



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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**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, October 25, 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: 117 College Street	Case No.: 2017-007158VAR
Cross Street(s): San Jose Avenue	Building Permit: 2017.07.31.3406
Block /Lot No.: 6692/027	Applicant: Nicholas Palter
Zoning District(s): RH-2 / 40-X	Telephone: (415) 215-7808
Area Plan: N/A	E-Mail: nicholaspalter@yahoo.com

PROJECT DESCRIPTION

The proposal is for a rear yard variance to permit the addition of new habitable space and a second-floor lightwell infill to an existing single family residence. Additionally, the scope of work includes a new 2nd floor rear deck and a new rear stair case.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard of 34 feet, 9 inches. The existing building and rear decks encroach into the required rear yard to within 19 feet, 11 inches of the rear property line. The proposal includes extending the rear structural wall and rear deck by 2 feet to within 17 feet, 11 inches of the rear property line and the reconfiguration of the rear stairs; therefore, the project requires a 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/2017-007158VAR.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: **Veronica Flores** Telephone: **(415) 575-9173** E-Mail: veronica.flores@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

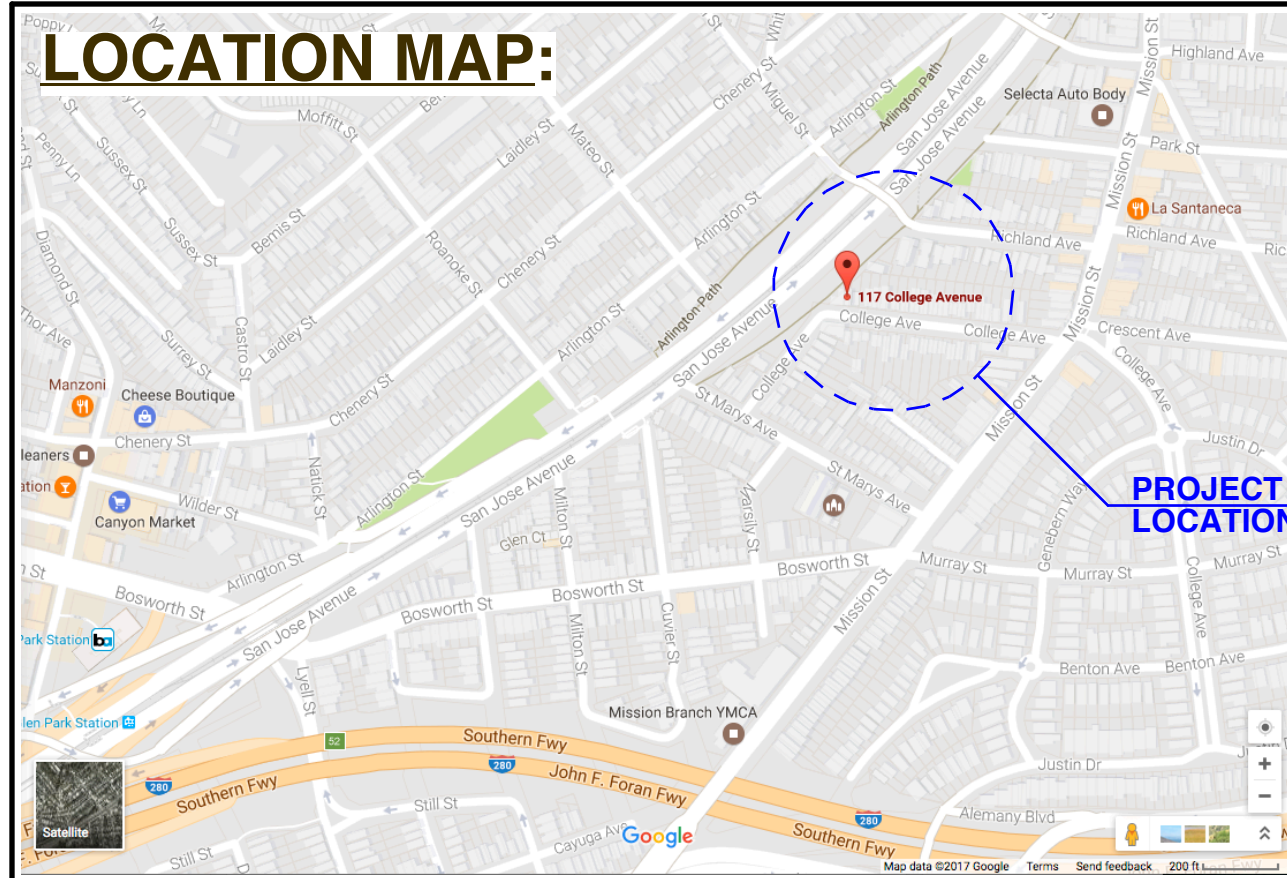
Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **On September 27, the Department issued the required Section 311 notification for this project, which expires on October 27.**

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.



BUILDING AREA CALCULATIONS:

EXISTING:
2ND Floor: Living Space: = 1027 sq. ft.
1ST Floor: Garage: (476 sq. ft. + Living Space: 438 sq. ft.) = 914 sq. ft.
TOTAL: 1941 sq. ft.

PROPOSED:
2ND Floor: Living Space: = 1087 sq. ft.
1ST Floor: Garage: (411 sq. ft. + Living Space: 572 sq. ft.) = 983 sq. ft.
(*2nd Floor Deck: 80 sq. ft. not included in Area Calculation) **TOTAL: 2070 sq. ft.**

SCOPE OF WORK:

- REMODEL OF / ADDITION TO AN EXISTING 2-STORY SINGLE-FAMILY RESIDENCE INCLUDING:
- MINOR ADDITION ON BOTH FLOORS IN REAR OF BUILDING, INCLUDING INFILL UNDER EXISTING 2ND FLOOR OPEN AREA.
 - INFILL OF AN EXISTING 2ND FLOOR LIGHTWELL ON THE WEST PROPERTY LINE.
 - CREATION OF NEW 80 SQ. FT. DECK @ REAR OF 2ND FLOOR & RE-CONFIGURED STAIRS DOWN TO THE REAR YARD.
 - MISCELLANEOUS INTERIOR REMODEL INCLUDING 2 BATHROOMS.

SITE DATA:

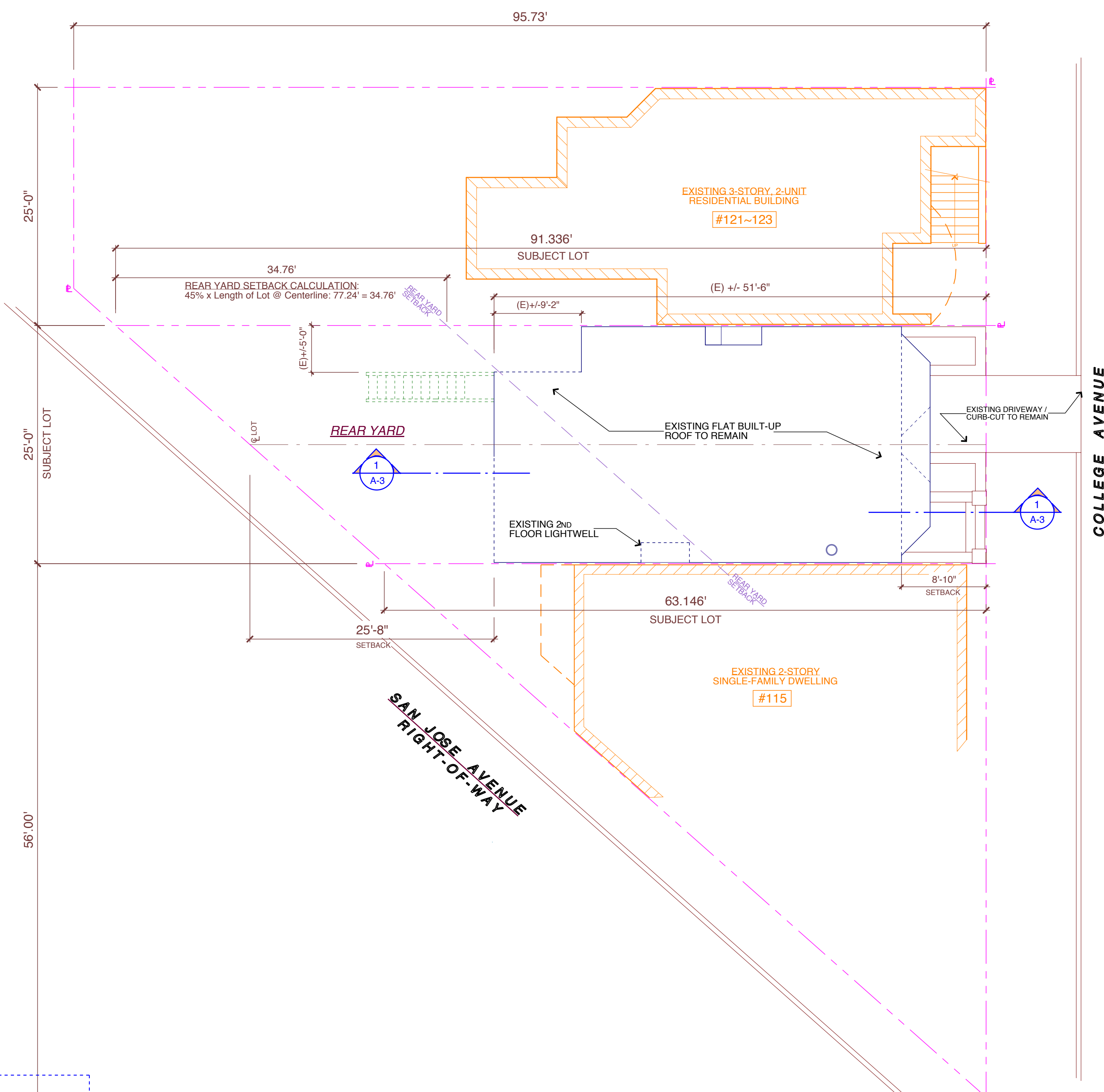
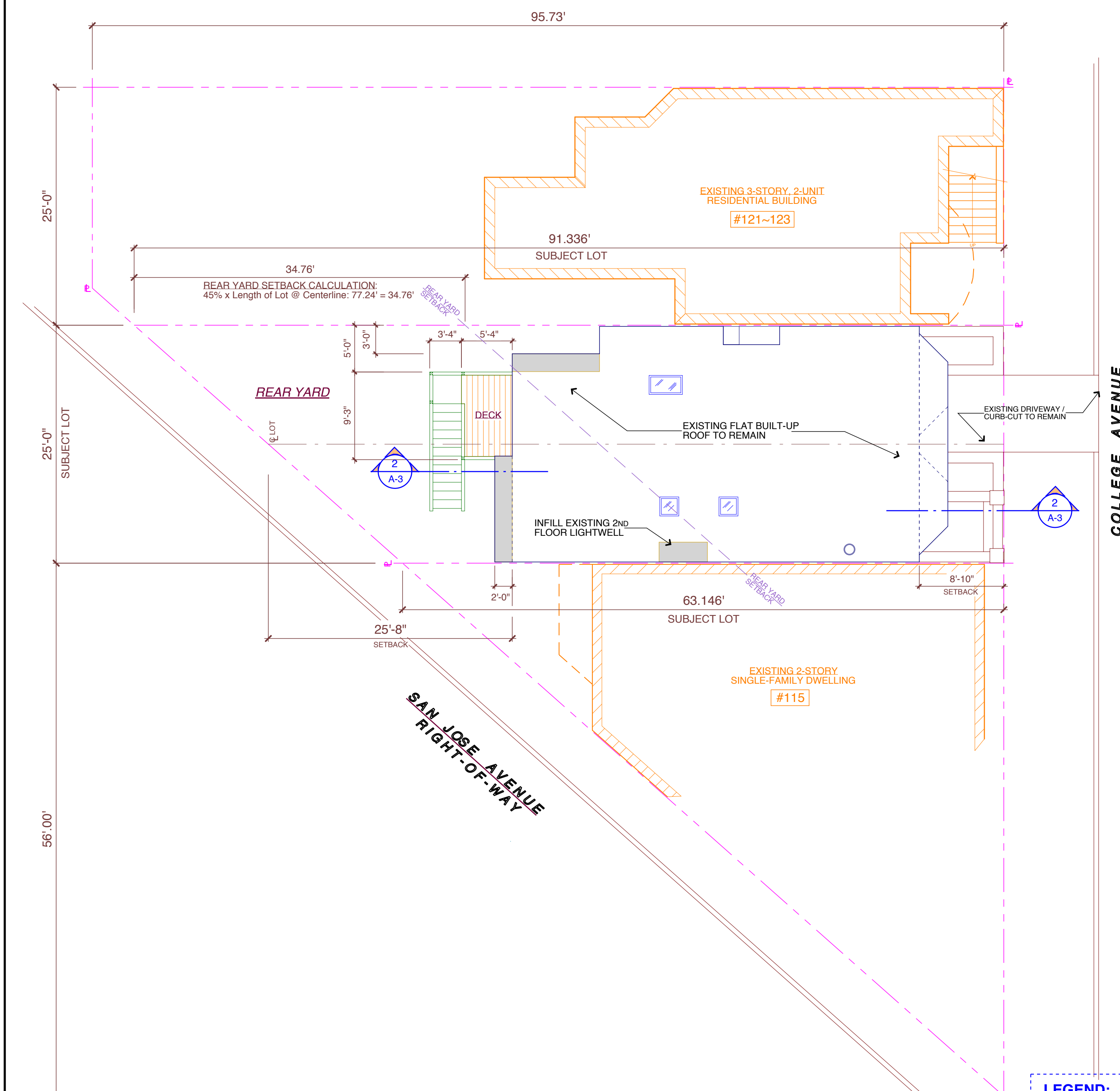
ZONING: RH-2
HEIGHT: 40-X
LOT SIZE: 25' x (63.146' / 91.336')
BLOCK: #6692
LOT: #027

DRAWING INDEX:

- ARCHITECTURAL DRAWINGS:**
- A-0 COVER SHEET / EXISTING & PROPOSED SITE PLANS
 - (E)-1 EXISTING / DEMO GROUND FLOOR PLAN
 - (E)-2 EXISTING / DEMO 2ND FLOOR PLAN
 - A-1 PROPOSED GROUND FLOOR PLAN
 - A-2 PROPOSED 2ND FLOOR PLAN
 - A-3 EXISTING / DEMO & PROPOSED BUILDING SECTIONS
 - A-4 EXISTING & PROPOSED PROPERTY LINE (EAST & WEST) ELEVATIONS
 - A-5 EXISTING & PROPOSED REAR (NORTH) ELEVATIONS

Revisions	By

pd
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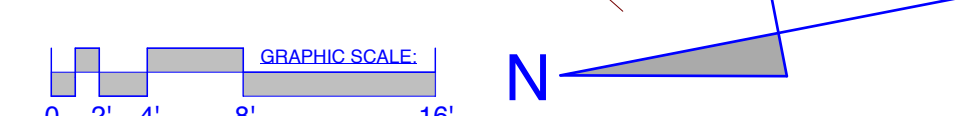
LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION
- 1-HOUR CONSTRUCTION

NOTE:
NO ACCESS FOR MEASUREMENT OF EXISTING ADJACENT BUILDINGS WAS AVAILABLE & INFORMATION PROVIDED WAS GENERATED FROM OBSERVATION FROM SUBJECT LOT & IS PROVIDED FOR GENERAL CONTEXTURAL PURPOSES ONLY, & AS REQUIRED BY THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT.

1 PROPOSED SITE / ROOF PLAN
1/8" / FT.

1 EXISTING SITE / ROOF PLAN
1/8" / FT.



EXISTING & PROPOSED SITE PLANS

117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692; LOT #027

Date:	8/29/17
Scale:	AS NOTED
Drawn:	NP
Sheet:	A-0

Revisions	By

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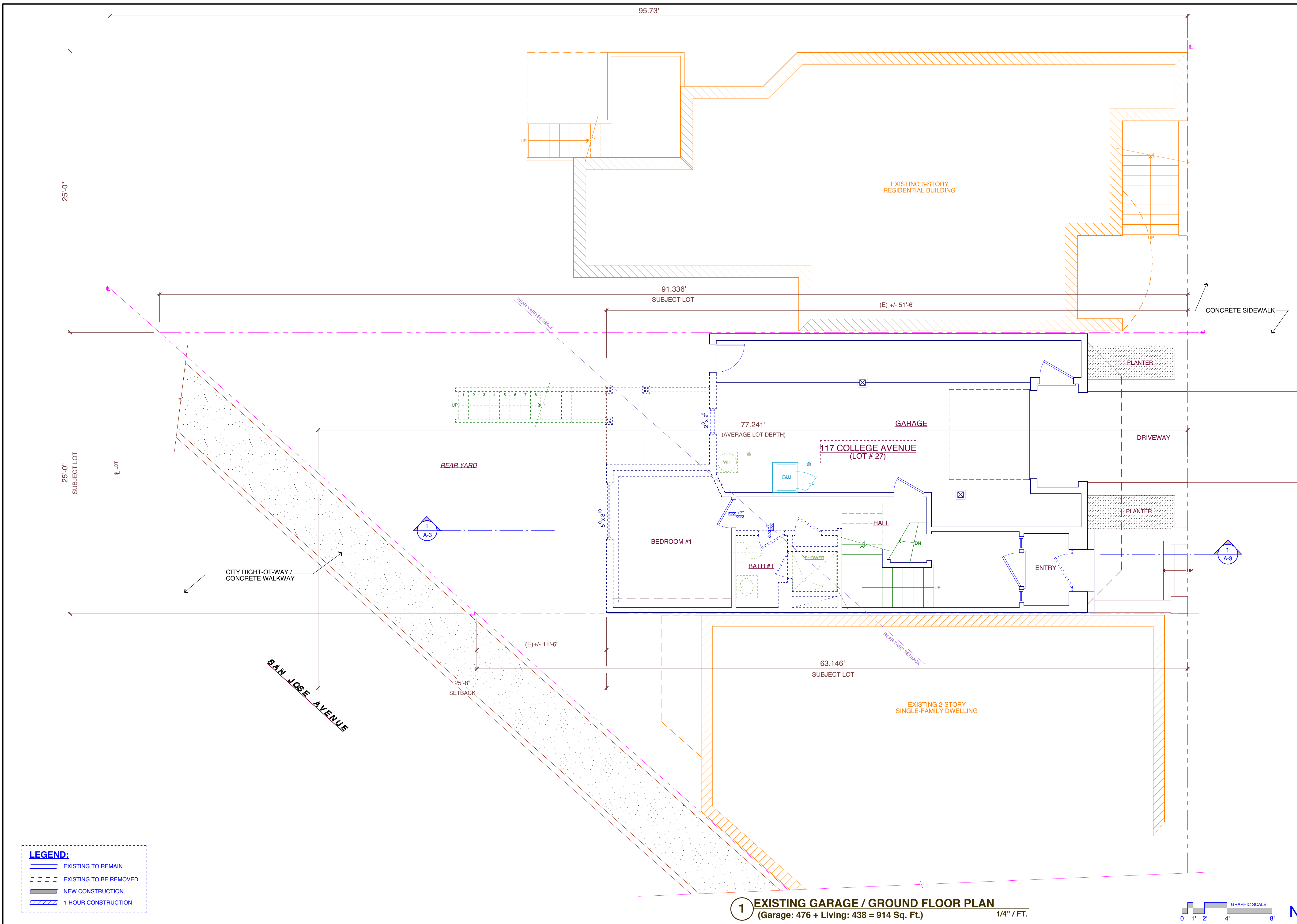
EXISTING / DEMO FLOOR PLANS

COLLEGE AVENUE

117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692; LOT #027

Date: 8/29/17
Scale: AS NOTED
Drawn: NP
Sheet:

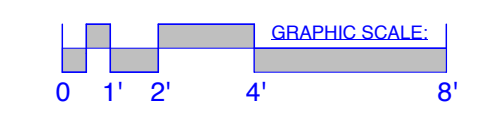
(E)-1



LEGEND:

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION
	1-HOUR CONSTRUCTION

1 EXISTING GARAGE / GROUND FLOOR PLAN
(Garage: 476 + Living: 438 = 914 Sq. Ft.) 1/4" / FT.



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EXISTING / DEMO FLOOR PLANS

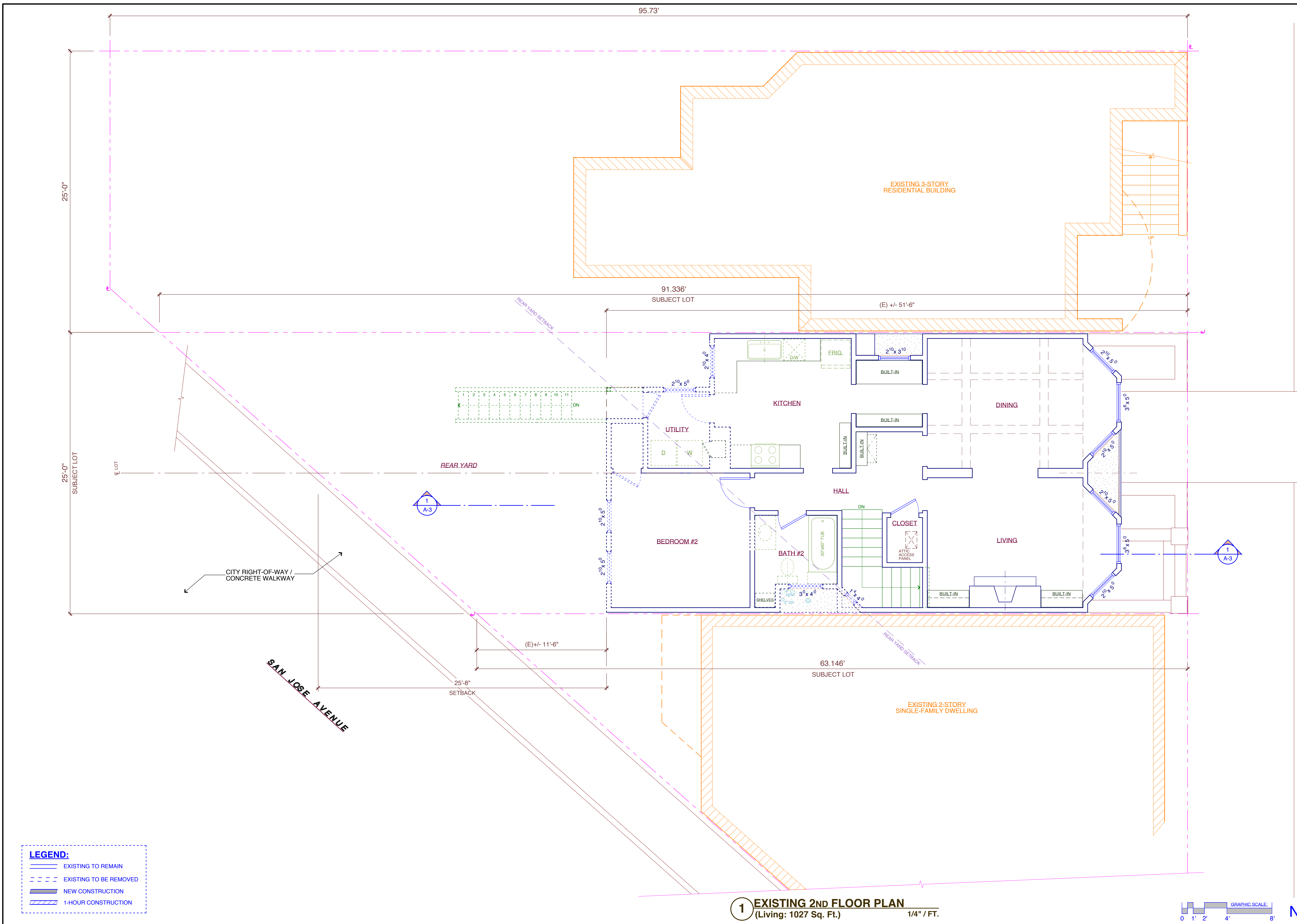
117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692; LOT #027

Date: 8/29/17
Scale: AS NOTED
Drawn: NP
Sheet:

(E)-2

COLLEGE AVENUE

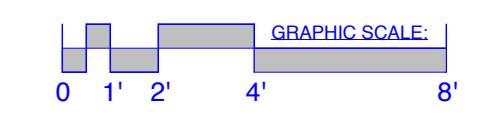
SAN JOSE AVENUE



LEGEND:

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW CONSTRUCTION
- 1-HOUR CONSTRUCTION

1 EXISTING 2ND FLOOR PLAN
(Living: 1027 Sq. Ft.) 1/4" / FT.



Revisions By

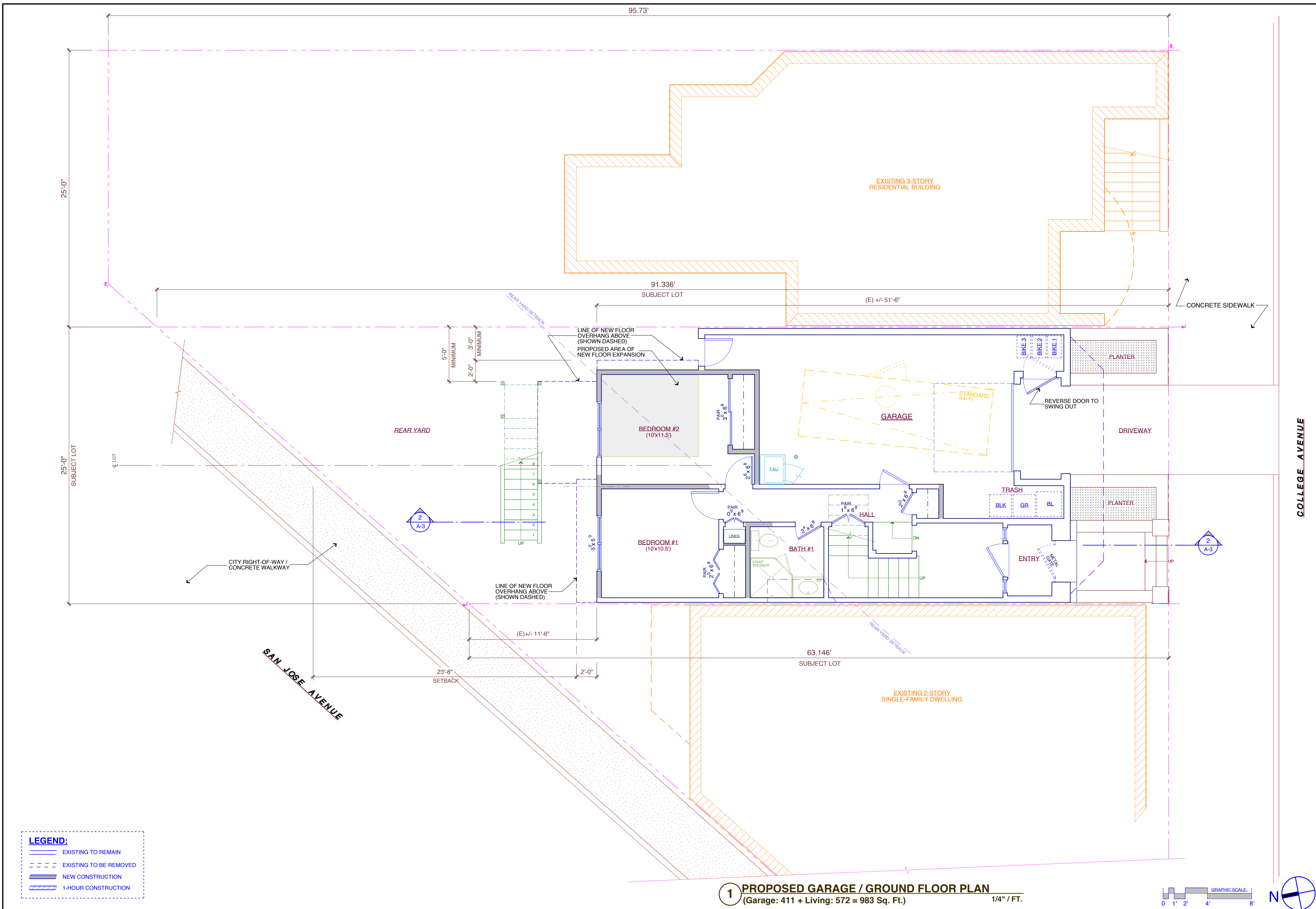


PROPOSED FLOOR PLANS

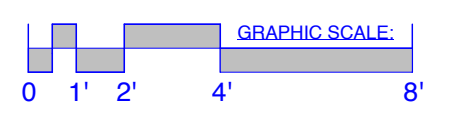
117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692; LOT #027

Date: 8/29/17
Scale: AS NOTED
Drawn: NP
Sheet:

A-1



1 PROPOSED GARAGE / GROUND FLOOR PLAN
(Garage: 411 + Living: 572 = 983 Sq. Ft.) 1/4" / FT.



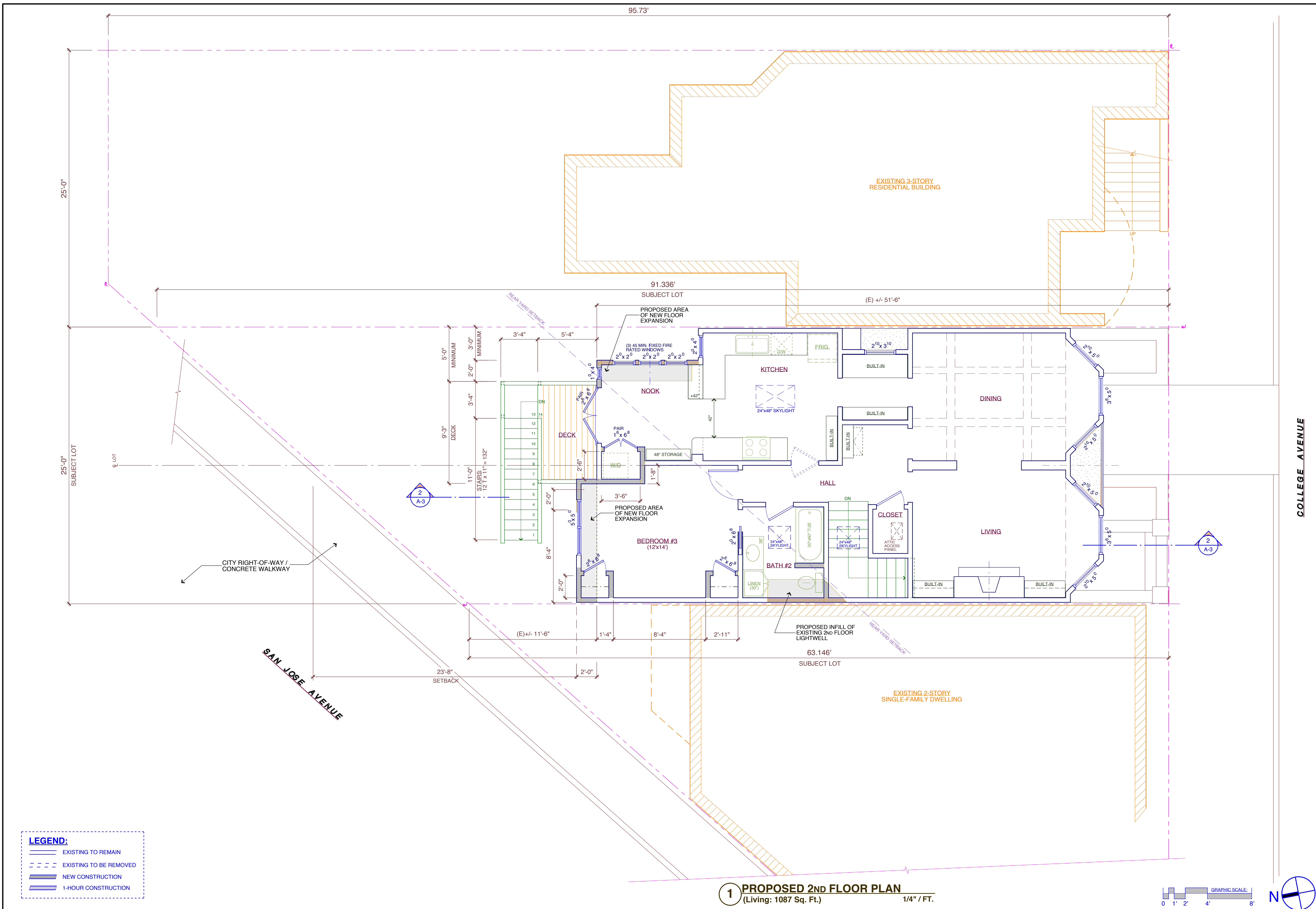
PROPOSED FLOOR PLANS

COLLEGE AVENUE

117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692; LOT #027

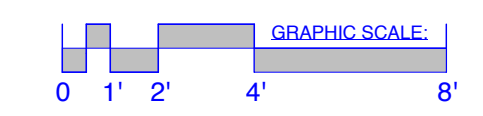
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Drawn: NP
Sheet:

A-2

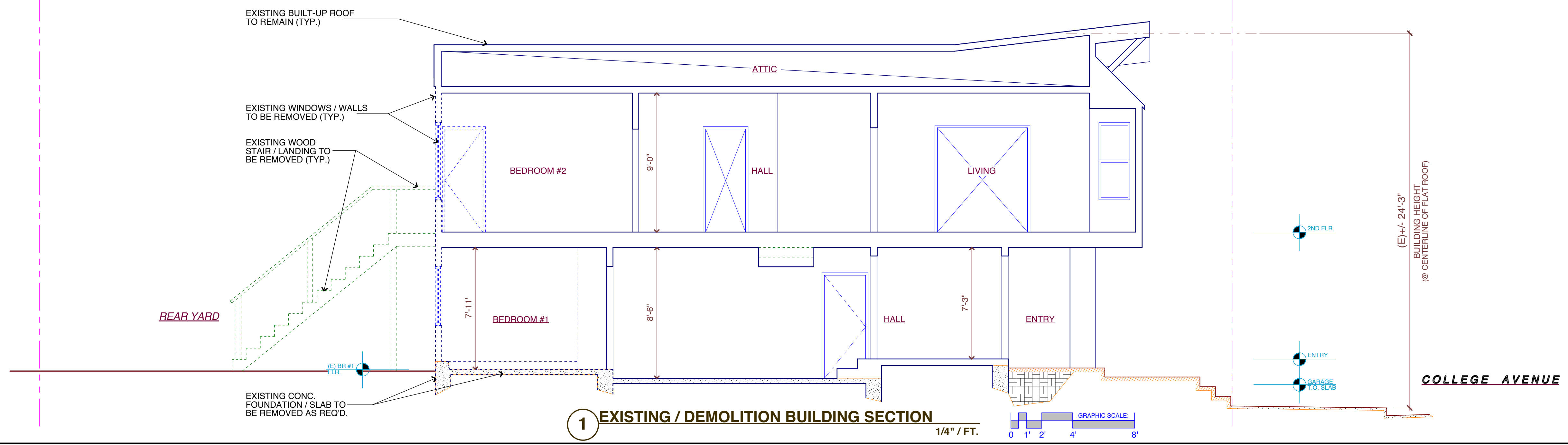
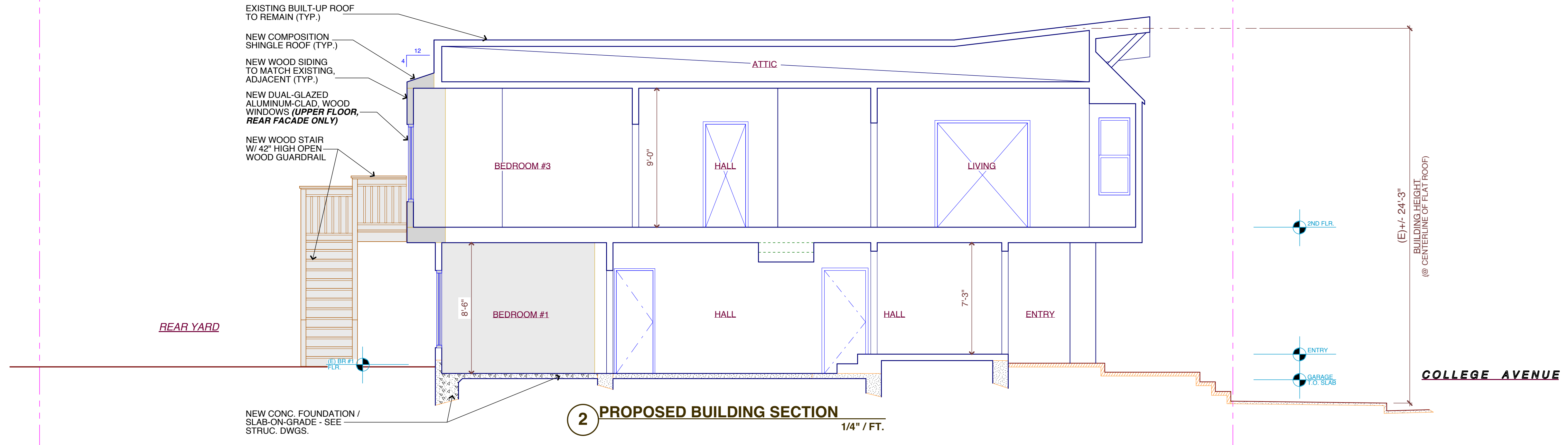


LEGEND:
 - - - - - EXISTING TO REMAIN
 - - - - - EXISTING TO BE REMOVED
 ——— NEW CONSTRUCTION
 [Hatched] 1-HOUR CONSTRUCTION

1 PROPOSED 2ND FLOOR PLAN
(Living: 1087 Sq. Ft.) 1/4" / FT.



NOTE:
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EXISTING / DEMO & PROPOSED BUILDING SECTIONS

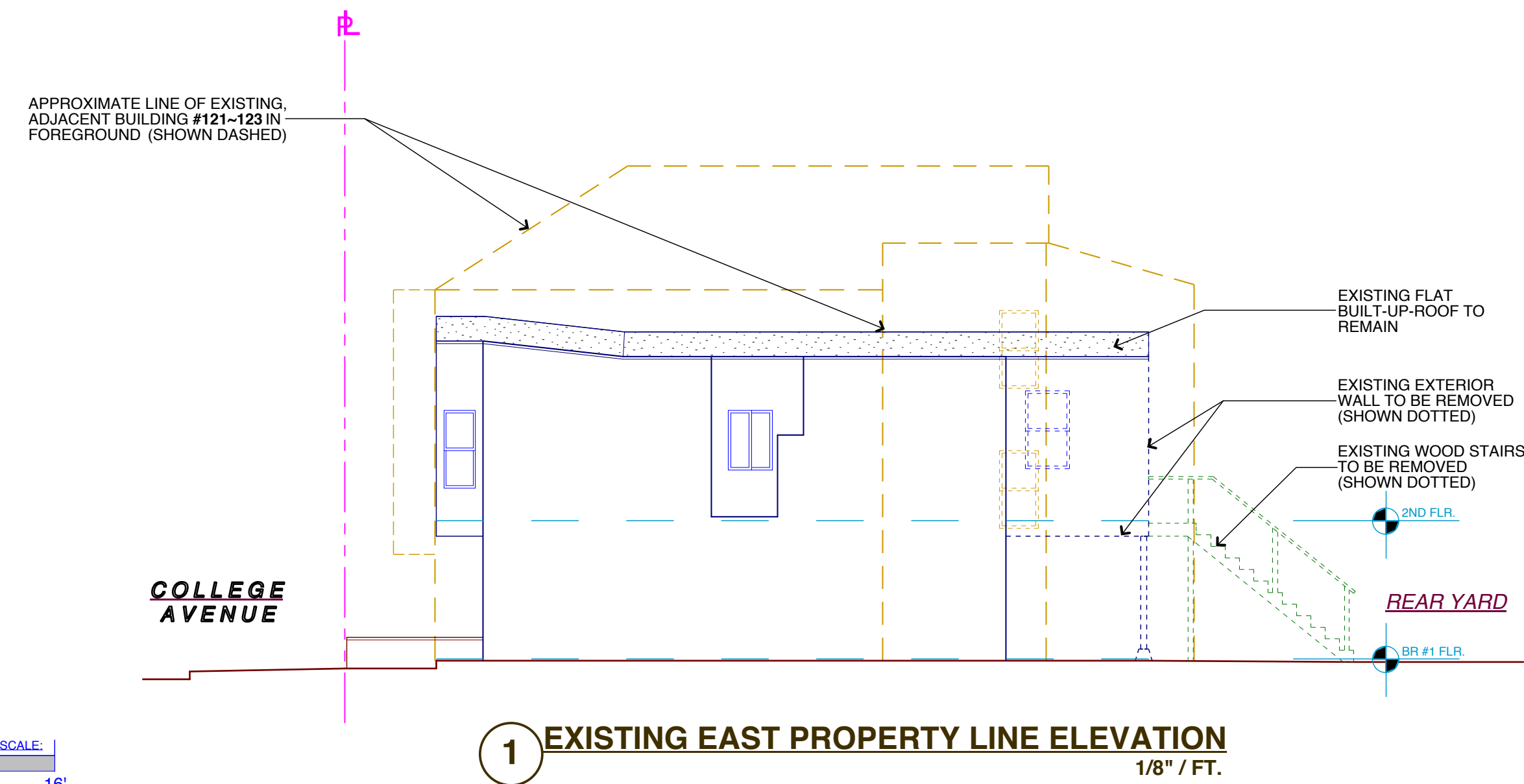
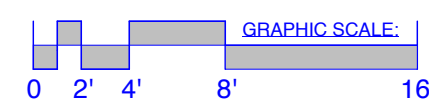
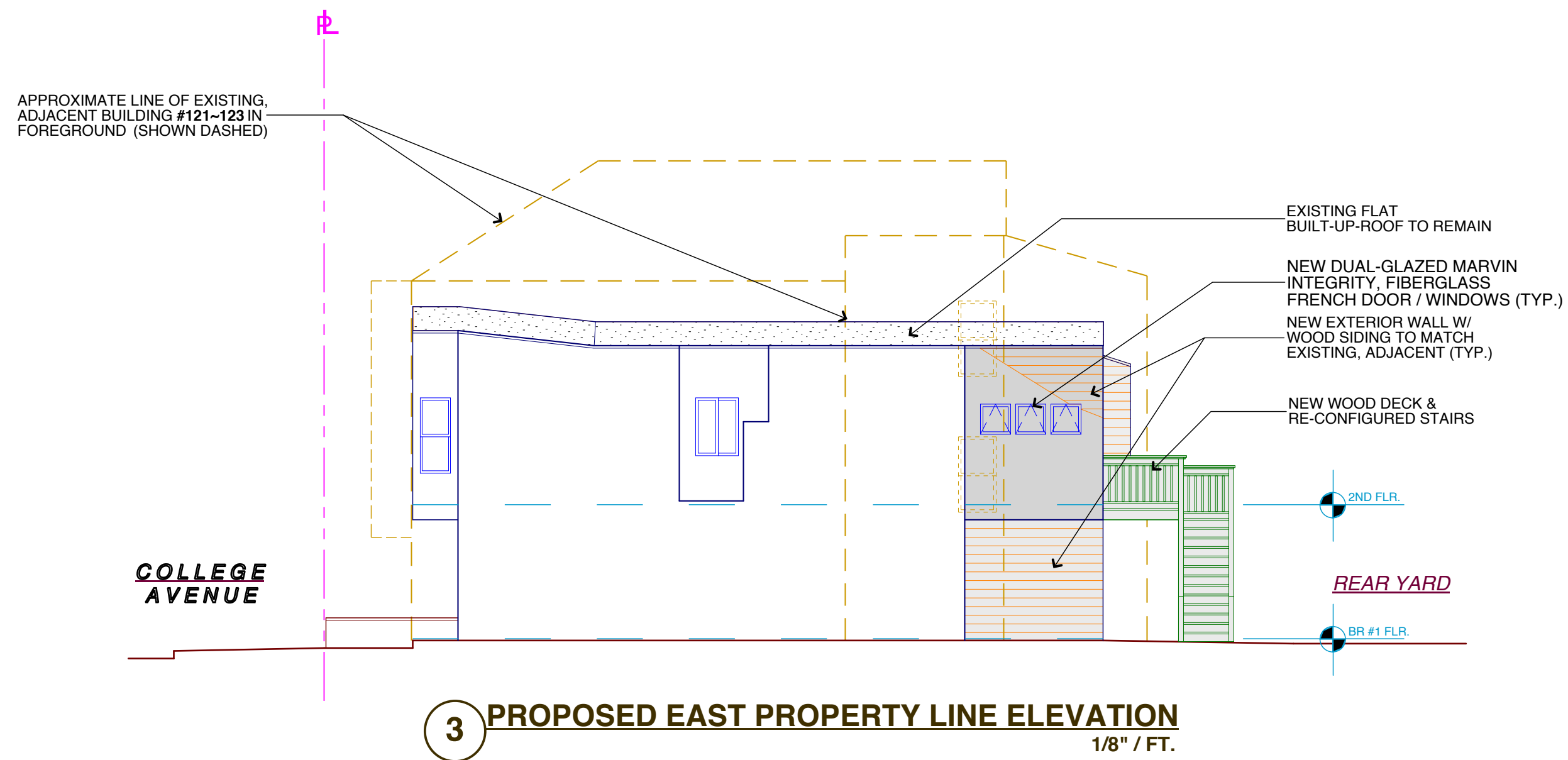
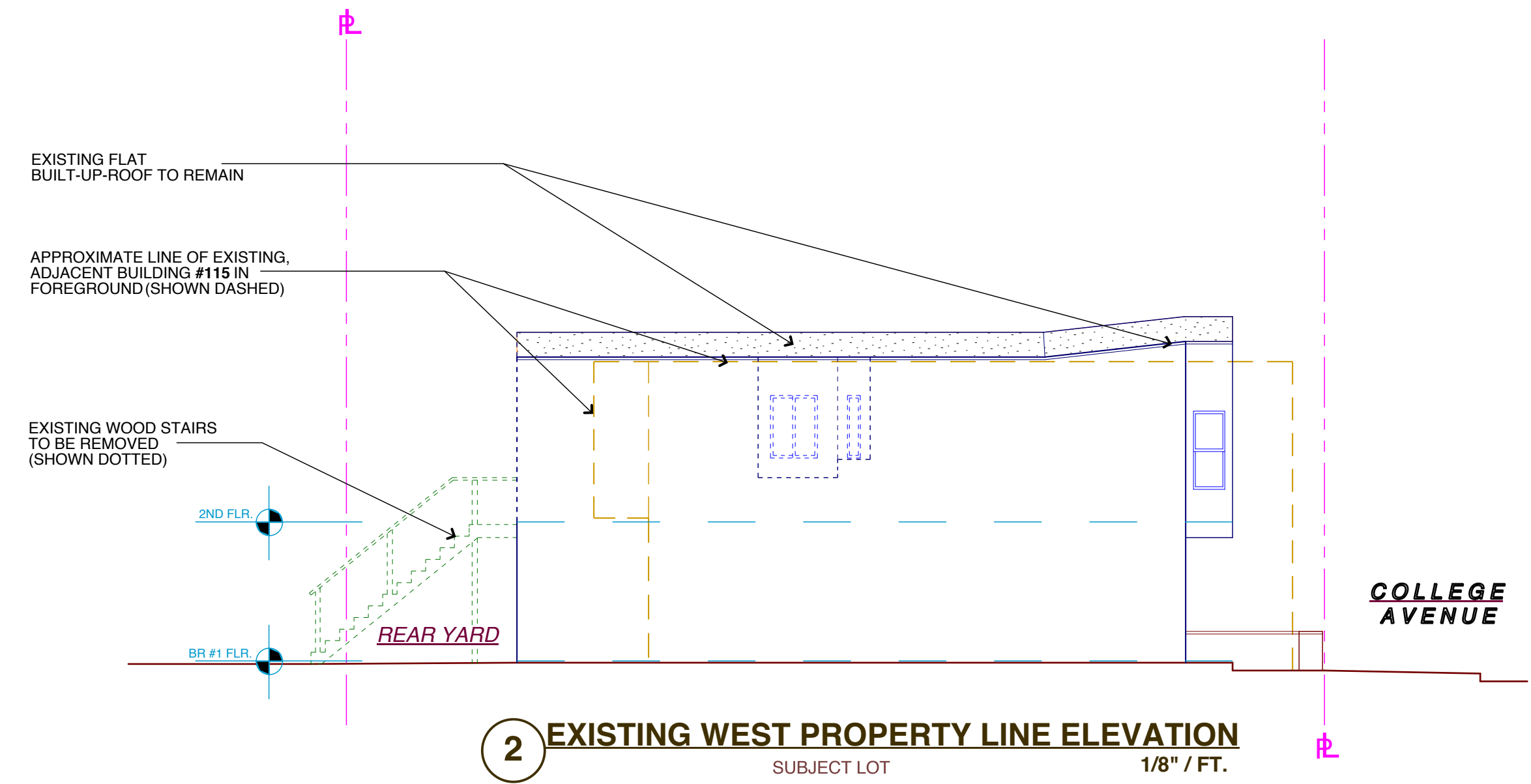
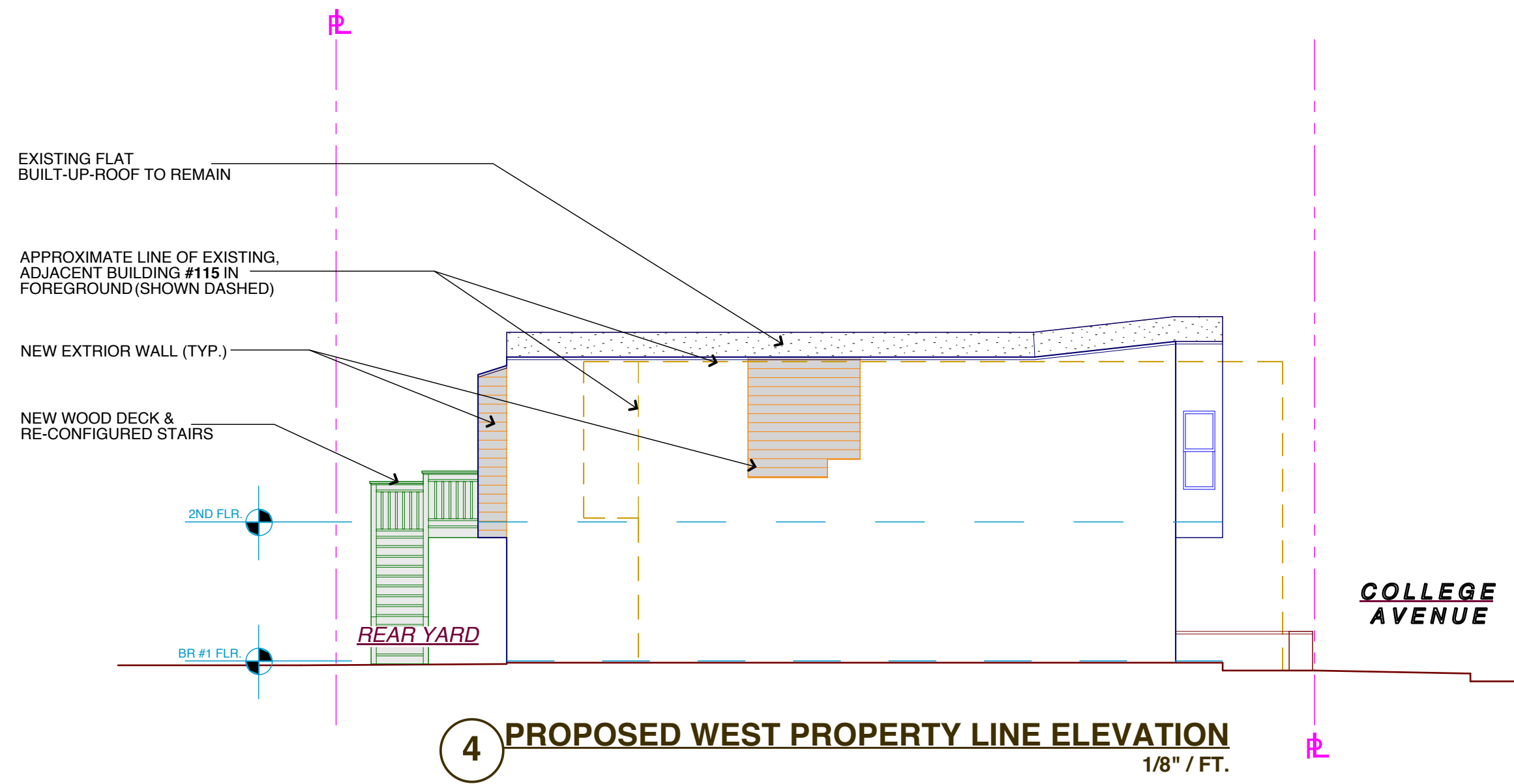
117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692; LOT #027

Date: 8/29/17
Scale: AS NOTED
Drawn: NP

Sheet: A-3

LEGEND:

	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	NEW CONSTRUCTION
	1-HOUR CONSTRUCTION



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EXISTING & PROPOSED SIDE PROPERTY LINE ELEVATIONS

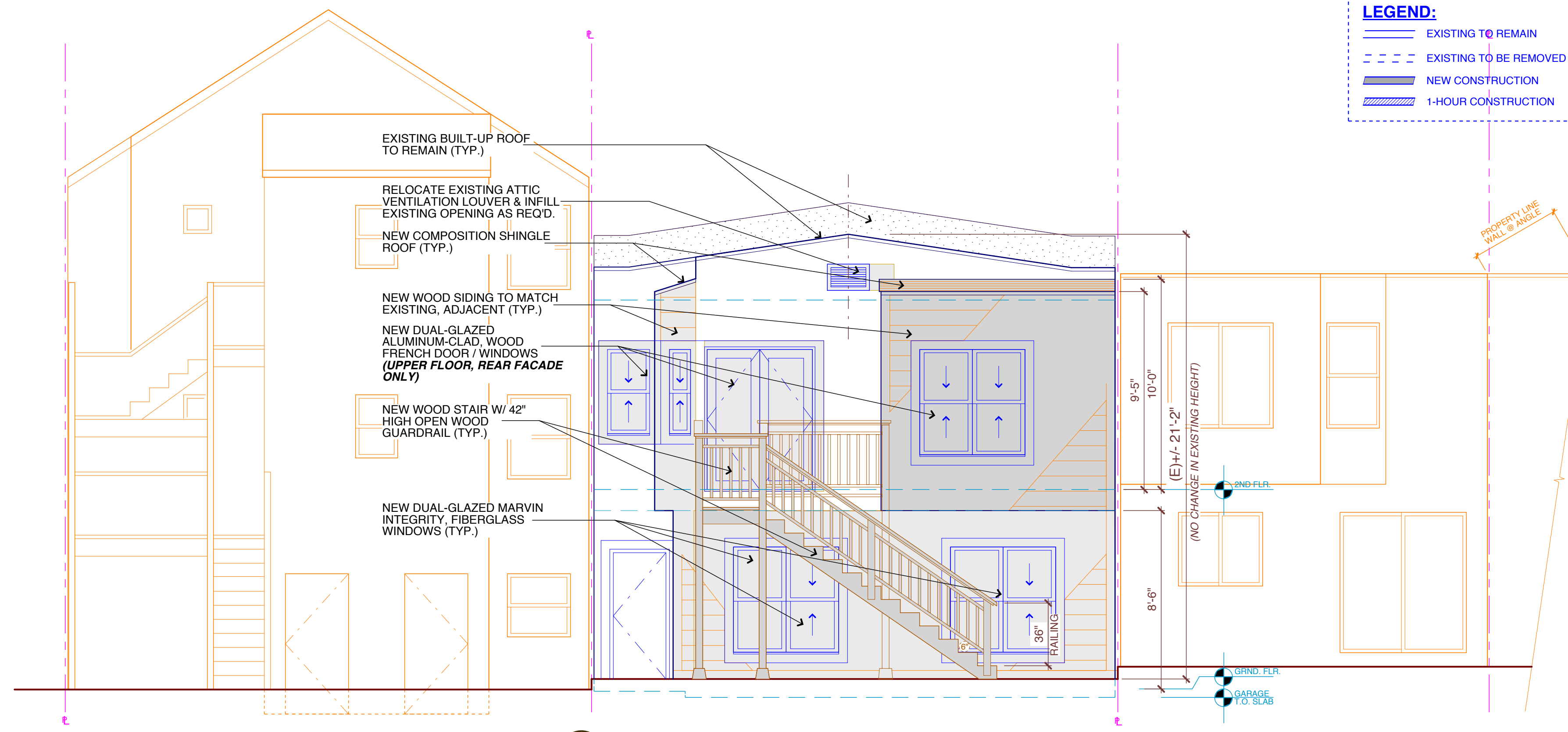
117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692, LOT #027

Date: 8/29/17
Scale: AS NOTED
Drawn: NP

Sheet: **A-4**

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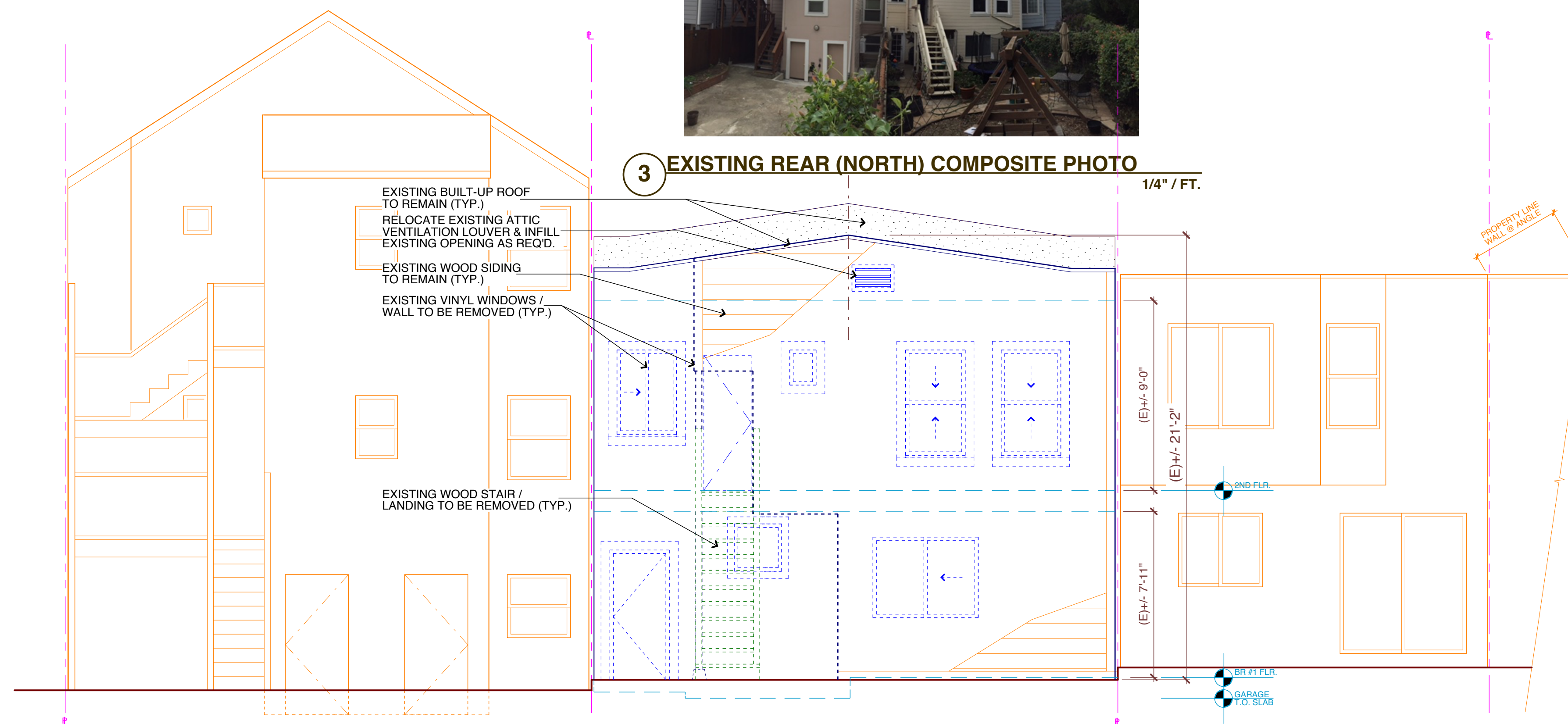
LEGEND:
— EXISTING TO REMAIN
--- EXISTING TO BE REMOVED
= NEW CONSTRUCTION
▨ 1-HOUR CONSTRUCTION



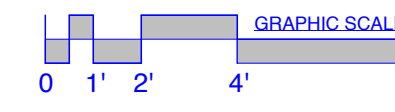
4 PROPOSED REAR (NORTH) ELEVATION
1/4" / FT.



3 EXISTING REAR (NORTH) COMPOSITE PHOTO
1/4" / FT.



1 EXISTING / DEMOLITION REAR (NORTH) ELEVATION
1/4" / FT.



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**BUILDING SECTIONS /
EXTERIOR ELEVATIONS**

117 COLLEGE AVENUE
(REAR YARD VARIANCE)
SAN FRANCISCO, CA
BLOCK #6692; LOT #027

Date:	8/29/17
Scale:	AS NOTED
Drawn:	NP
Sheet:	A-5