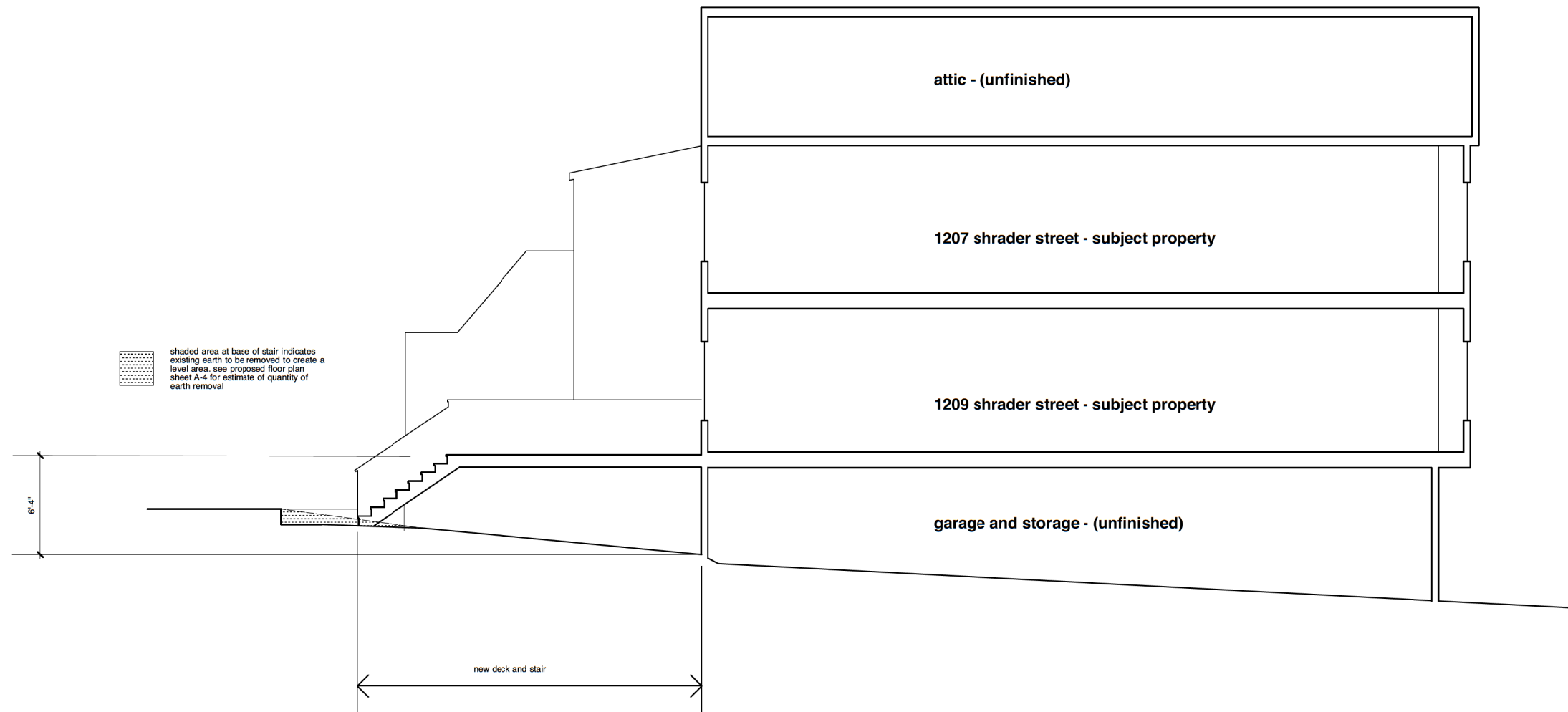
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Proposed North Exterior Elevations

1/4" = 1'-0"



○ Proposed Longitudinal Building Section

1/4" = 1'-0"

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proposed longitudinal section

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SHEET
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