



# 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, January 24, 2018**  
 Time: **Not before 9:00 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: <b>253 Chattanooga Street</b> | Case No.: <b>2017-001220VAR</b>  |
| Cross Street(s): <b>24<sup>th</sup> Street</b> | Building Permit: <b>201701247802</b>                                   |
| Block /Lot No.: <b>3649/022</b>                | Applicant: Erik Bloom/Todd Bennett                                     |
| Zoning District(s): <b>RH-2 / 40-X</b>         | Telephone: <b>(415) 528-2786</b>                                       |
| Area Plan: <b>n/a</b>                          | E-Mail: <a href="mailto:erik@parcelprojx.com">erik@parcelprojx.com</a> |

## PROJECT DESCRIPTION

The subject property is a through lot between Chattanooga and Mersey Street. The proposal is to construct a one-story, 423 square foot, garage at the rear of the subject property. The proposed garage will be approximately 21 feet in width, 20 feet in length, and 11 feet in height and will be accessed from Mersey Street.

**PER SECTION 134 OF THE PLANNING CODE**, the subject property is required to maintain a rear yard of 41 feet. The proposed garage is located entirely within the required rear yard; 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/2017-001220VAR.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: **Elizabeth Gordon Jonckheer** Telephone: **(415) 575-8728**

E-Mail: [elizabeth.gordon-jonckheer@sfgov.org](mailto:elizabeth.gordon-jonckheer@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, 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

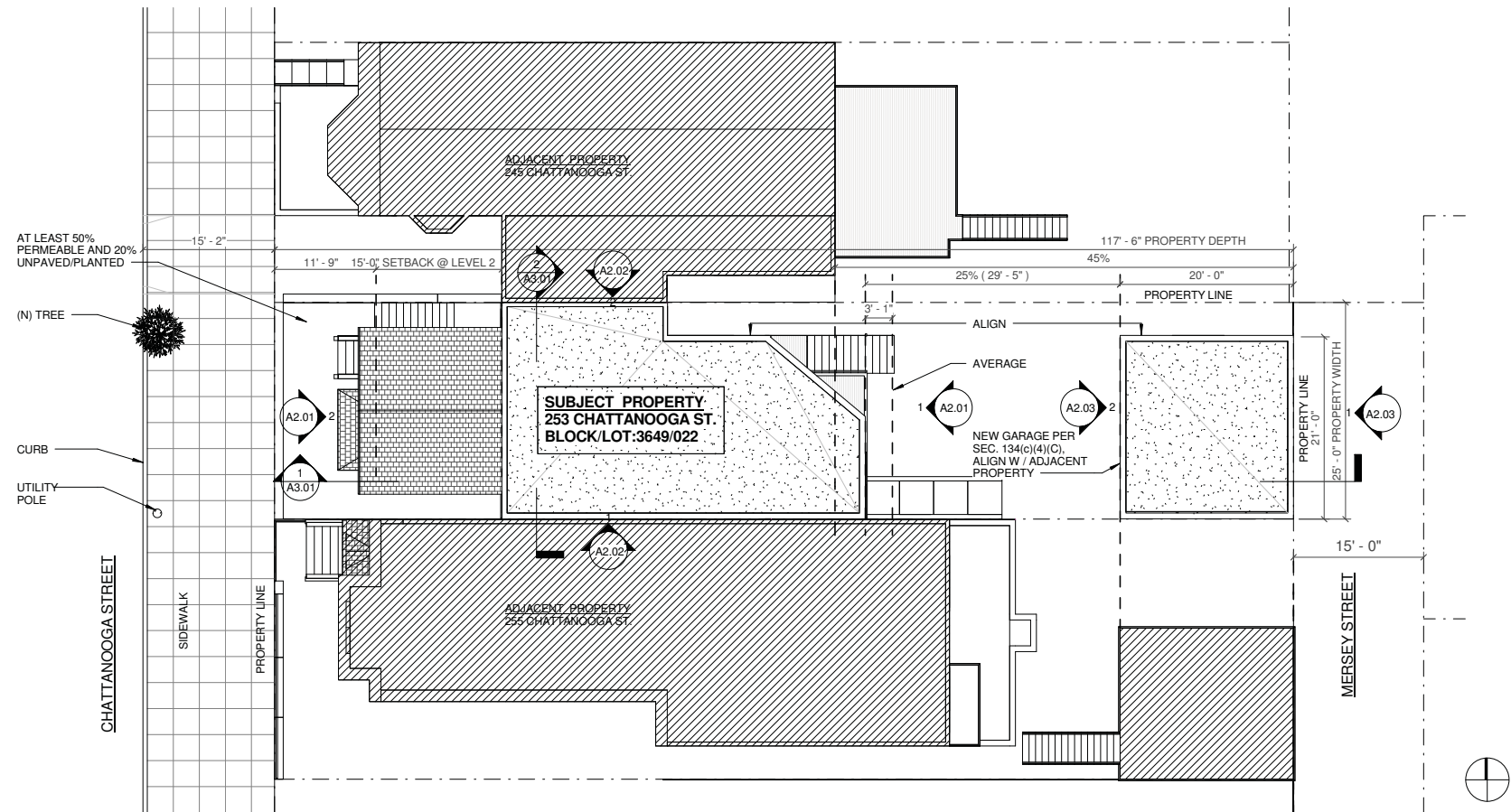
An appeal of the approval (or denial) of a **Variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 calendar days** after the Variance Decision Letter is issued by the Zoning Administrator.

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.

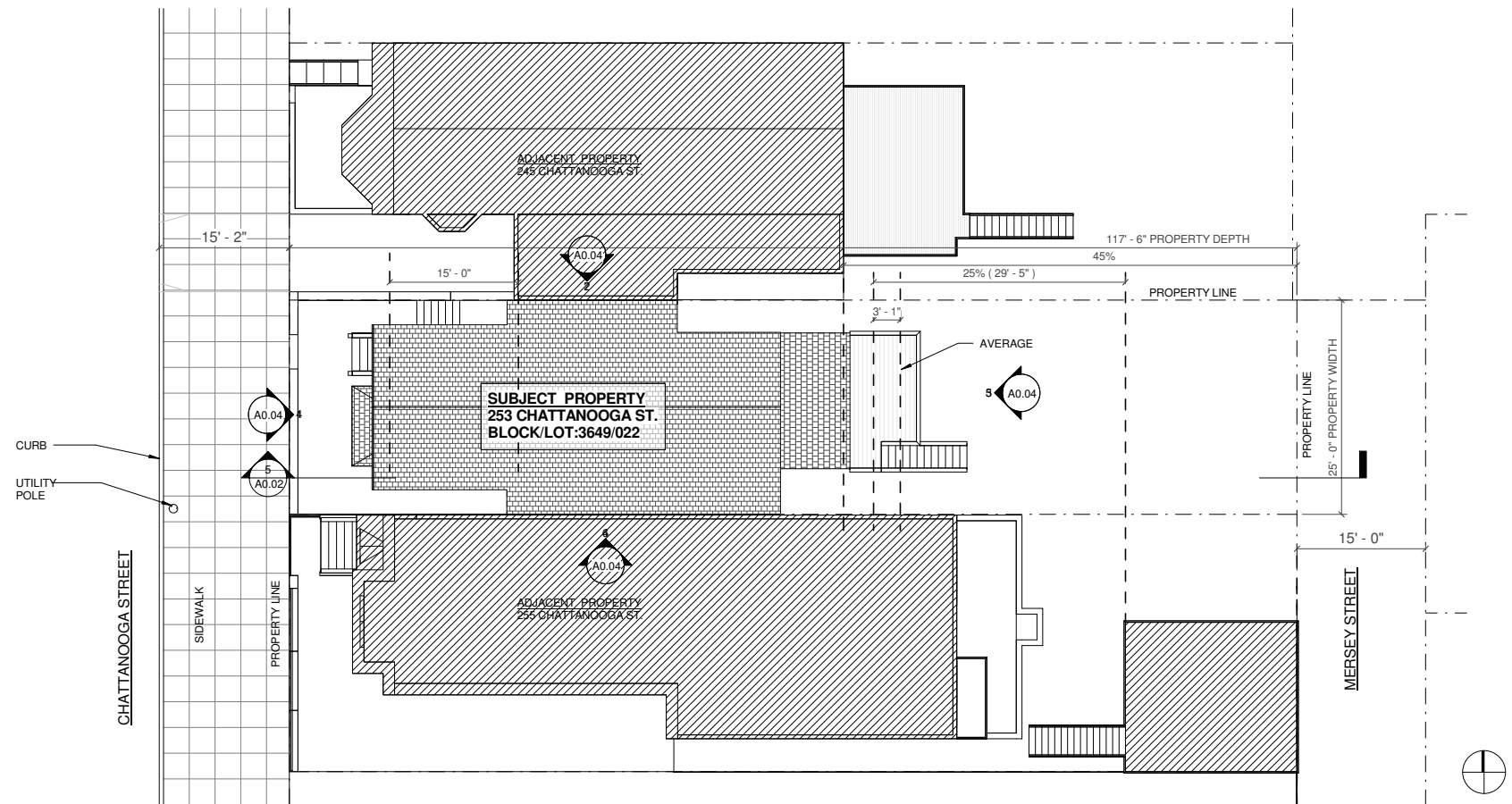
Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

# 253 CHATTANOOGA STREET

EXISTING AND PROPOSED SITE PLAN/PLOT PLAN



**2** SITE PLAN - PROPOSED  
1" = 10'-0"



**1** SITE PLAN - EXISTING  
1" = 10'-0"

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |

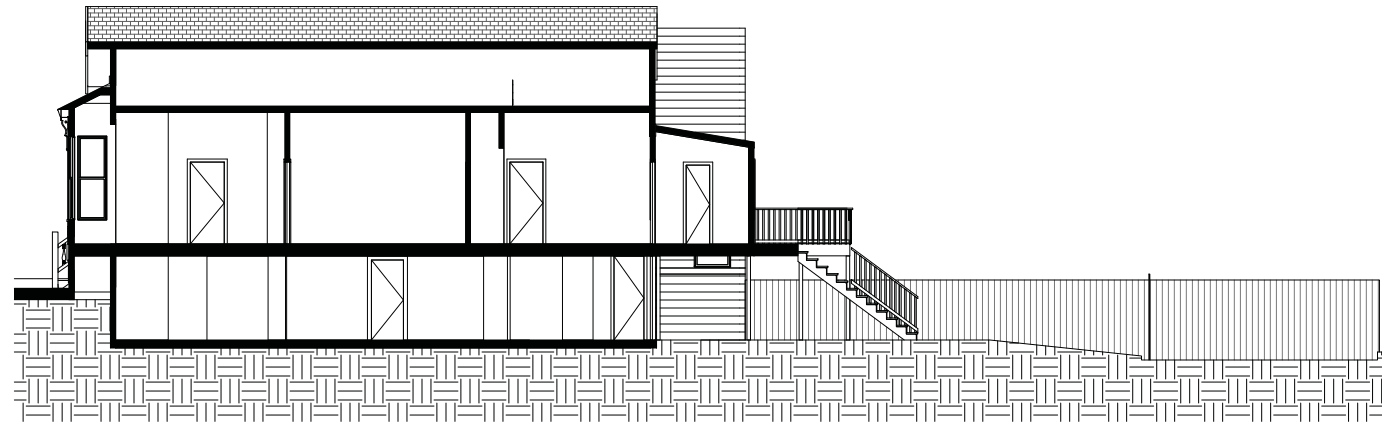
NOTE: ALL BUILDING HEIGHTS MEASURED FROM FRONT OF PROPERTY

PROJECT LOCATION  
253 CHATTANOOGA STREET  
SAN FRANCISCO, CA 94114  
BLOCK 3649 LOT 022

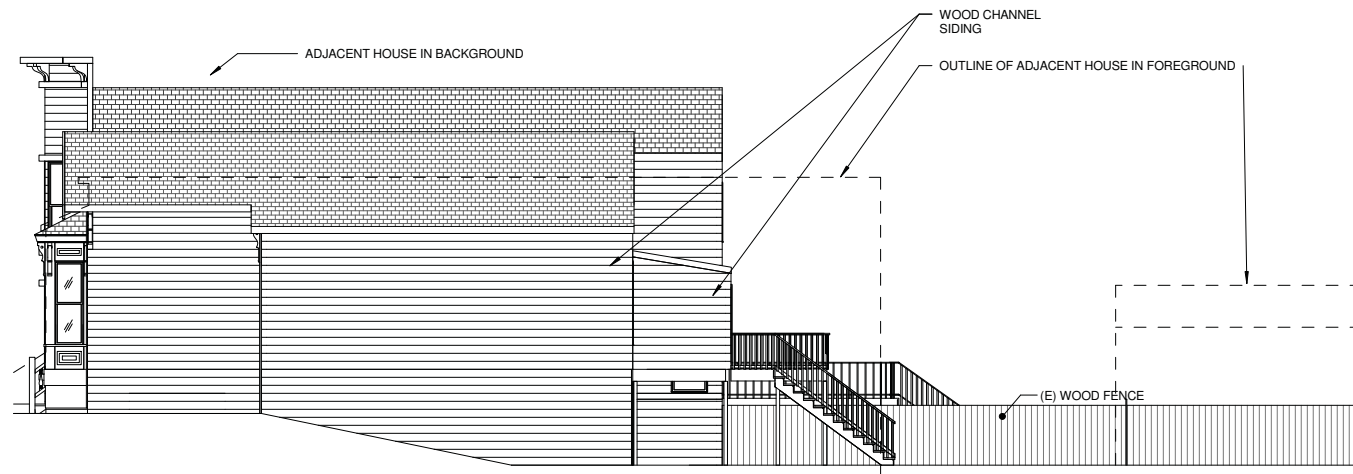
ISSUE DATE  
JUNE 19, 2017

SHEET NUMBER  
**A0.01**  
SITE PERMIT

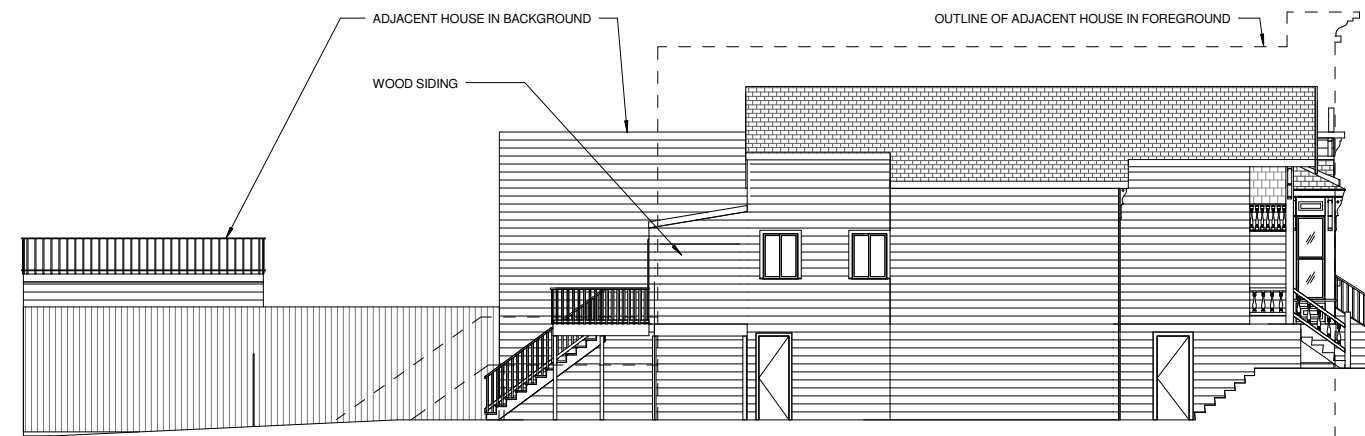
**253 CHATTANOOGA STREET**  
EXISTING ELEVATIONS AND SECTION



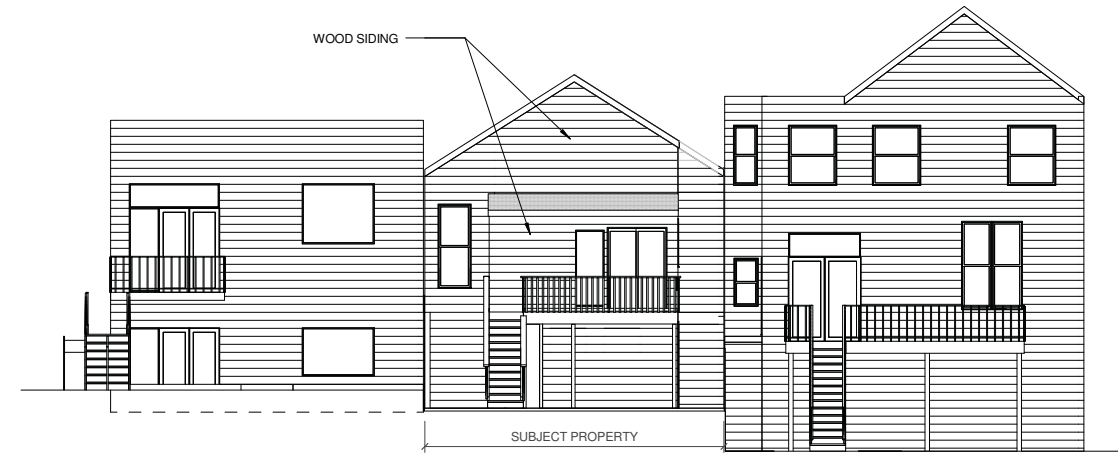
**5 EXISTING LONG SECTION**  
1/8" = 1'-0"



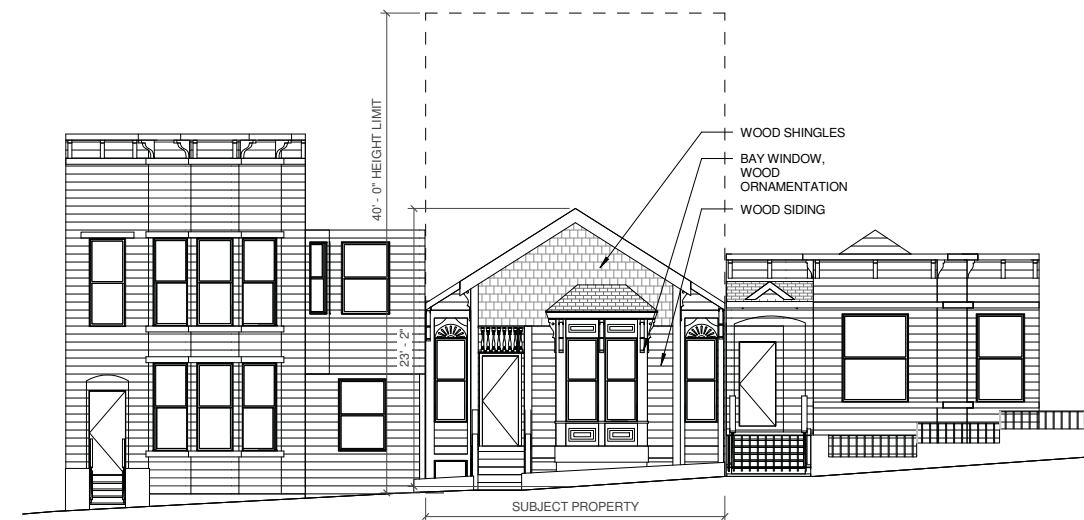
**4 EXISTING SOUTH ELEVATION**  
1/8" = 1'-0"



**2 EXISTING NORTH ELEVATION**  
1/8" = 1'-0"



**3 EXISTING EAST ELEVATION**  
1/8" = 1'-0"



**1 EXISTING WEST ELEVATION**  
1/8" = 1'-0"

NOTE: DETAILED DESCRIPTION OF EXTERIOR FACADES CONTAINED IN SUPPLEMENTAL INFORMATION PREPARED BY VERPLANCK HISTORIC PRESERVATION CONSULTING, JUNE 9, 2017.

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |

PROJECT LOCATION  
**253 CHATTANOOGA STREET**  
SAN FRANCISCO, CA 94114  
BLOCK 3649 LOT 022

ISSUE DATE  
**JUNE 19, 2017**

SHEET NUMBER  
**A0.02**  
SITE PERMIT





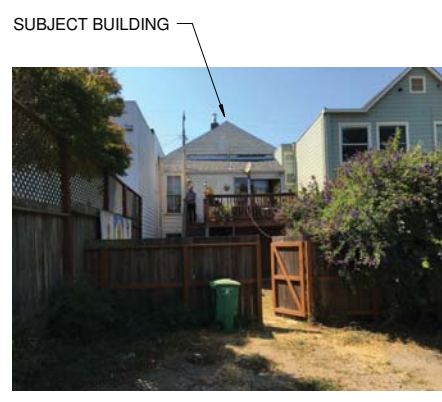
**8 BUILDINGS ON THE FACING SIDE OF THE STREET**  
1" = 40'-0"



**7 BUILDINGS ON THE SAME SIDE OF THE STREET**  
1" = 40'-0"



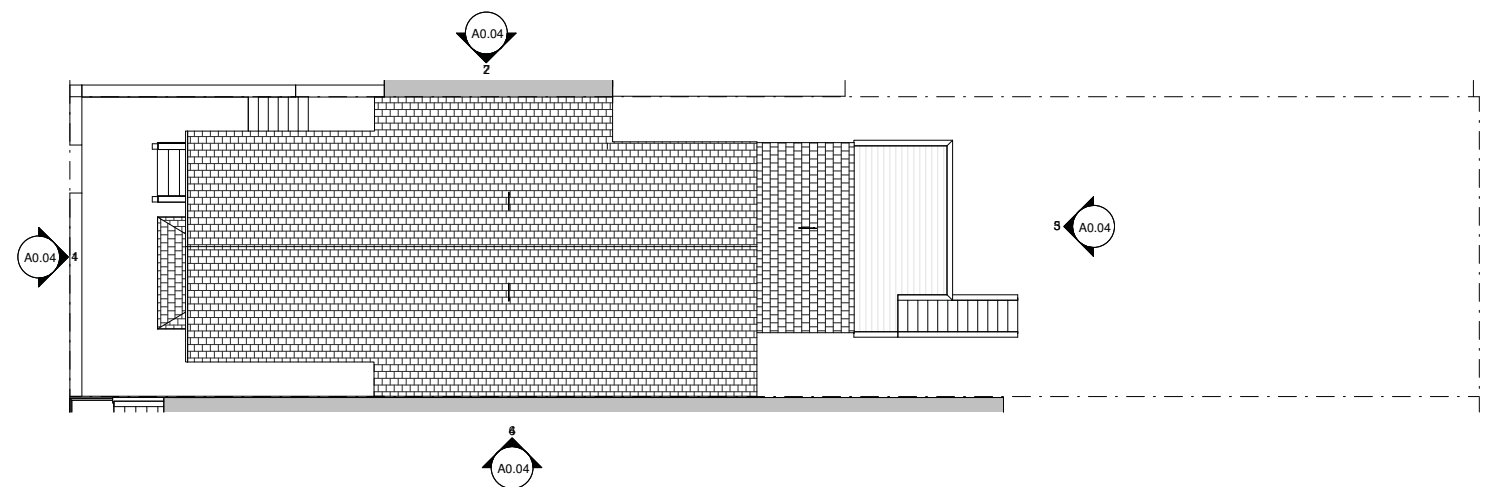
**6 FRONT FACADE OF THE SUBJECT BUILDING**  
3/64" = 1'-0"



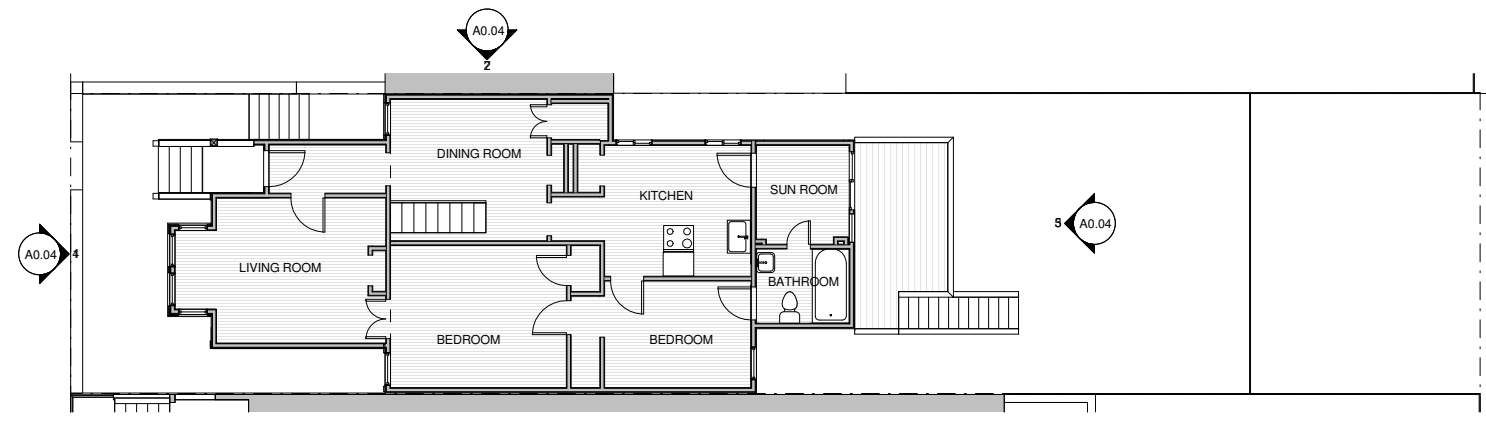
**5 REAR FACADE OF THE SUBJECT BUILDING**  
1" = 100'-0"



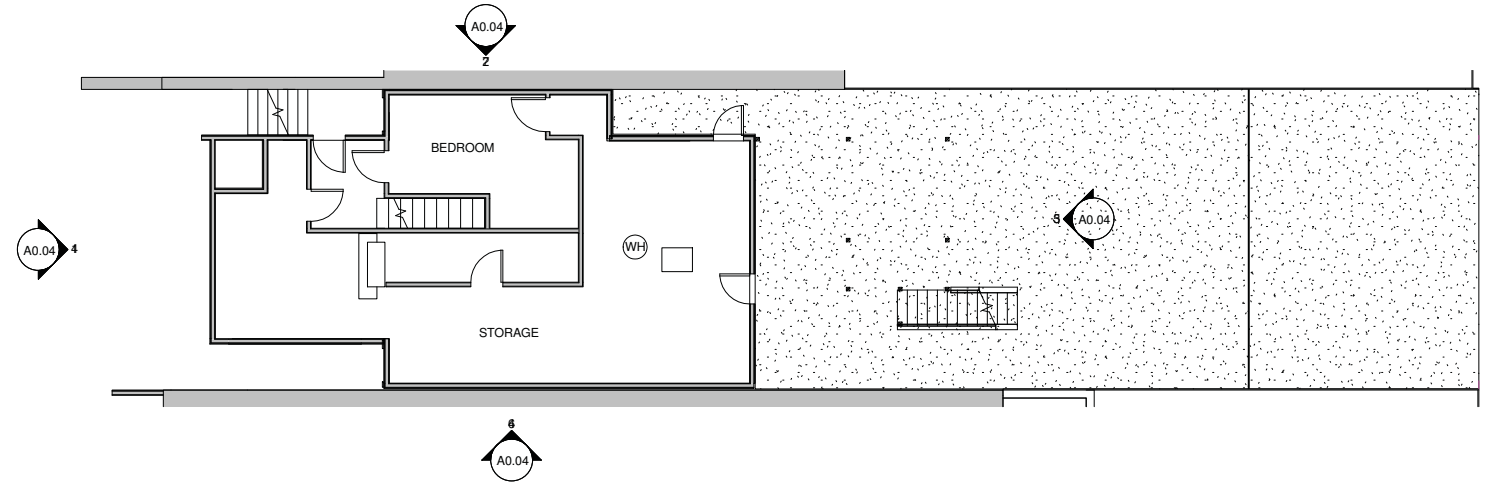
**4 REAR VIEW OF THE ADJACENT BUILDINGS**  
1" = 10'-0"



**3 ROOF PLAN - EXISTING**  
1/8" = 1'-0"



**2 LEVEL 1 FLOOR PLAN - EXISTING**  
1/8" = 1'-0"



**1 BASEMENT FLOOR PLAN - EXISTING**  
1/8" = 1'-0"

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |
|     |         |                 |

PROJECT LOCATION  
**253 CHATTANOOGA STREET**  
SAN FRANCISCO, CA 94114  
BLOCK 3649 LOT 022

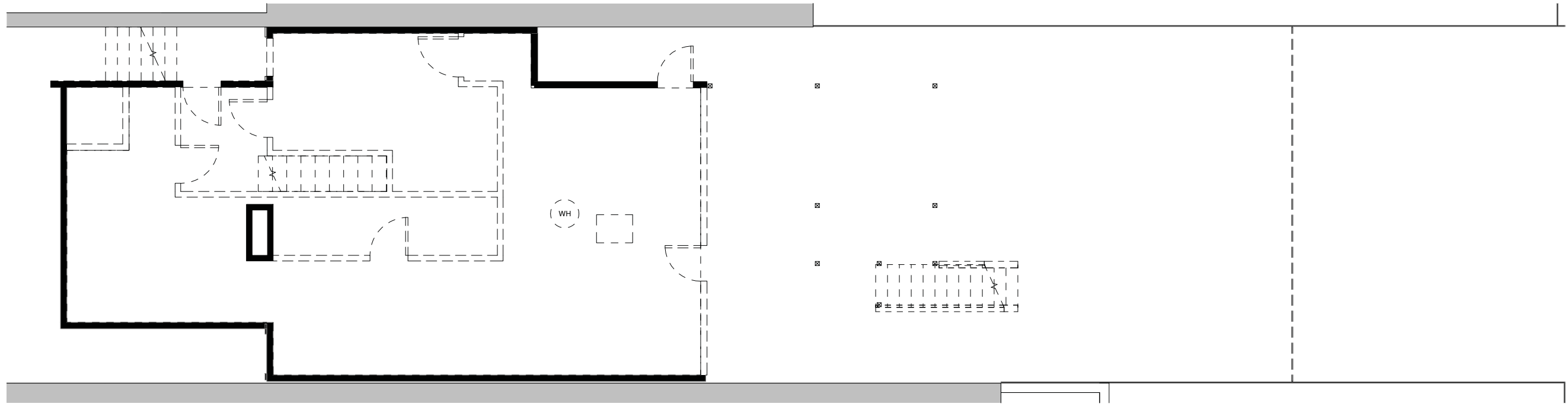
ISSUE DATE  
**JUNE 19, 2017**

SHEET NUMBER  
**A0.03**  
SITE PERMIT

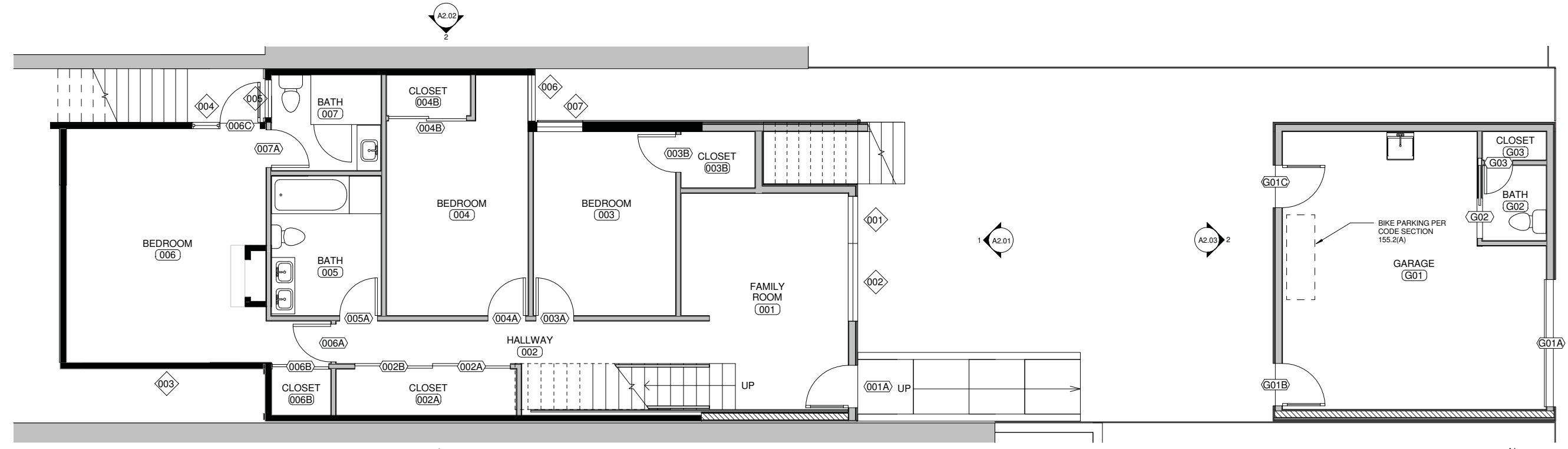


**253 CHATTANOOGA STREET**  
 DEMO & PROPOSED FLOOR PLANS - BASEMENT

| WALL LEGEND |           |          |                 |
|-------------|-----------|----------|-----------------|
|             |           |          |                 |
| EXISTING    | DEMO WALL | NEW WALL | NEW 1-HOUR WALL |



**2 BASEMENT DEMOLITION PLAN**  
 1/4" = 1'-0"



**1 BASEMENT FLOOR PLAN - PROPOSED**  
 1/4" = 1'-0"

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |

PROJECT LOCATION  
 253 CHATTANOOGA STREET  
 SAN FRANCISCO, CA 94114  
 BLOCK 3649 LOT 022

ISSUE DATE  
 JUNE 19, 2017

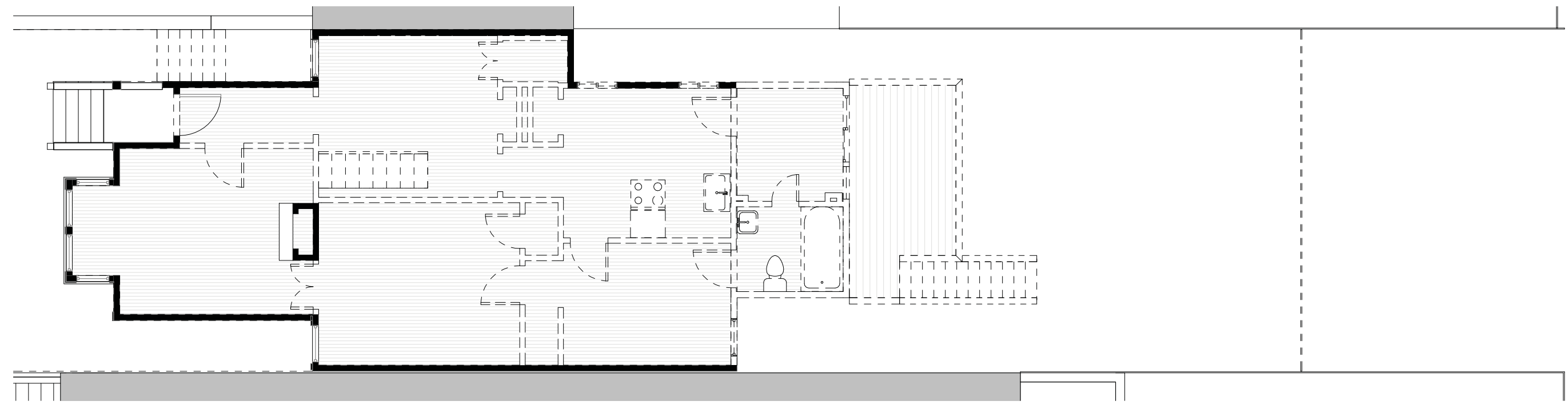
SHEET NUMBER  
**A1.01**  
 SITE PERMIT

ORIGINAL SHEET SIZE 22" x 34"

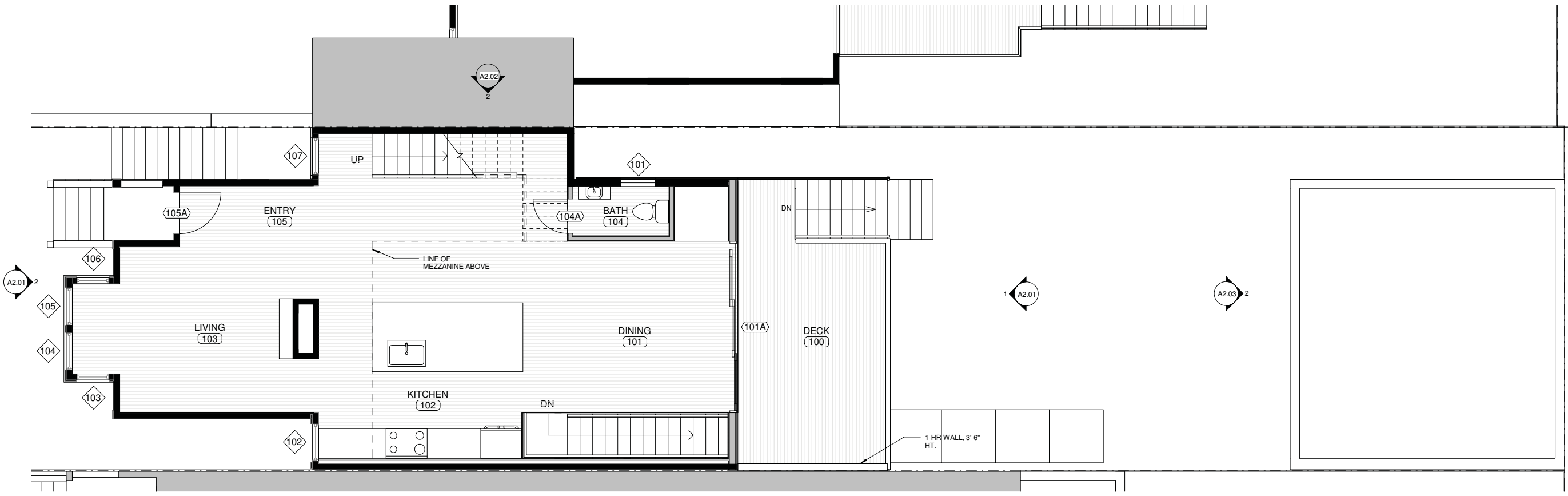


**253 CHATTANOOGA STREET**  
 DEMO & PROPOSED FLOOR PLANS - LEVEL 1

| WALL LEGEND |           |          |                 |
|-------------|-----------|----------|-----------------|
|             |           |          |                 |
| EXISTING    | DEMO WALL | NEW WALL | NEW 1-HOUR WALL |



**2** LEVEL 1 DEMOLITION PLAN  
 1/4" = 1'-0"



**1** LEVEL 1 FLOOR PLAN - PROPOSED  
 1/4" = 1'-0"

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |

PROJECT LOCATION  
 253 CHATTANOOGA STREET  
 SAN FRANCISCO, CA 94114  
 BLOCK 3649 LOT 022

ISSUE DATE  
**JUNE 19, 2017**

SHEET NUMBER  
**A1.02**  
 SITE PERMIT

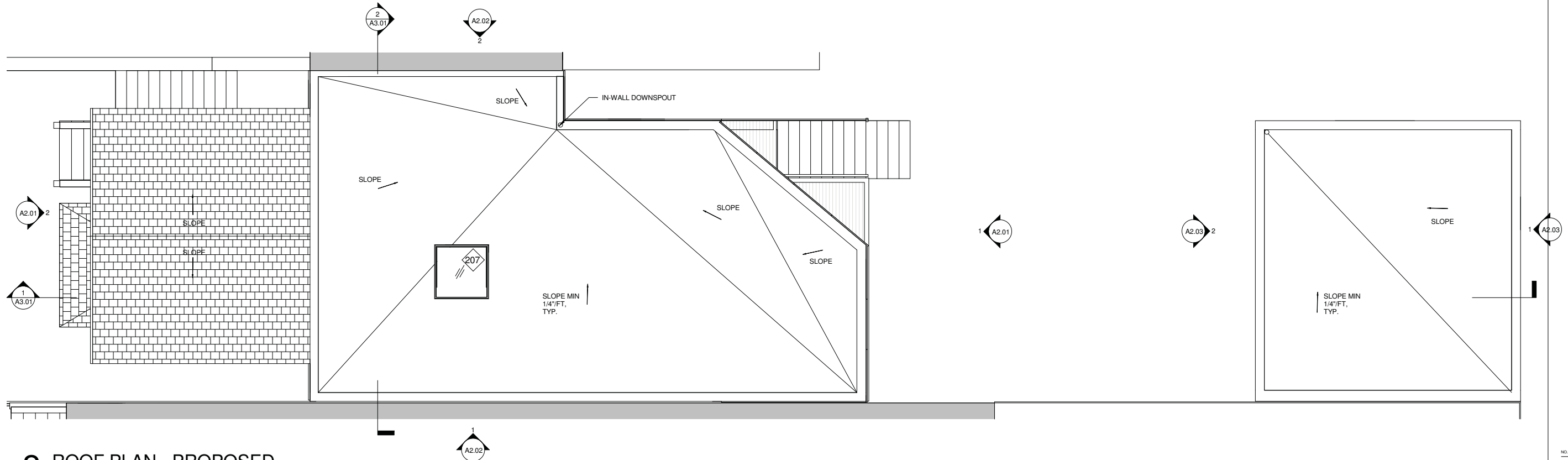
ORIGINAL SHEET SIZE 22" x 34"



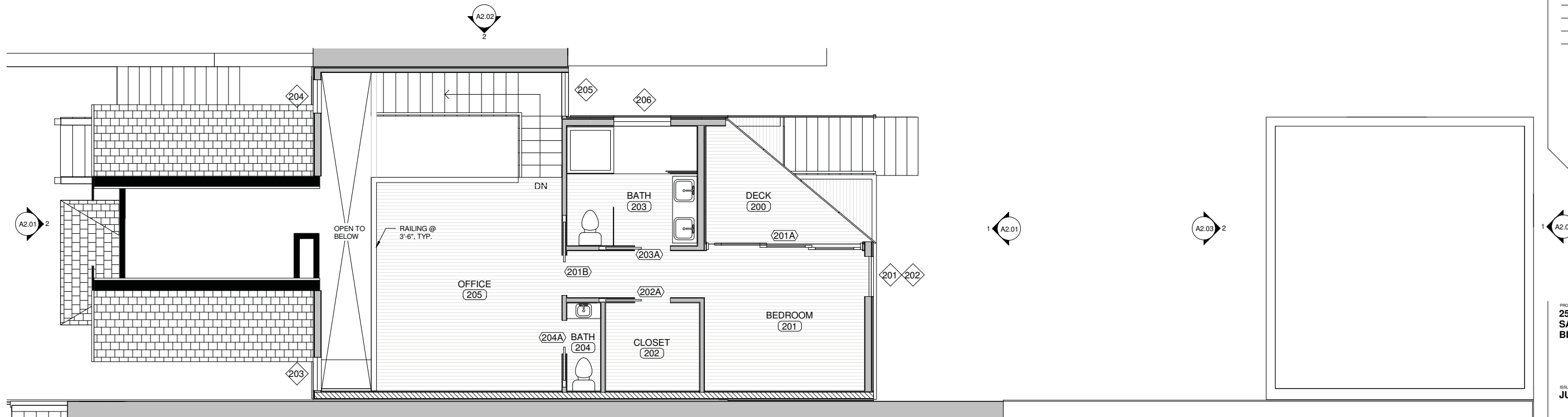


# 253 CHATTANOOGA STREET

## PROPOSED FLOOR PLANS - LEVEL 2 AND ROOF



2 ROOF PLAN - PROPOSED  
1/4" = 1'-0"



1 LEVEL 2 FLOOR PLAN - PROPOSED  
1/4" = 1'-0"

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |
|     |         |                 |

PROJECT LOCATION  
253 CHATTANOOGA STREET  
SAN FRANCISCO, CA 94114  
BLOCK 3649 LOT 022

ISSUE DATE  
JUNE 19, 2017

SHEET NUMBER  
**A1.03**  
SITE PERMIT

# 253 CHATTANOOGA STREET

## PROPOSED ELEVATIONS

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |

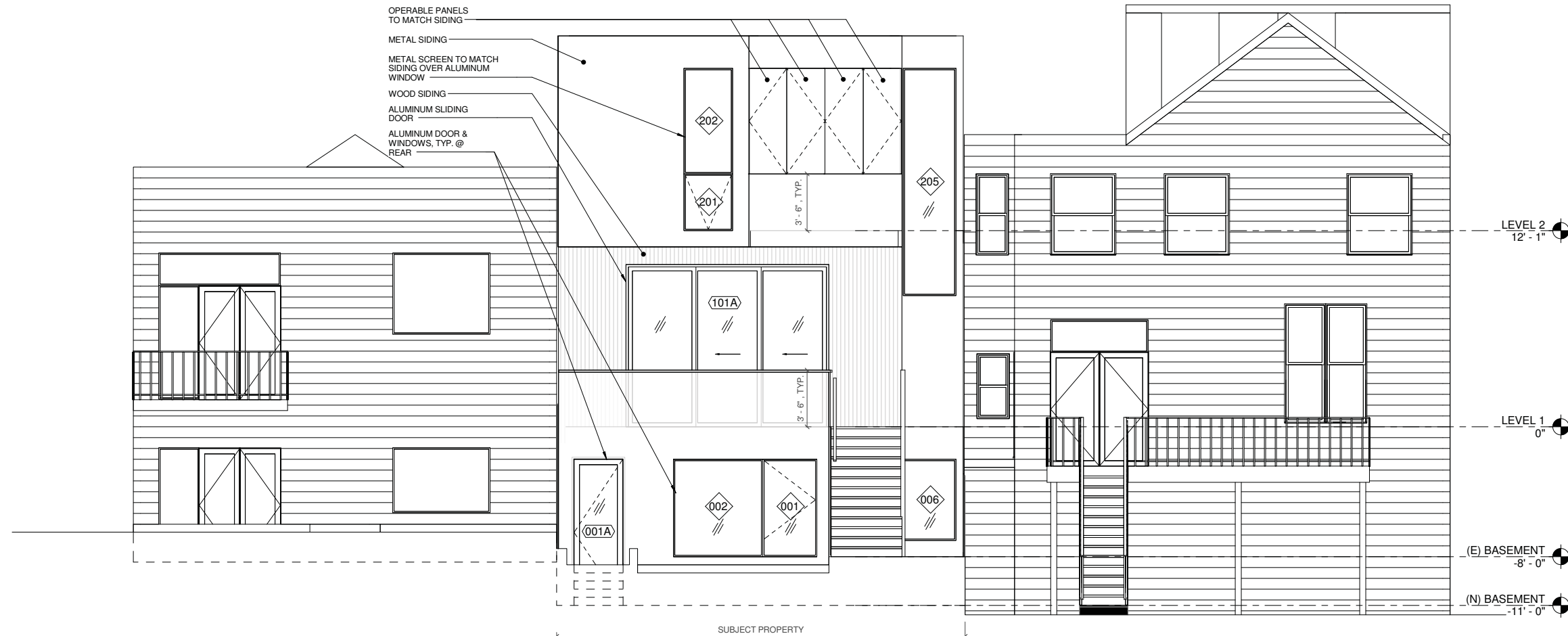
PROJECT LOCATION  
**253 CHATTANOOGA STREET**  
**SAN FRANCISCO, CA 94114**  
**BLOCK 3649 LOT 022**

ISSUE DATE  
**JUNE 19, 2017**

SHEET NUMBER  
**A2.01**  
 SITE PERMIT



**2 PROPOSED WEST ELEVATION**  
 1/4" = 1'-0"

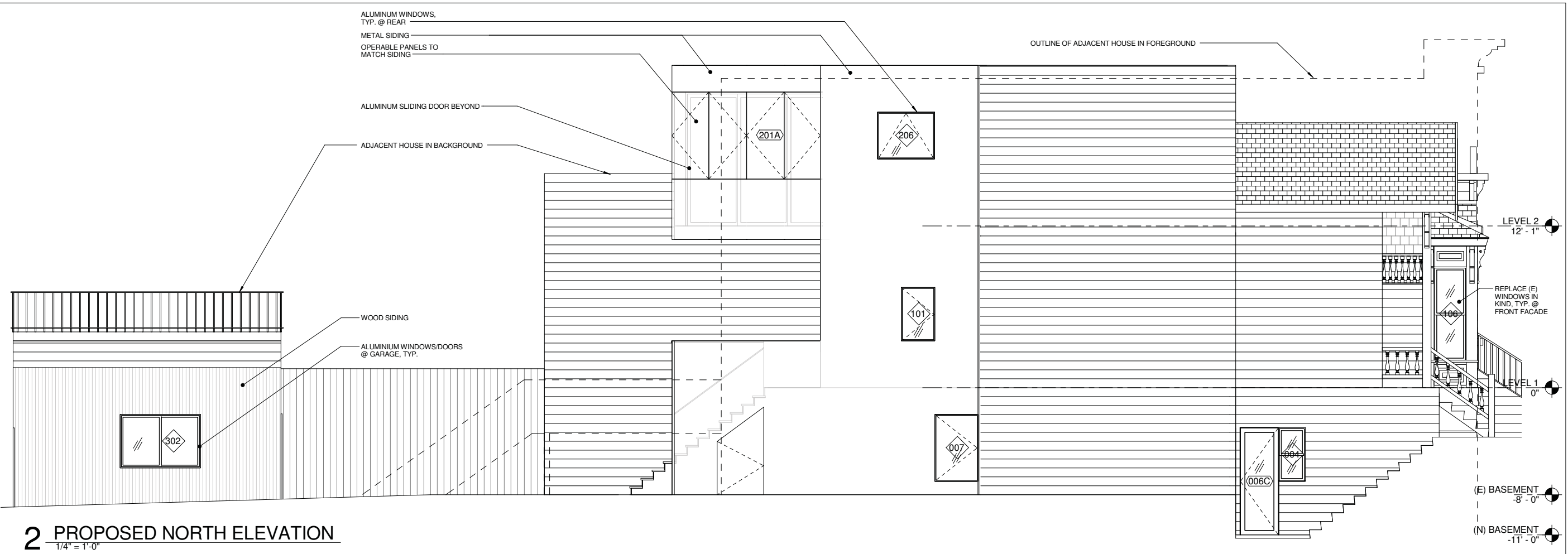


**1 PROPOSED EAST ELEVATION**  
 1/4" = 1'-0"

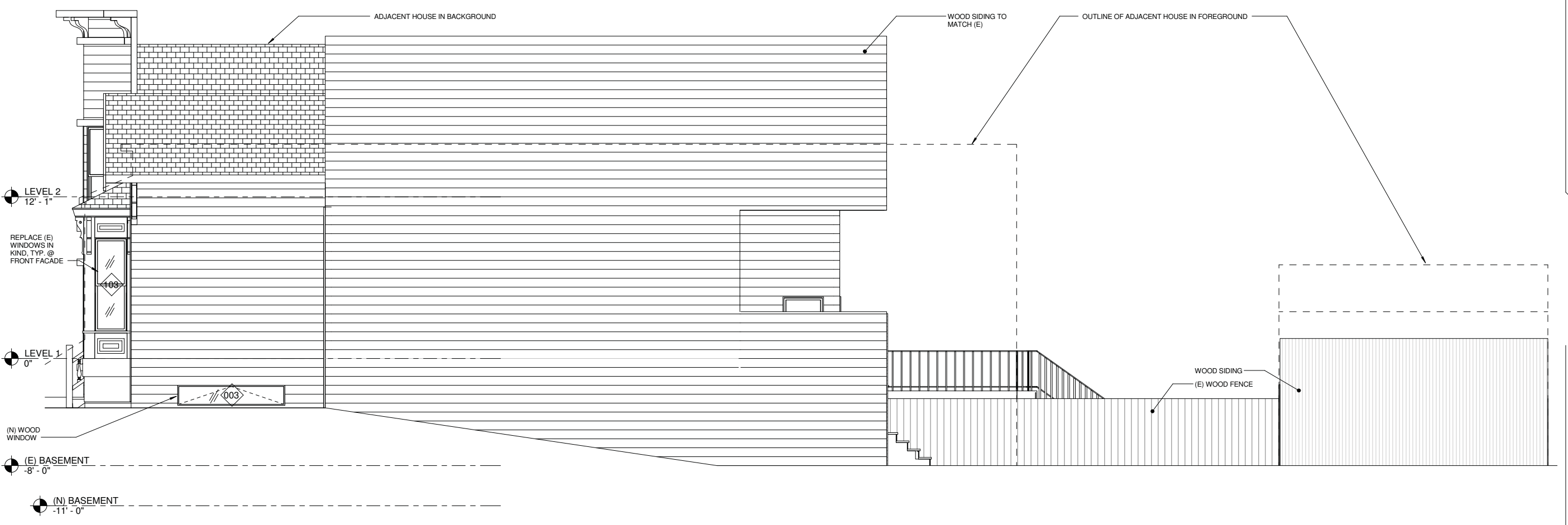


# 253 CHATTANOOGA STREET

## PROPOSED ELEVATIONS



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



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

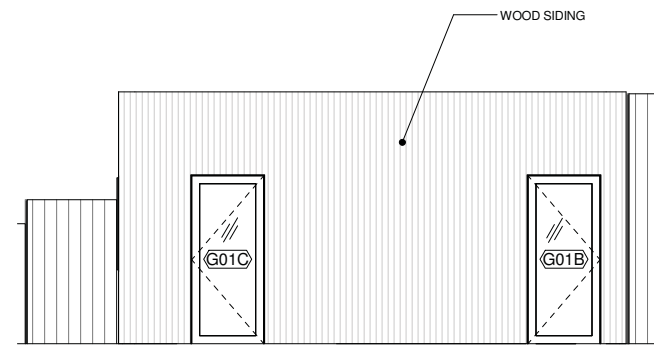
| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |

PROJECT LOCATION  
**253 CHATTANOOGA STREET**  
 SAN FRANCISCO, CA 94114  
 BLOCK 3649 LOT 022

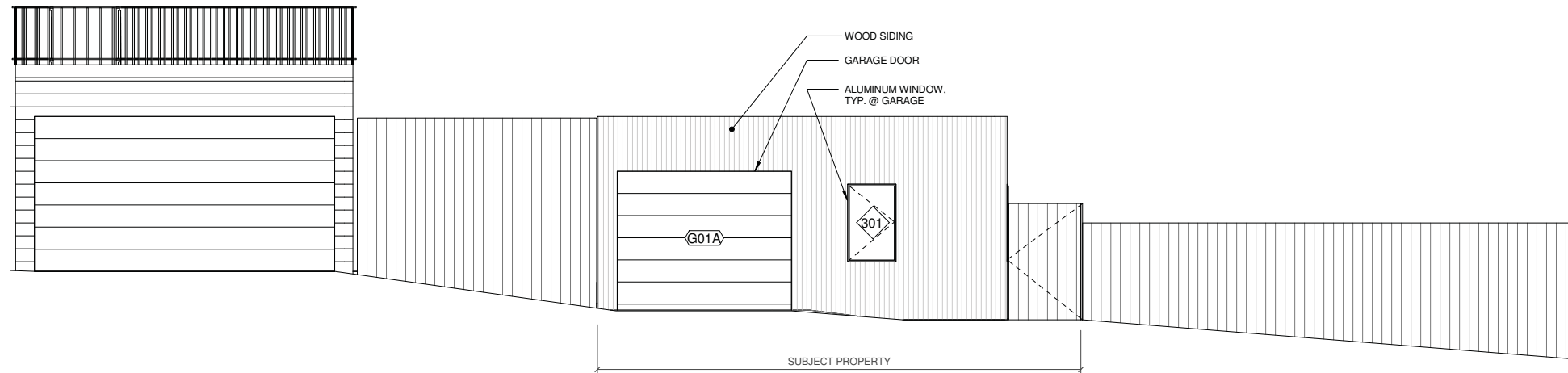
ISSUE DATE  
**JUNE 19, 2017**

SHEET NUMBER  
**A2.02**  
 SITE PERMIT

| NO. | DATE    | REVISION        |
|-----|---------|-----------------|
| 1   | 1/20/17 | Pre-App Meeting |
| 2   | 1/24/17 | Site Permit     |
| 3   | 6/20/17 | EE Application  |
| 4   | 7/27/17 | Variance        |
|     |         |                 |
|     |         |                 |
|     |         |                 |



**2 PROPOSED GARAGE WEST ELEVATION**  
 1/4" = 1'-0"



**1 PROPOSED GARAGE EAST ELEVATION**  
 1/4" = 1'-0"

PROJECT LOCATION  
**253 CHATTANOOGA STREET**  
**SAN FRANCISCO, CA 94114**  
**BLOCK 3649 LOT 022**

ISSUE DATE  
**JUNE 19, 2017**

SHEET NUMBER  
**A2.03**  
 SITE PERMIT