



# 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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**415.558.6378**

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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, December 6, 2017**  
 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>35 Belgrave Avenue</b>	Case No.: <b>2017-010181VAR</b>
Cross Street(s): <b>Shrader Street</b>	Building Permit: <b>2017.10.18.1547</b>
Block /Lot No.: <b>2688/071</b>	Applicant: <b>Lawson Willard</b>
Zoning District(s): <b>RH-1(D) / 40-X</b>	Telephone: <b>(415) 674-1102</b>
Area Plan: <b>n/a</b>	E-Mail: <a href="mailto:lw@lawsonwillard.com">lw@lawsonwillard.com</a>

## PROJECT DESCRIPTION

The proposal is to legalize the removal and replacement of an upper level/second floor east side wall in the required side setback of the two-story-over-garage, single-family house.

**PER SECTION 133(a)(5) OF THE PLANNING CODE**, the subject property is required to provide two five foot side yards. The existing building extends into the side yard setback by two feet. The proposal is to legalize replacement of a previously existing wall on the second level, which encroaches into the side yard by two feet; 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/2017-010181VAR.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: **Mary Woods** Telephone: **(415) 558-6315** E-Mail: [mary.woods@sfgov.org](mailto:mary.woods@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. **Section 311 notification is not required for this project.**

## 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.



FILE PATH: /Volumes/SMART/1/OMA Projects/2015/04 - 35 Belgrave Avenue/05 Belgrave Avenue BIM + MASTER ARCH/CD/086-1135 Belgrave/2016-1-14/01 SHARD DR - LAMSON - PRINTED ON 11/17/17 @ 17:52

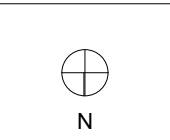
LAWSON WILLARD ARCHITECTURE • Borgani / Ansari Residence • 2015.04 • 24" x 36" SHEET SIZE • A1.00



C. LAWSON WILLARD License No. C 26756

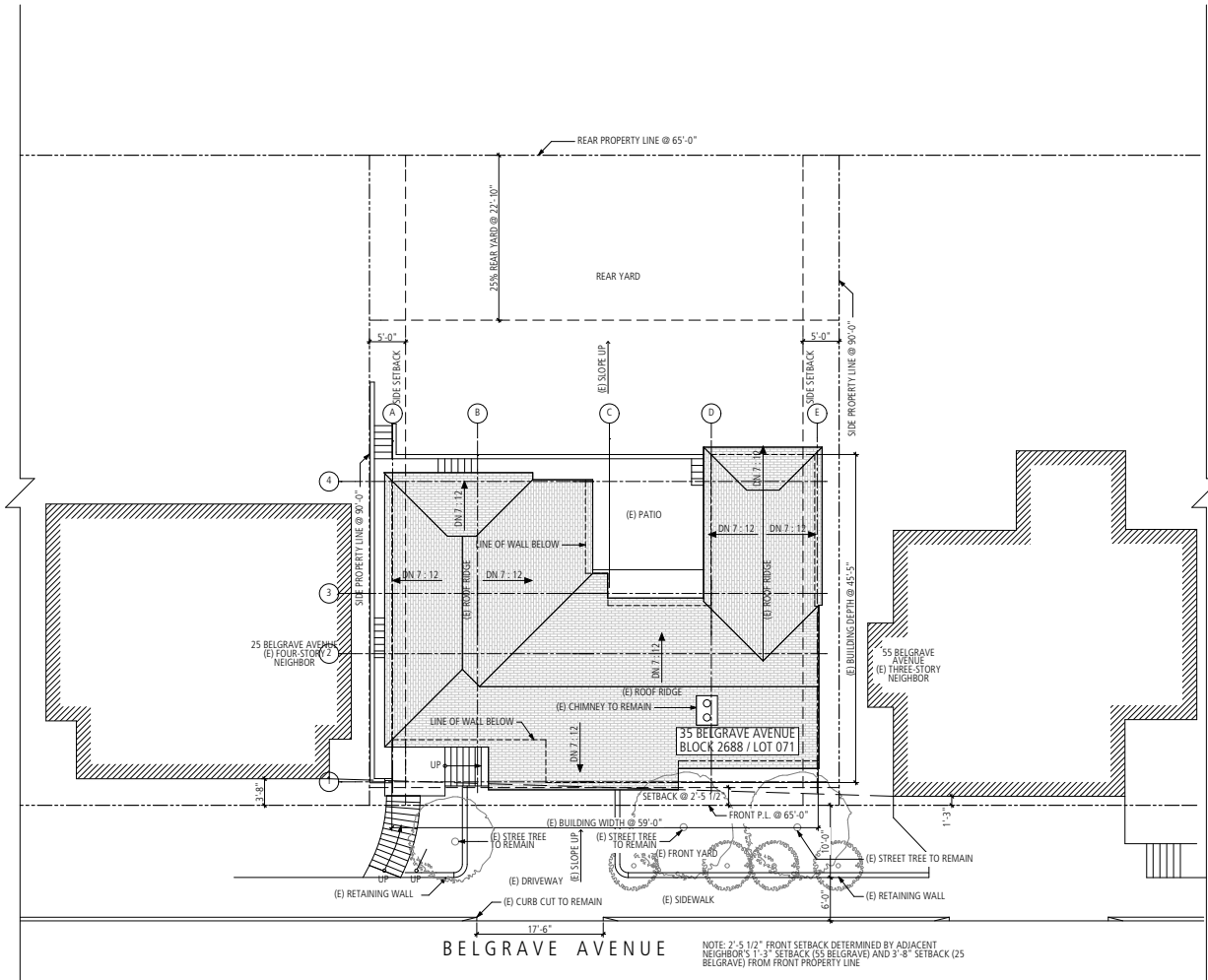
**Borgani / Ansari  
Residence**  
35 Belgrave Avenue  
San Francisco, CA 94117

REV.	ISSUED FOR:	DATE:
	SITE PERMIT REVISION	06-05-2015
	ADDENDUM #2	01-17-2017



**EXISTING SITE PLAN**

**A1.00**  
PROJECT NO. 2015.04



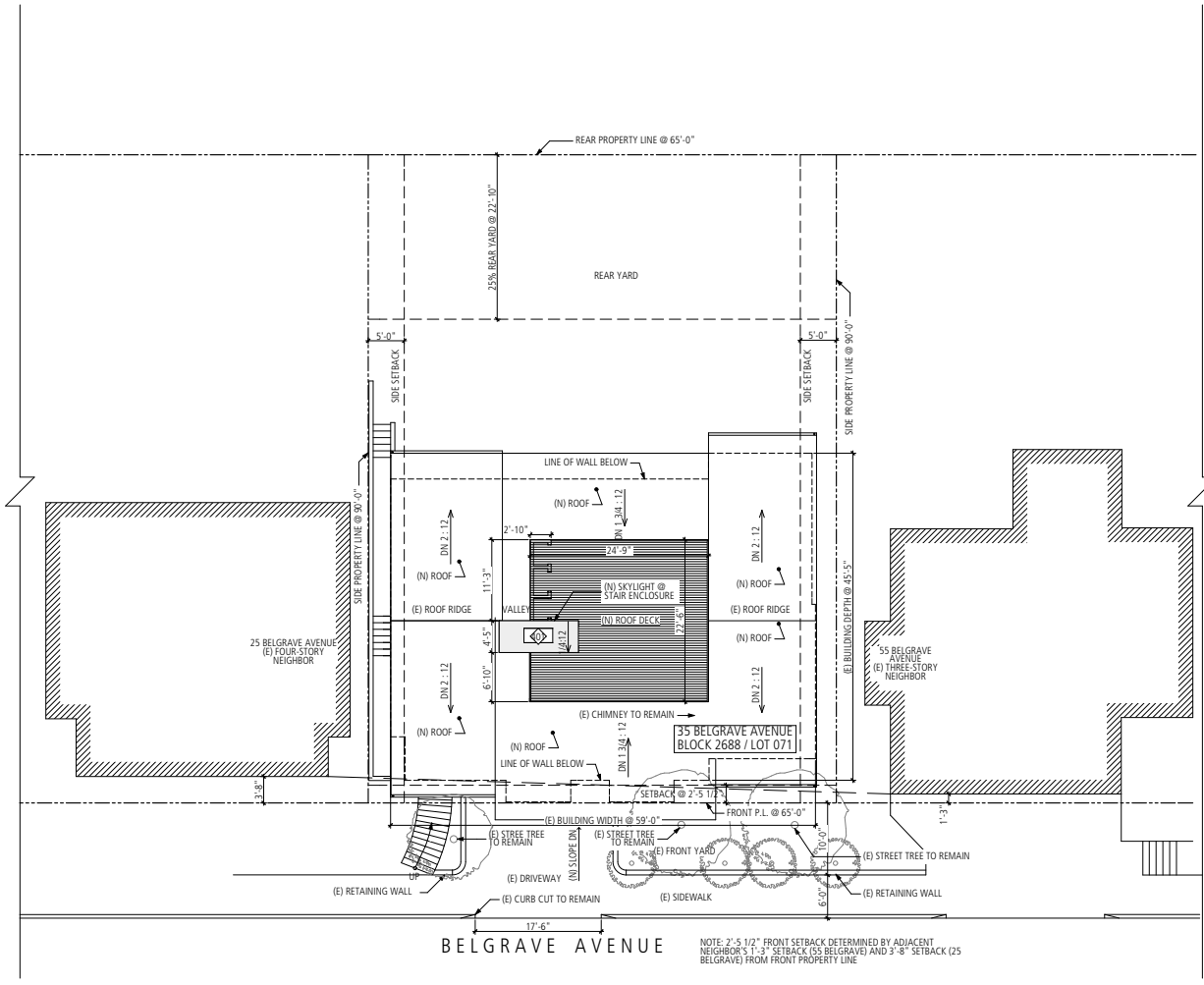
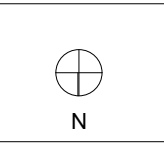
**(E) SITE PLAN**

1/8" = 1'-0"



**Borgani / Ansari  
Residence**  
35 Belgrave Avenue  
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NOTE: 2'-5 1/2" FRONT SETBACK DETERMINED BY ADJACENT NEIGHBOR'S 1'-3" SETBACK (35 BELGRAVE) AND 3'-8" SETBACK (25 BELGRAVE) FROM FRONT PROPERTY LINE

1  
A1.01 PROPOSED SITE PLAN

1/8" = 1'-0"

**PROPOSED SITE  
PLAN**

**A1.01**  
PROJECT NO. 2015.04





C. LAWSON WILLARD License No. C 20709

**Borgani / Ansari Residence**  
35 Belgrave Avenue  
San Francisco, CA 94117

REV. ISSUED FOR: DATE

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ADDENDUM #3	10-16-2017



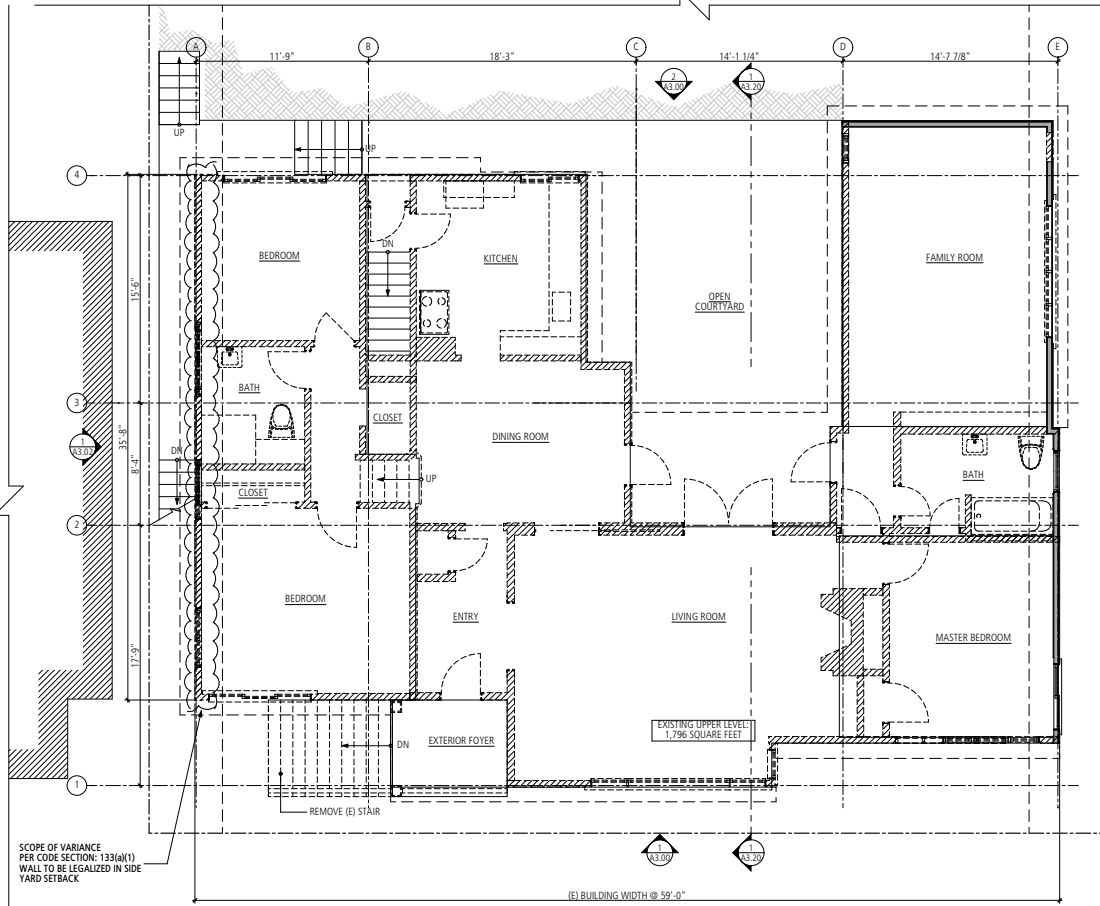
**UPPER LEVEL DEMOLITION PLAN**

**A1.11**  
PROJECT NO. 2015.04

DATE	October 4, 2017
PROJECT	35 Belgrave Avenue, San Francisco, CA
ARCHITECT	Lawson Willard Architecture
<b>RESIDENTIAL DEMOLITION AREA CALCULATIONS</b>	
<b>FRONT &amp; REAR FACADES - LINEAL FOUNDATION MEASUREMENTS</b>	
<b>VERTICAL ELEMENTS</b>	(E) LENGTH REMOVED % REMOVED Total % Removed
A: FRONT FACADE	121.66 54.49 44.8%
B: REAR FACADE	58.16 17.5 30.1%
EAST / WEST TOTAL (A-B)	179.82 71.99 40.0% 7%
<b>EXTERIOR WALLS - LINEAL FOUNDATION MEASUREMENTS</b>	
<b>ELEMENT</b>	(E) LENGTH REMOVED % REMOVED
J: EAST FACADE	53.7 10.6 19.7%
K: WEST FACADE	57.1 0.0 0.0%
L: NORTH FACADE	59.3 0.0 0.0%
M: SOUTH FACADE	58.2 10.6 18.2%
LINEAL TOTAL (J-M)	228.3 21.2 9.3% 2%
<b>VERTICAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS</b>	
<b>VERTICAL ELEMENTS</b>	(E) AREA REMOVED % REMOVED
C: EAST FACADE	471.74 309.12 65.5%
D: WEST FACADE	870.75 101.5 11.7%
E: NORTH FACADE	1409.00 392.25 27.8%
F: SOUTH FACADE	653.00 494.75 75.8%
VERT. TOTAL (C-F)	3404.49 1297.62 38.1% 2%
<b>HORIZONTAL ENVELOPE ELEMENTS - SURFACE AREA MEASUREMENTS</b>	
<b>HORIZONTAL ELEMENTS</b>	(E) AREA REMOVED % REMOVED
G: LOWER LEVEL	468.5 0.0 0.0%
H: UPPER LEVEL	2338.3 0.0 0.0%
I: ROOF	3654.3 3654.3 100.0%
HORIZ. TOTAL (G-I)	6461.0 3654.3 56.6% 2%

S.F.P.C. SEC. 317(b)(2) Definition "Demolition of Residential Buildings"  
(2) "Demolition of Residential Buildings" shall mean any of the following:  
(A) Any work on a Residential Building for which the Department of Building Inspection determines that an application permit is required, or  
(B) A major alteration of a Residential Building that proposes the Removal of more than 50% of the sum of the Front Facade and Rear Facade and (B2) also proposes the Removal of more than 65% of the sum of all exterior walls, measured in lineal feet at the foundation level, or  
(C) A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and (C2) more than 50% of the Horizontal elements of the existing building, as measured in square feet of actual surface area.

**2** DEMO CALCULATION SPREADSHEET



**1** UPPER LEVEL DEMOLITION PLAN

**DEMOLITION PLAN NOTES**

1. ALL ELECTRICAL DATA, AND TELEPHONE WIRING AND CONDUITS FROM PARTITIONS AND CEILING ARE TO BE REMOVED BACK TO PANELBOARD TERMINALS.
2. ALL ITEMS TO BE RE-USED, IF ANY, SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA.
3. EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON THE DRAWINGS. REVIEW COMPLETE SET AND AS-BUILT CONDITIONS TO SEE ENTIRE SCOPE OF DEMOLITION AND PROJECT WORK.
4. DEMOLITION REQ'S SELECTIVE REMOVAL AND/OR DISPOSAL/REUSE OF INDICATED ITEMS.
5. ALL (E) OBSTRUCTIONS DISCOVERED IN DEMOLITION TO BE REMOVED AS NECESSARY IN COORDINATION WY ARCHITECT AND OWNER.
6. ALL (E) ELECTRICAL, PLUMBING, AND MECHANICAL, IF ANY, TERMINATED PER APPLICABLE CALIFORNIA CODE AND DESIGN BUILD DRAWINGS.
7. CUTTING WORK SHALL BE DONE WITH MINIMUM DAMAGE TO SURROUNDING SURFACES TO BE RETAINED.
8. EXPOSE FRAMING PRIOR TO ANY DEMOLITION, DO NOT ENDANGER (E) STRUCTURAL SYSTEMS. NOTIFY ARCHITECT OF ANY STRUCTURAL CONFLICTS.
9. ALL ELECTRICAL DATA, AND TELEPHONE OUTLETS AND SWITCHES LOCATED WITHIN AREA TO BE DEMOLISHED ARE TO BE REMOVED U.O.N.
10. ALL FLOOR AREAS AND DEMO WALL LOCATIONS TO BE CLEANED AND PREPPED FOR (N) FLOOR FINISH SYSTEMS.

**DEMOLITION PLAN LEGEND**

- DEMOL (E) WALL
- (E) WALL TO REMAIN
- SHADED AREA N.I.C.

1/4" = 1'-0"







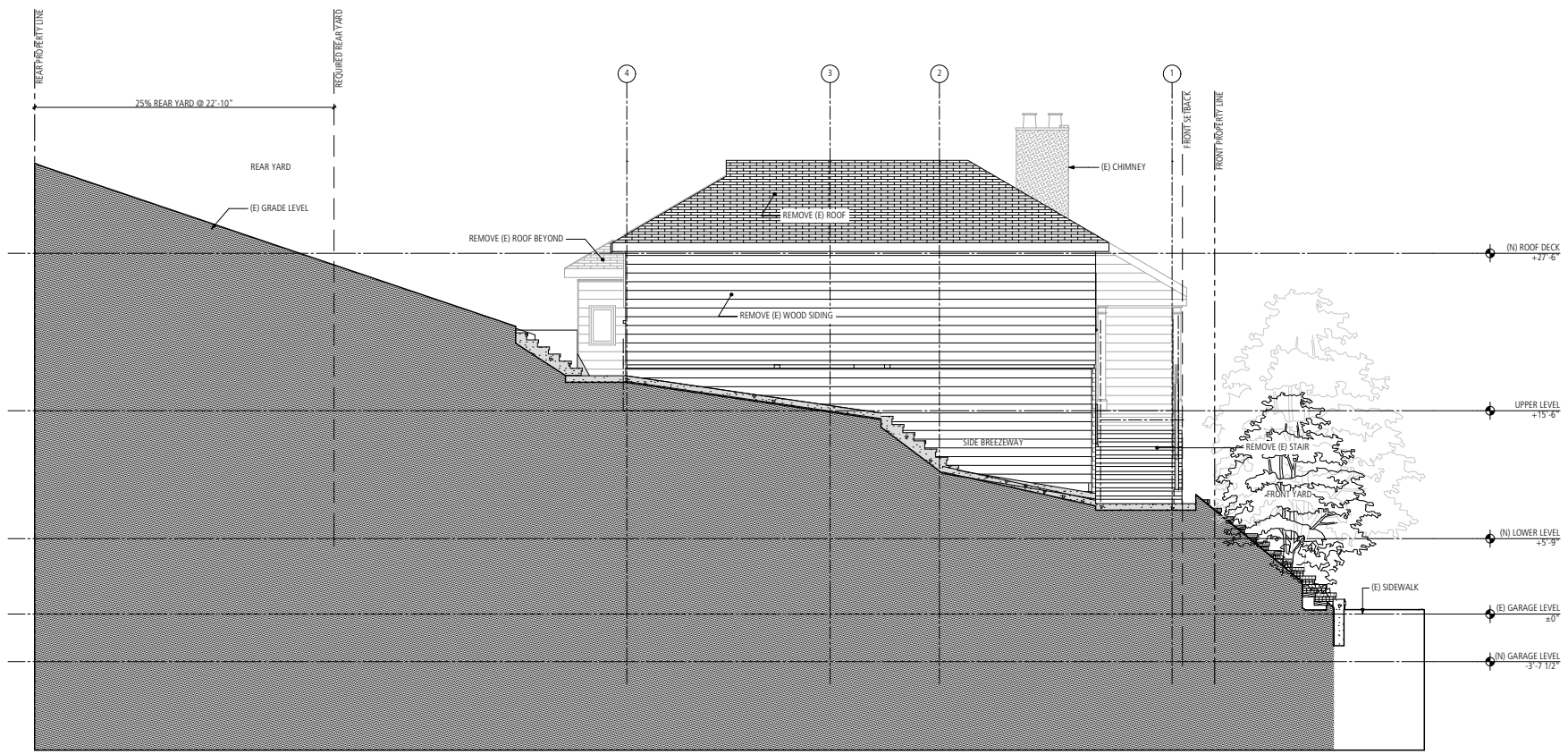
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**EXISTING EAST  
EXTERIOR  
ELEVATION**

**A3.02**  
PROJECT NO. 2015.04



1 (E) EAST EXTERIOR ELEVATION  
A3.02

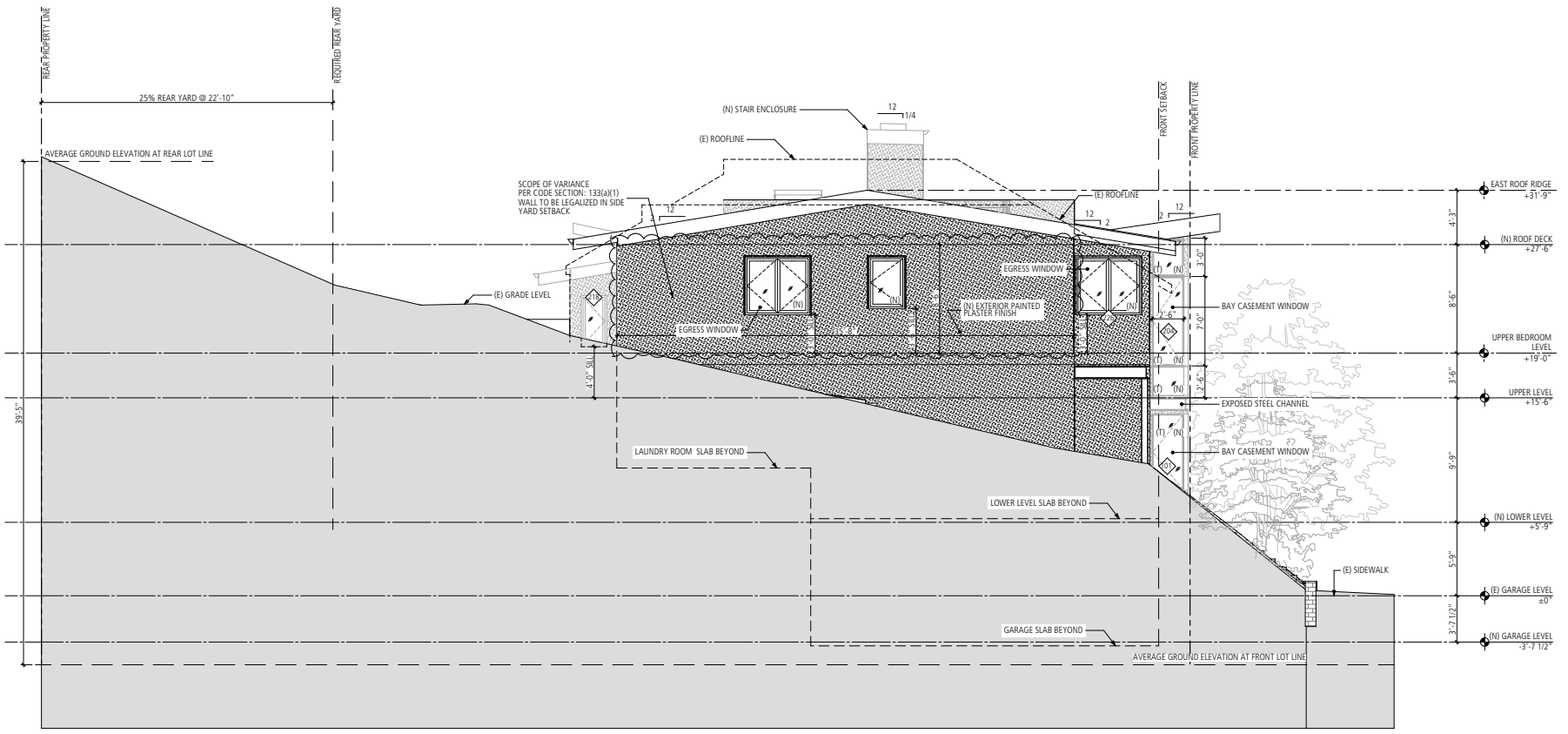
1/4" = 1'-0"



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1 PROPOSED EAST EXTERIOR ELEVATION

1/4" = 1'-0"

**PROPOSED EAST  
EXTERIOR  
ELEVATION**

**A3.12**  
PROJECT NO. 2015.04