



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: AUGUST 7, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: July 31, 2014
Case No.: **2013.0791DEV**
Project Address: **135 BELGRAVE AVENUE**
Permit Application: 2013.12.12.4044
Zoning: RH-1(D) [Residential House, One-Family (Detached)]
40-X Height and Bulk District
Block/Lot: 2688/046
Project Sponsor: Jennifer Weiss
1005 Sansome Street, Suite 232
San Francisco, CA 94111
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The proposal is to construct second floor horizontal expansions within the existing building footprint, at the front and rear of the two-story, single-family home. The existing sloped roof form is proposed to be a flat roof. Other modifications include a front bay projection within the buildable envelope, new windows and doors, and other on-grade improvements. The proposed additions are located approximately 1 foot, 6 inches within the required 5-foot side yards and are subject to side yard variances. The affiliated variance request was heard by the Zoning Administrator on March 26, 2014, under Case No. 2013.0791V. The Zoning Administrator has expressed the intent to grant the variance request. Other façade design modifications were submitted on July 15, 2014, in response to further Department comments after the filing of the Discretionary Review (DR) application.

SITE DESCRIPTION AND PRESENT USE

The subject property is a steeply up-sloping lot from the front to the rear. The rectangular mid-block lot measures approximately 50 feet wide by 100 feet deep. The subject two-story over garage, single-family dwelling was constructed circa 1939. The existing building currently encroaches approximately 1 foot, 6 inches into both required side yards.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property at 135 Belgrave Avenue is located on the south side of the street between Stanyan Street to the west and Shrader Street to the east, in the Haight Ashbury neighborhood. Belgrave Avenue is a unique one-block street that dead-ends into Mount Sutro to the west and Tank Hill to the east, with steep topography for the lots on both sides of the street. The subject lot and block, as well as the surrounding blocks, are zoned RH-1(D). Its immediate neighbor to the west is a vacant lot and the

neighbor to the east is a two-story over garage single-family home. The predominant character of the south side of Belgrave Avenue is three-story structures with a mix of pitched and flat roof forms. The north side of Belgrave Avenue contains steeply down-sloping lots, including the DR Requestor’s property directly across from the subject property.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	April 23, 2014 – May 23, 2014	May 23, 2014	August 7, 2014	76 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	July 28, 2014	July 28, 2014	10 days
Mailed Notice	10 days	July 28, 2014	July 28, 2014	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	2	X	X
Other neighbors on the block or directly across the street	5	X	X
Neighborhood groups	X	X	X

There are eight letters of support submitted for the project and the associated variance. Seven are from neighbors in the subject block or block directly across, and one additional letter from a neighbor in the adjacent block to the west. Comments in support generally cite the proposed design to be appropriate and in keeping with the neighborhood character.

DR REQUESTOR

David Burns resides at 140 Belgrave Avenue, which is located directly across the subject property.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated July 17, 2014.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated July 17, 2014.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

In response to the DR Requestor's concern regarding the project's compliance with the Department's pre-application requirements, the Zoning Administrator has confirmed that a new pre-application meeting would not be required for design modifications made since initial project submittal. Although the project involves a variance request, the design of the variance scope of work is appropriate and has been heard by the Zoning Administrator, who has expressed his intent to grant the side yard variance.

As part of Department procedures, DR projects are brought to the Residential Design Team (RDT) for review. Since the filing of the DR, RDT has provided design comments, which are detailed below. In response to Department comments, the Sponsor has made further design changes dated July 15, 2014, on the façade of the building to address the Department's comments regarding fenestration patterns and roofline design.

Upon multiple reviews and discussions, the RDT finds the revised design proposing a two-story over garage building scale at the street is compatible with the character of the neighborhood which is defined by three story buildings on the south side of Belgrave Avenue. In general, the proposed modern architecture is compatible with the mixed architectural character of the immediate neighborhood. The building design as revised includes fenestration and façade materials that provide sufficient detailing, richness and shadowing on the front elevation. The proposed new capped flat roof is compatible with the mixed roof forms of the subject neighborhood. The design of the project is found to be compatible with the residential character of the neighborhood.

Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application
- Response to DR Application Dated July 17, 2014
 - Revised Reduced Plans dated July 15, 2014
 - Reduced Plans from 311 Notice
 - Photos and Diagram
 - Letters of Support

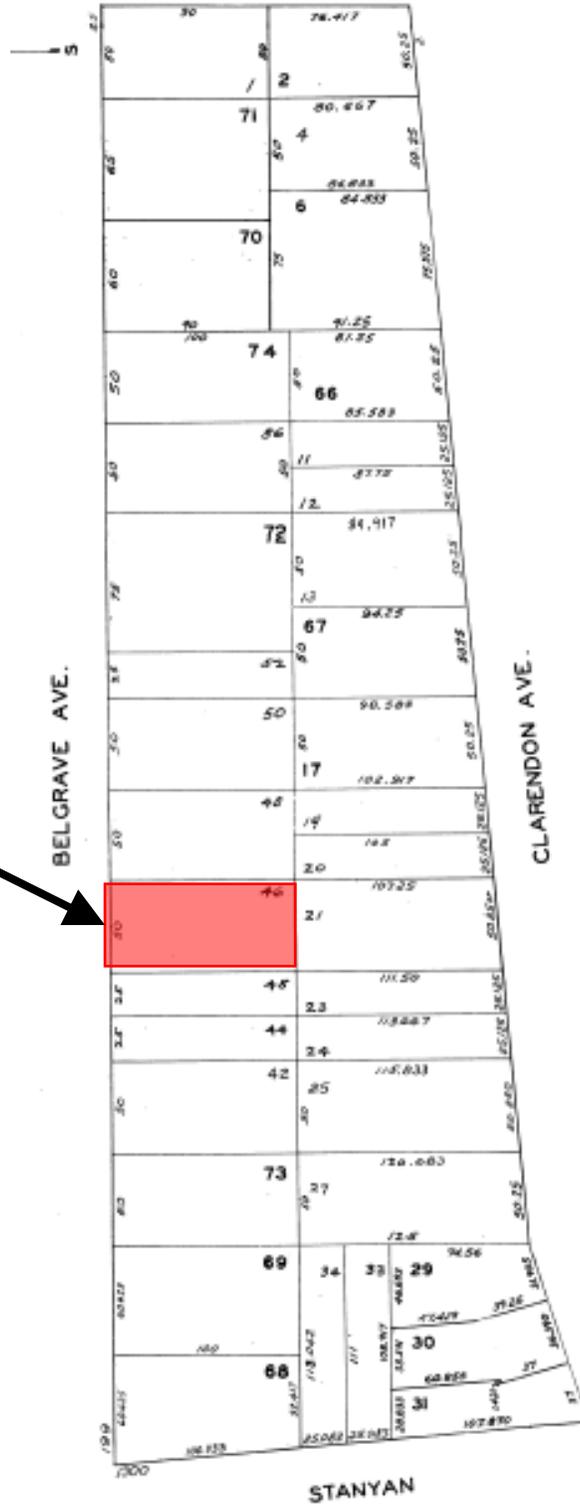
DR Requestor's Brief Dated July 28, 2014

SL: G:\DOCUMENTS\DRs\135 Belgrave Ave\2013.0791D\135 Belgrave - Abbreviated DR Analysis.doc

Parcel Map

111 SAN FRANCISCO
COUNTY ASSESSOR 1995

BIGLER AVE.



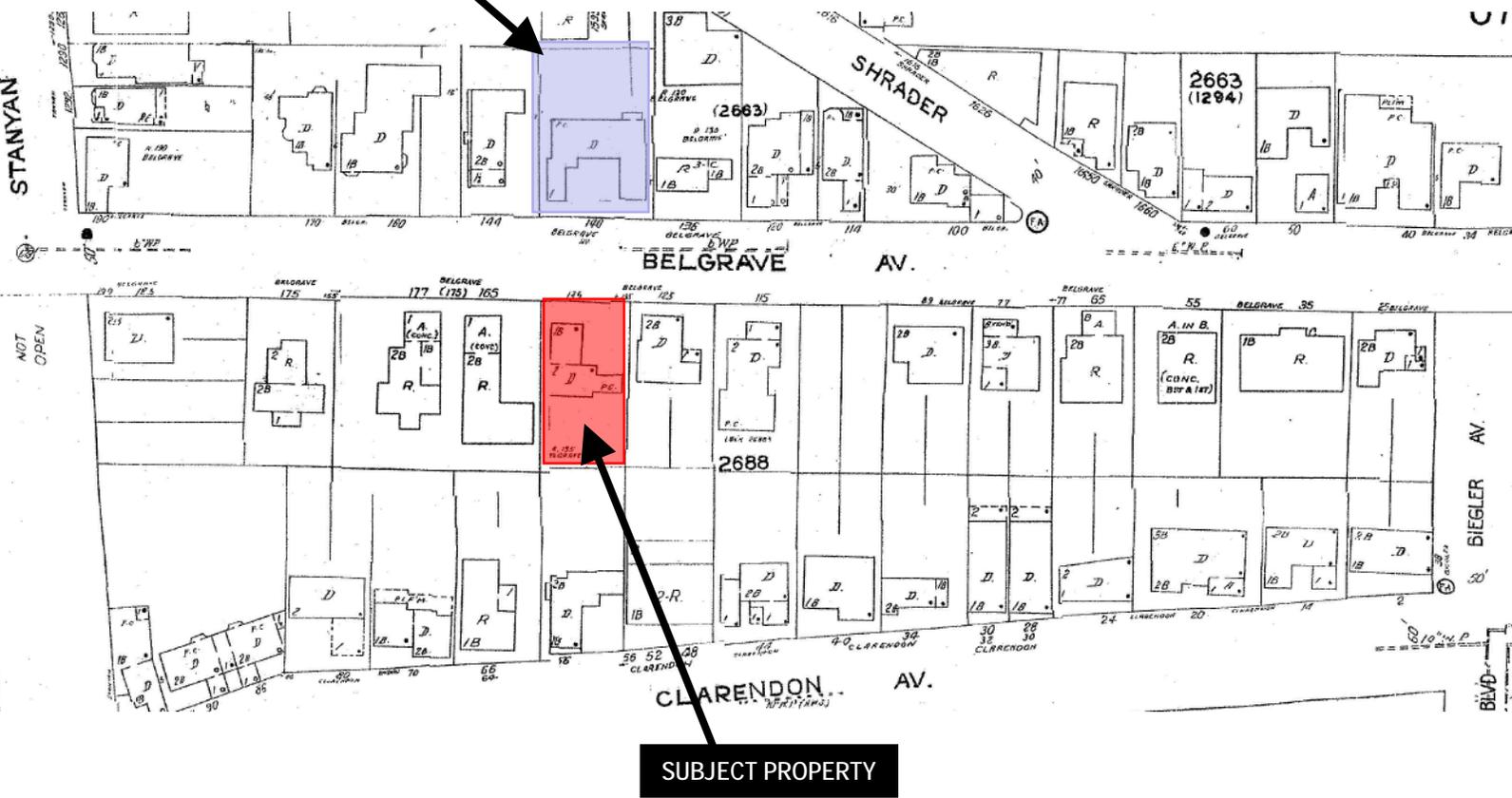
SUBJECT PROPERTY

Abbreviated Discretionary Review
Case Number 2013.0791DEV
135 Belgrave Avenue



Sanborn Map*

DR REQUESTOR'S
PROPERTY



SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



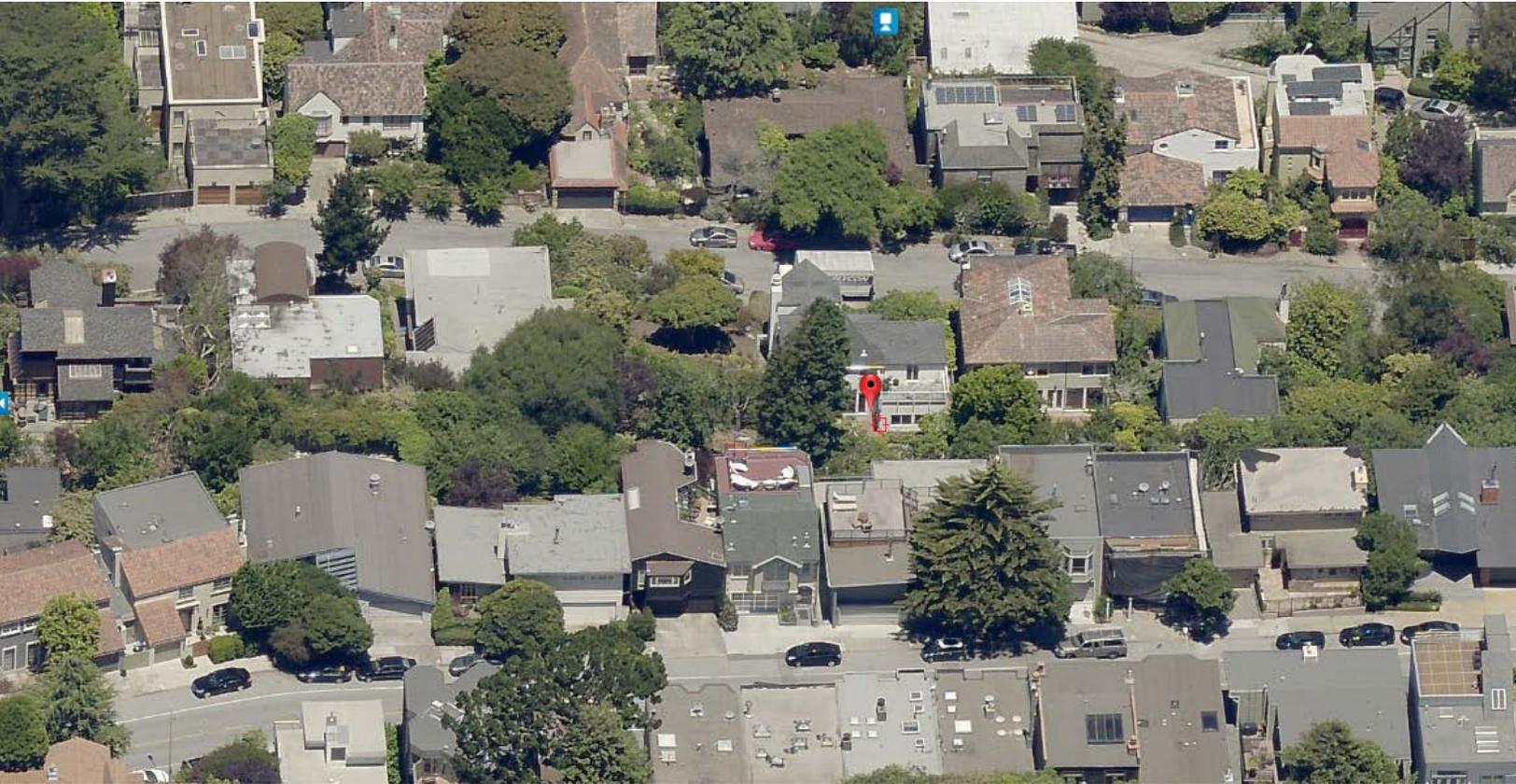
Abbreviated Discretionary Review
Case Number 2013.0791DEV
135 Belgrave Avenue

Zoning Map



Abbreviated Discretionary Review
Case Number 2013.0791DEV
135 Belgrave Avenue

Aerial Photo – View to north



Aerial Photo – View to east

SUBJECT PROPERTY



Abbreviated Discretionary Review
Case Number 2013.0791DEV
135 Belgrave Avenue

Aerial Photo – View to south

SUBJECT PROPERTY



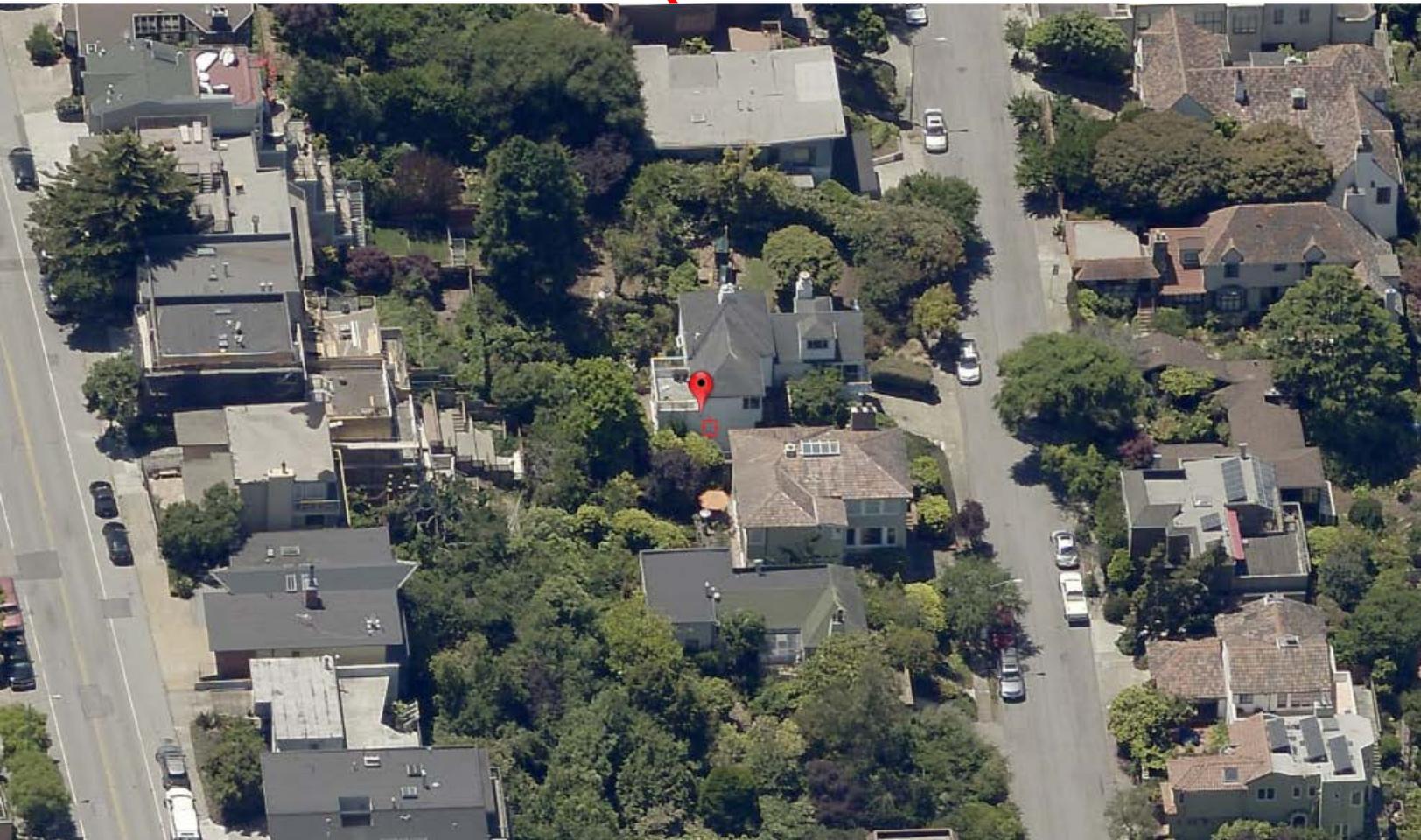
ometry © 2000-2014



Abbreviated Discretionary Review
Case Number 2013.0791DEV
135 Belgrave Avenue

Aerial Photo – View to west

SUBJECT PROPERTY



Site Photo



Abbreviated Discretionary Review
Case Number 2013.0791DEV
135 Belgrave Avenue



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **December 12, 2013**, the Applicant named below filed Building Permit Application No. **2013.12.12.4044** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	135 Belgrave Avenue	Applicant:	Jennifer Weiss
Cross Street(s):	Stanyan Street and Bingle Avenue	Address:	1005 Sansome Street, Suite 232
Block/Lot No.:	2688/046	City, State:	San Francisco, CA 94111
Zoning District(s):	RH-1(D) / 40-X	Telephone:	(415) 398-1700

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

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.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Alteration
<input type="checkbox"/> Change of Use	<input checked="" type="checkbox"/> Façade Alteration(s)	<input checked="" type="checkbox"/> Front Addition
<input checked="" type="checkbox"/> Rear Addition	<input checked="" type="checkbox"/> Side Addition	<input checked="" type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Front Setback	10 feet (to building wall)	6 feet (to new front bay)
Side Setbacks	3 feet, 6 inches	No Change
Side Setbacks	3 feet, 6 inches	No Change
Building Depth	55 feet	No Change
Rear Yard	35 feet	No Change
Building Height (max at average grade)	31 feet, 6 inches	35 feet 6 inches
Number of Stories	2 over garage)	No Change
Number of Dwelling Units	1	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
<p>The proposal is to construct second floor horizontal expansions within the existing building footprint, located at the front and rear of the two-story, single-family home. The existing sloped roof form is proposed to be a flat roof. Other modifications include a bay projection, new windows and doors, and other on-grade improvements. The proposed expansions are partially located within the required 5-foot side yards and are subject to side yard variances, under case no. 2013.0791V, which were heard at the March 26, 2014, variance hearing. See attached plans.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Sharon Lai
 Telephone: (415) 575-9087
 E-mail: Sharon.w.lai@sfgov.org

Notice Dat: **4/23/2014**
 Expiration Date: **5/23/2014**

中文詢問請電: **(415) 575-9010**

Para información en Español llamar al: **(415) 575-9010**

APPLICATION FOR Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: David Burns		
DR APPLICANT'S ADDRESS: 140 Belgrave Ave	ZIP CODE: 94117	TELEPHONE: (415)3174239
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Edward and Leslie Fine		
ADDRESS: 135 Belgrave Ave	ZIP CODE: 94117	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS: david@burndout.com		

2. Location and Classification

STREET ADDRESS OF PROJECT: 135 Belgrave Ave.		ZIP CODE: 94117
CROSS STREETS: Stanyan Street/ Shrader Street		
ASSESSORS BLOCK/LOT: 2688 /046	LOT DIMENSIONS: 50' x 100'	LOT AREA (SQ FT): 4996
ZONING DISTRICT: RH-1(D)		HEIGHT/BULK DISTRICT: 40X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other

Additions to Building: Rear Front Height Side Yard
Single Family Home

Present or Previous Use:

Proposed Use: same

Building Permit Application No. 201312124044 & 2013.0791V

Date Filed: 12/12/13

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Only very small changes have been made in response to the neighbors' concerns. The Project Sponsor offered a 4" (that's right four inch) reduction in the over-large loft-like glass box proposed for the facade. No real discussions took place before the filing of the application because the Project Sponsors showed the neighborhood one project and then filed a completely different project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

The Project is an extensive remodel in a well-established neighborhood. The project does not meet the minimum standards of the Planning Code as it requires side yard variances and violates other aspects of the zoning for the area. The Project has not gone through the mandatory Pre-Application process in that the first project presented was completely different in design, scope and size from the new project. The Project Sponsor undermined the entire process with a "bait and switch," showing one project at the pre-app. and filing another.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

Because this project violates the zoning requirements that apply to other parcels and those parcels should enjoy the protection of the RDG's in this extraordinary and exceptional circumstance. The Project as proposed is completely out of character with the neighborhood and is essentially a large square glass box in a historic neighborhood constructed in the 1930's and 1940's. The first design shown to neighbors was much more compatible. The present design seems created to draw attention to itself and ignores neighborhood character.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The project is simply far too large, modern, square, glass and prominent for the neighborhood and this area. The facade design and SOMA loft-like design is completely out of scale and out of character with every aspect of the existing neighborhood and will have dramatic negative impacts on numerous housing units. The neighbors asked for small changes to reduce the stark glass box effect and impression of the design but the project sponsor, after substituting the new design, refused to make any changes in the design (other than 4").

13.07910

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 23 May 2014

Print name, and indicate whether owner, or authorized agent:

David Burns

Owner / Authorized Agent (circle one)

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/> next page
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

MAY 23 2014

CITY & COUNTY OF S.F.

Date: PLANNING DEPARTMENT
P I C

For Department Use Only

Application received by Planning Department:

By: M. Corrette

135 Belgrave - Summer 2013 Proposed Project vs Winter 2014 Proposed Project

Summer 2013 Pre-Application Meeting Plans



Winter 2014 Variance Hearing & Permit





SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 201312124044

Building Permit No.: 201312124044

Address: 135 Belgrave Avenue

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Jennifer Weiss Architecture

Telephone No.: 415 398 1700 (for Planning Department to contact)

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

Our proposed project represents a small and measured modernization to an aging home - a home that has been in our family since its construction since 1939. We propose no change to footprint, maintain significant greenspace, continue to be set further back from the street than virtually any home on our side of the street, and are XX feet below the height limitations.

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

Please see attached

- If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

As stated above, our project is a modest iteration that makes no change in footprint, provides ample greenspace, and does not shadow, block, or otherwise negatively impact our neighbors. Further, we are the owners of the two adjacent properties to the west (maintained as greenspace for 80 years and counting), and as such our own land value is the most likely to be impacted.

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>2</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>1</u>	<u>1</u>
Bedrooms	<u>3</u>	<u>4</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>2,551 sf</u>	<u>2894 sf</u>
Height	<u>26'1"</u>	<u>24'5"</u>
Building Depth	<u>64'6"</u>	<u>64'6"</u>
Most recent rent received (if any)	<u>NA</u>	<u>NA</u>
Projected rents after completion of project	<u>NA</u>	<u>NA</u>
Current value of property	<u>\$2M (est)</u>	<u>\$2.25M (est)</u>
Projected value (sale price) after completion of project (if known)	<u> </u>	<u> </u>

I attest that the above information is true to the best of my knowledge.

 _____ Signature	July 16, 2014 _____ Date	Leslie Fine _____ Name (please print)
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Response to Question 2 of the DR Response Form

What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

In the nearly 18 months we have been working on this project, we have met with our neighbors on numerous occasions, and many changes to our plans have been made as a result. The originally shown plan was XX feet higher, had a flat facade, and extended the chimney height.

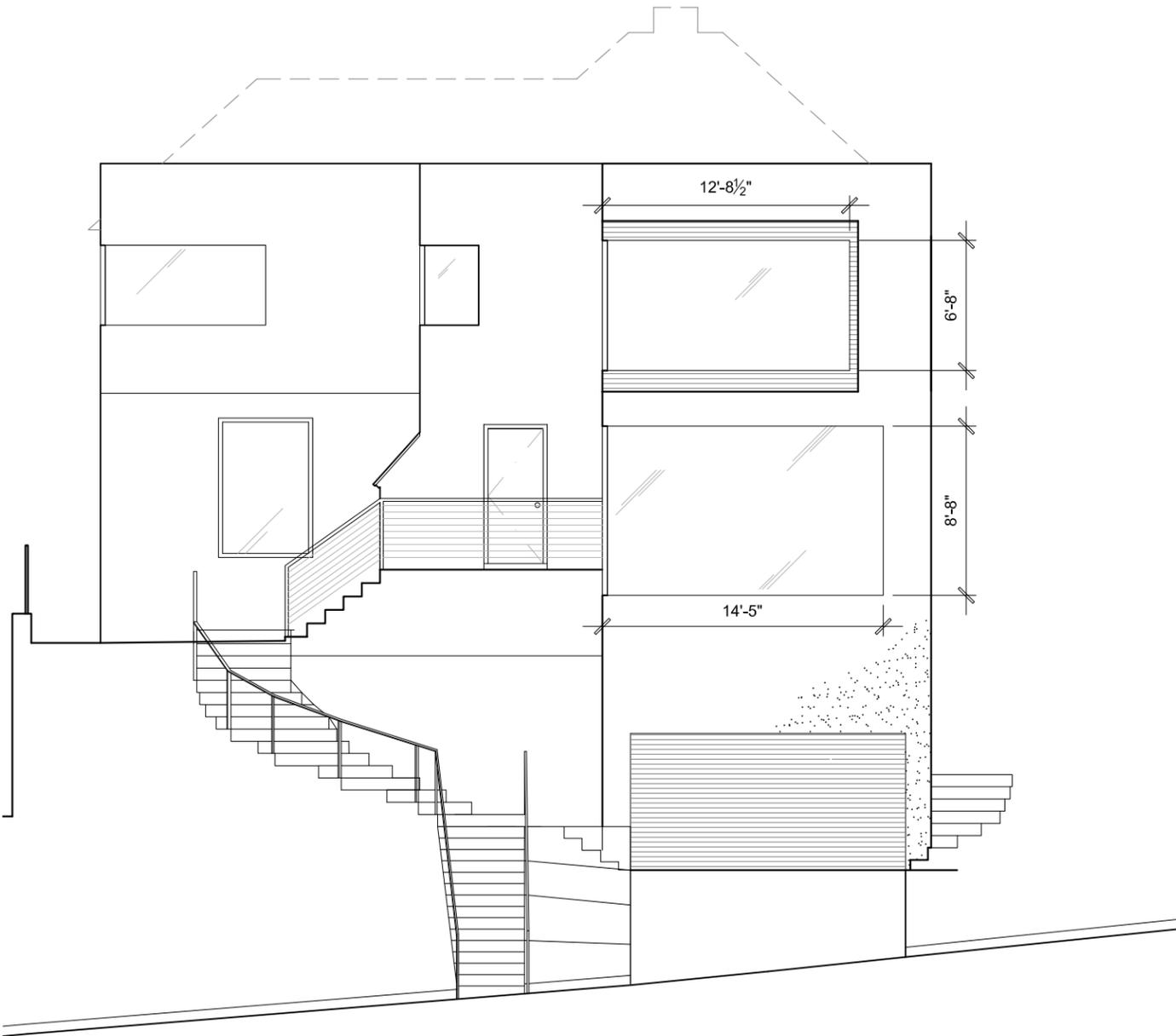
The next iteration, with a flat roof, enjoyed a bay window that projected further and a back bedroom window height that provided waist-to-ceiling views of Tank Hill. At the request of our neighbors, Kim and Scott Jordon, we modified these aspects and they decided to support our plan (see letter of support).

The RDT has asked us to alter our window schedule and roof treatment, and we have made these modifications as well. With these changes, we now have the RDT's support for the project.

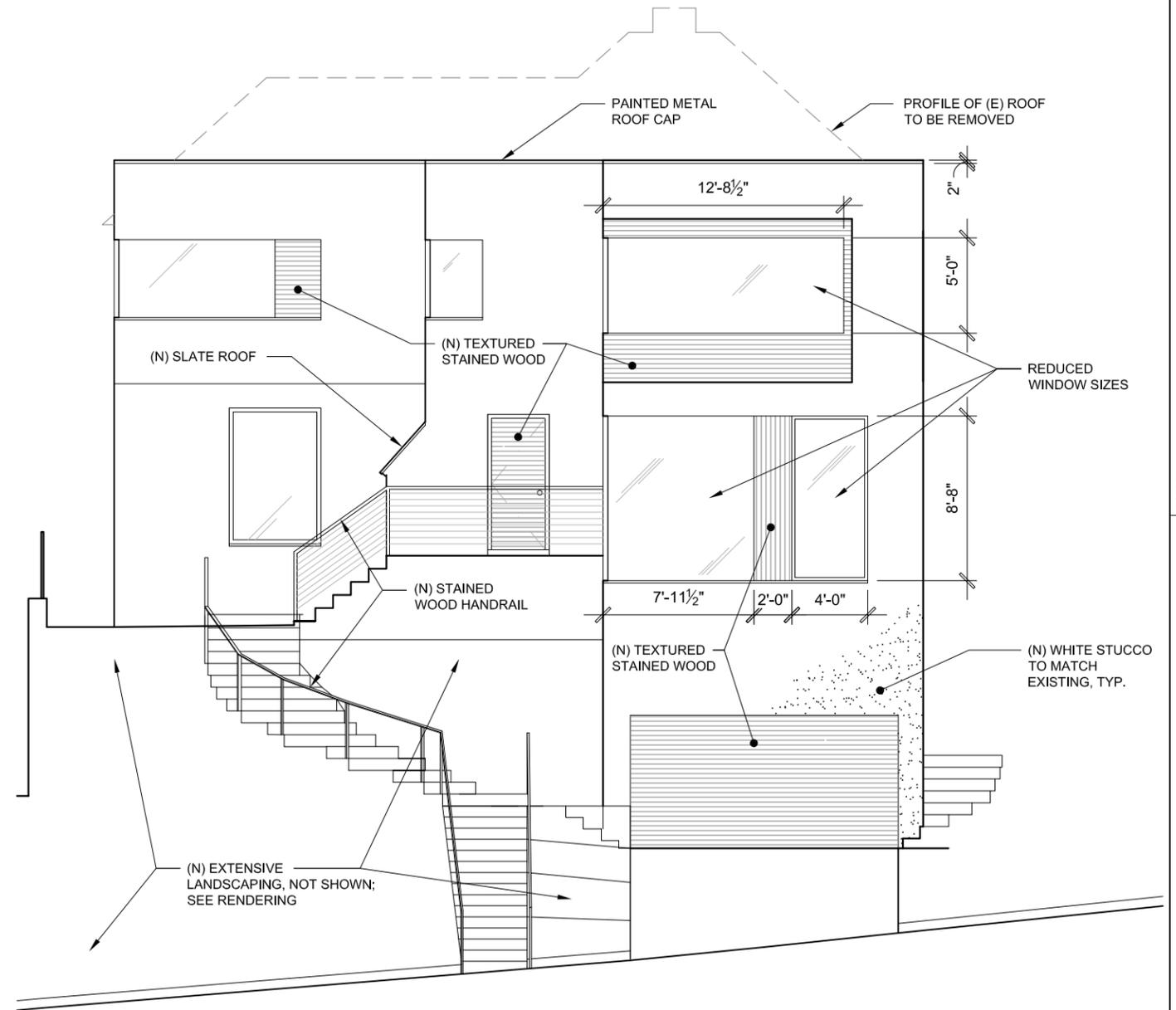
To our knowledge, *every family on Belgrave*, with the single exception of the Dout/Burns household, are in support of our project. The submission represents countless hours, concessions, and meetings with interested parties. We feel strongly that we have made compromise after compromise. The one family requesting changes is a known neighborhood bully, who has made it known to our neighbors that they intend to stall every project proposed.

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1. Response to Discretionary Review (Cover Page)
2. North Elevation Drawings (Dated 4/8/14 & 7/14/14)
3. Discretionary Review Set (Dated 7/15/14)
4. 311 Notification Packet (Dated 4/8/14)
5. Rendering (Updated on 7/14/14 - North and East)
6. Rendering (from 311 Submittal)
7. Color Photographs
8. Aerial / Figure Ground Diagram
9. Letters of Support
10. Project Chronology



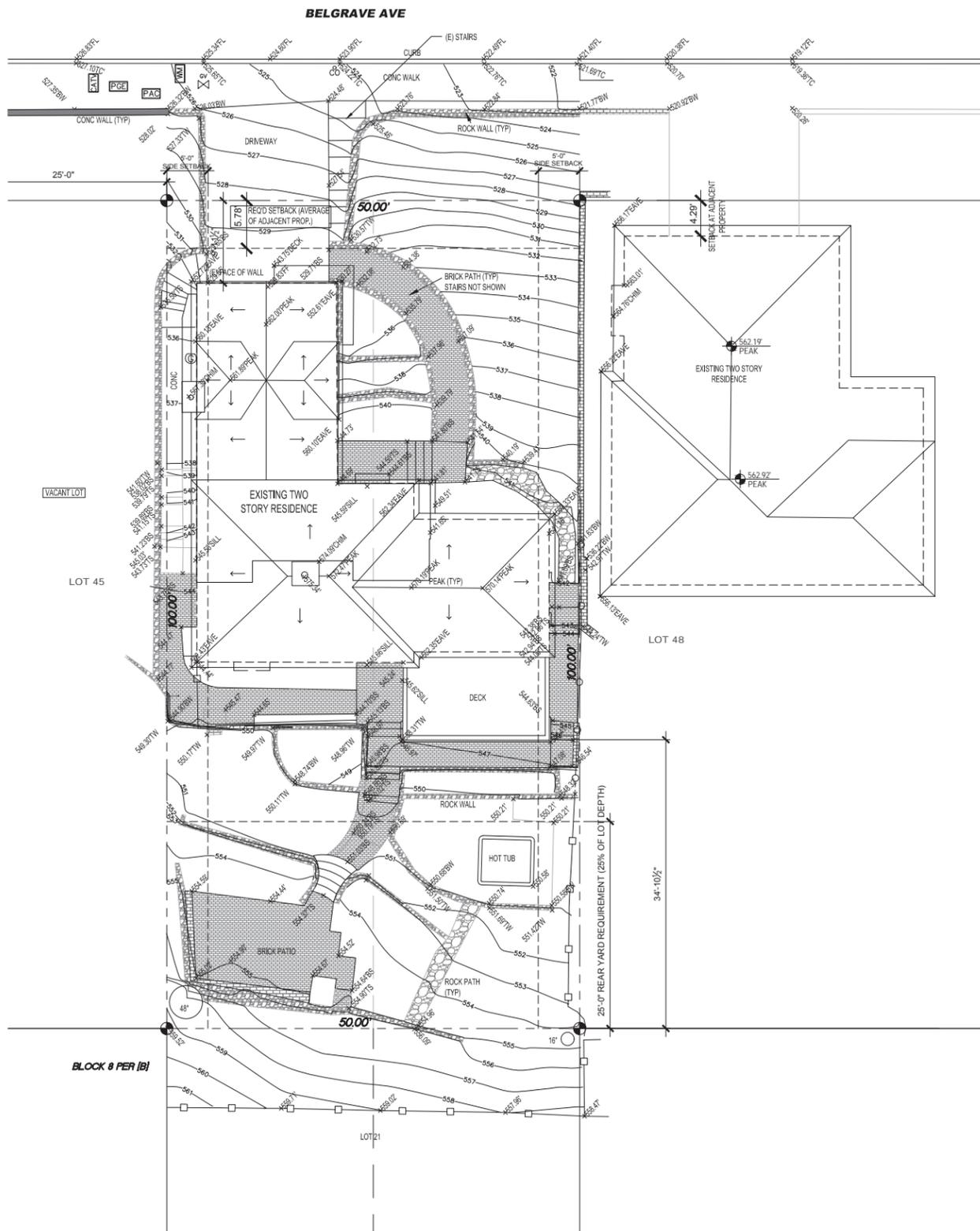
NORTH ELEVATION -
AS INCLUDED IN 311 SUBMITTAL (4/8/14)



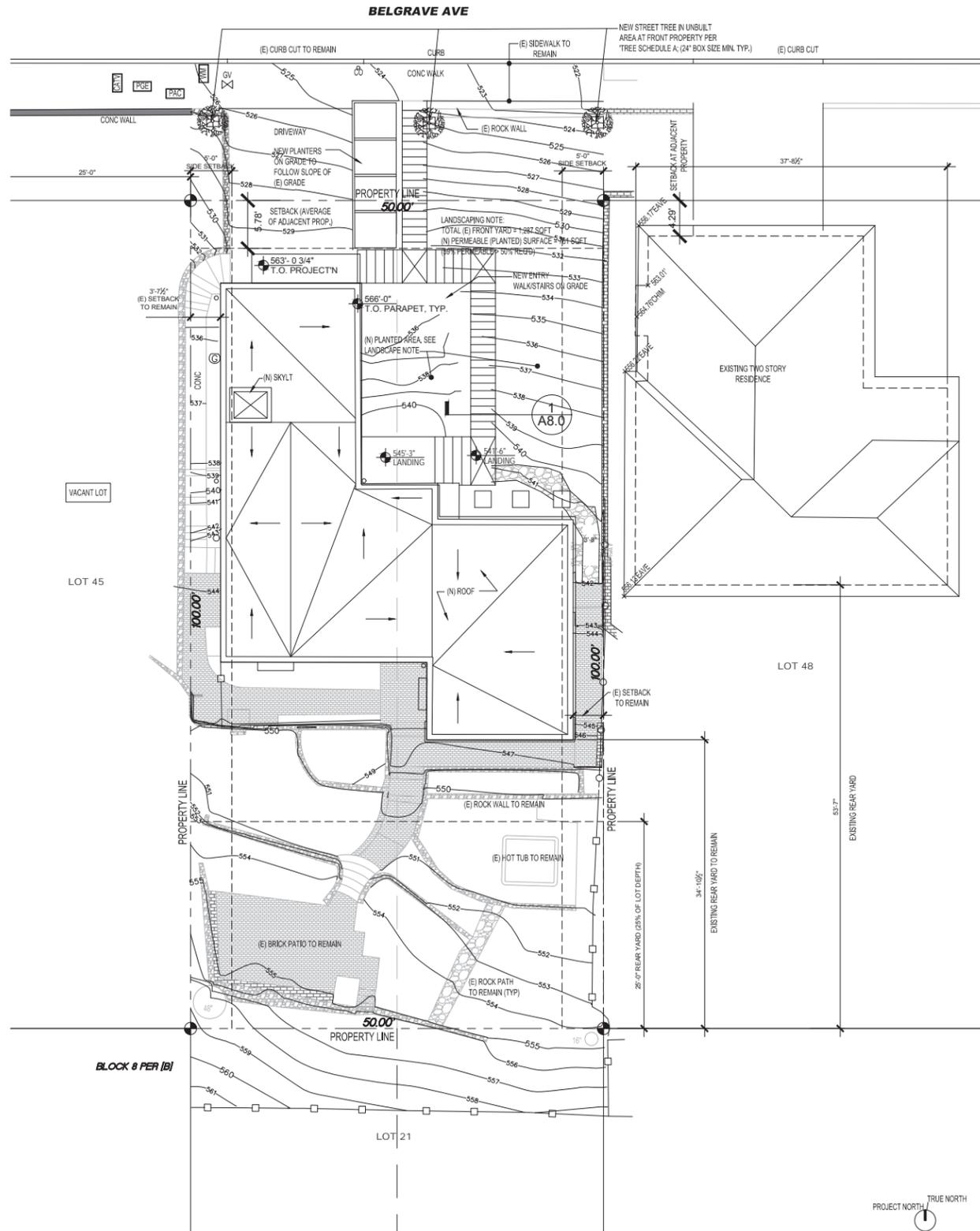
NORTH ELEVATION -
REVISED FOR DISCRETIONARY REVIEW (7/14/14)

CLIENT	135 BELGRAVE AVE	TITLE	NORTH ELEVATION	DATE	07.14.2014
PROJECT #		JENNIFER WEISS ARCHITECTURE		SHEET	
SCALE	1/8"=1'-0"	1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM			

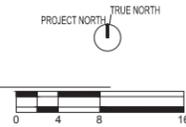
NOTE: TOPOGRAPHIC & SPOT ELEVATION INFORMATION FOR LOT 46 PROVIDED TO OWNER BY OTHERS. JWA NOT RESPONSIBLE FOR ANY INACCURACIES



1 A1.1 EXISTING SITE/ROOF & PLOT PLAN



1 A1.1 PROPOSED SITE/ROOF & PLOT PLAN

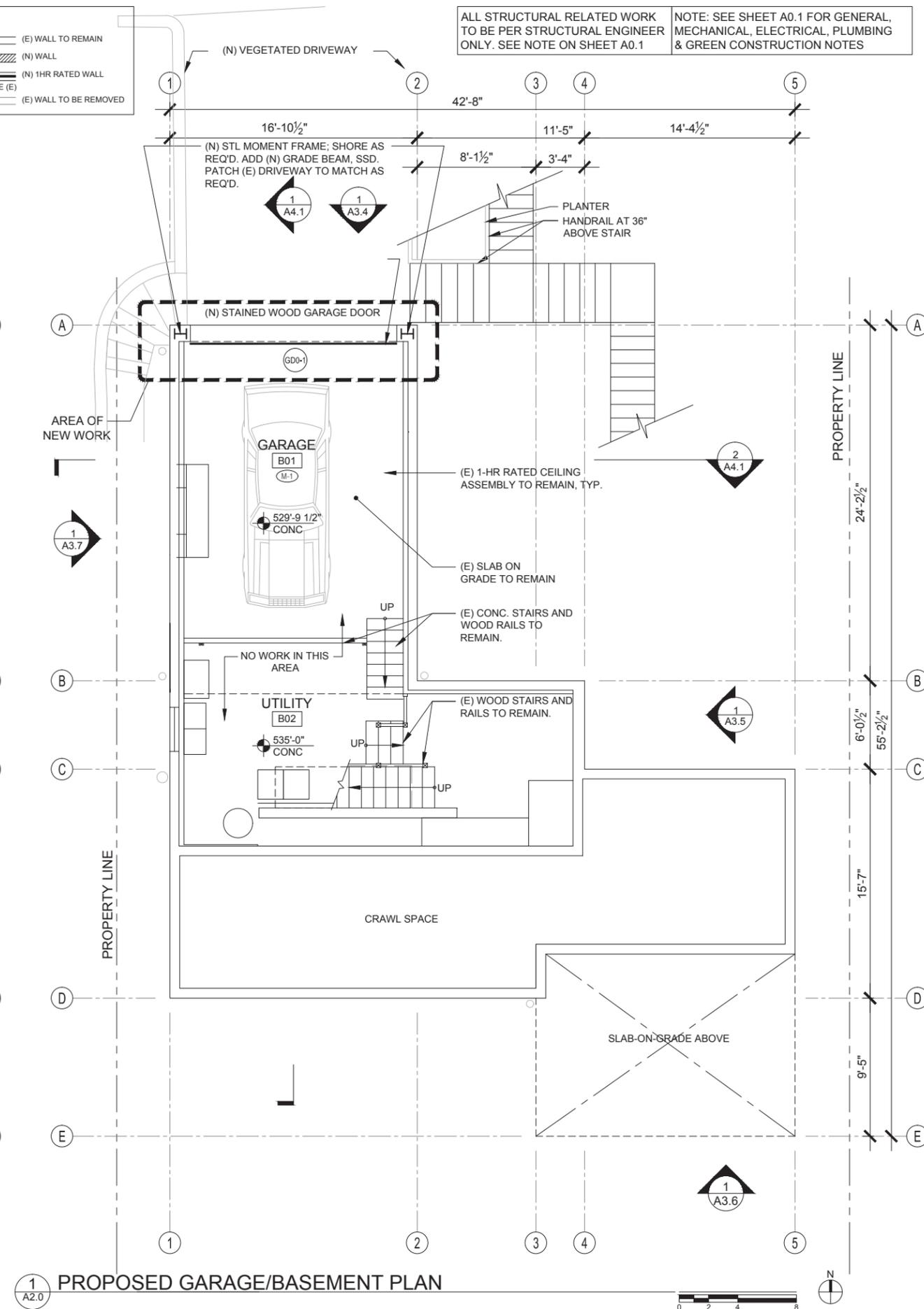
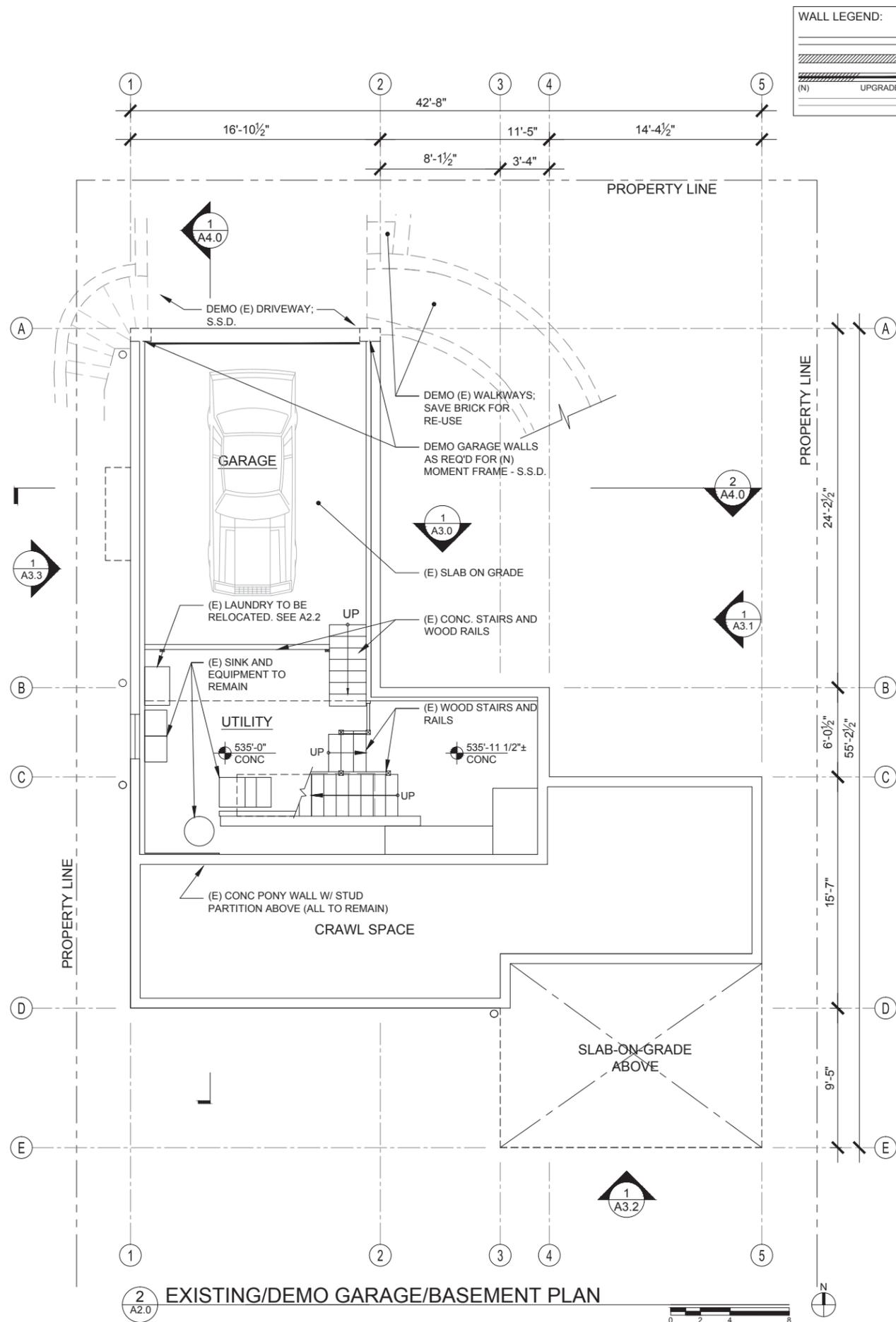


JENNIFER WEISS
ARCHITECTURE
1005 SANSOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #: 2013.0791V

ISSUE	07.15.14 DISCRETIONARY REVIEW SET
REVISIONS	
TITLE	EXISTING & PROPOSED SITE/ROOF & PLOT PLANS
SCALE	AS NOTED
SHEET	A1



ALL STRUCTURAL RELATED WORK TO BE PER STRUCTURAL ENGINEER ONLY. SEE NOTE ON SHEET A0.1

NOTE: SEE SHEET A0.1 FOR GENERAL, MECHANICAL, ELECTRICAL, PLUMBING & GREEN CONSTRUCTION NOTES

JENNIFER WEISS ARCHITECTURE
 1005 SANSOME STREET, SUITE 232
 SAN FRANCISCO, CA 94111
 T: 415.598.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
 135 BELGRAVE AVENUE
 SAN FRANCISCO, CA 94117

ISSUE	REVISIONS	TITLE	SCALE	SHEET
07.15.14 DISCRETIONARY REVIEW SET		EXISTING/DEMO AND PROPOSED GARAGE/BASEMENT FLOOR PLANS	AS NOTED	A2

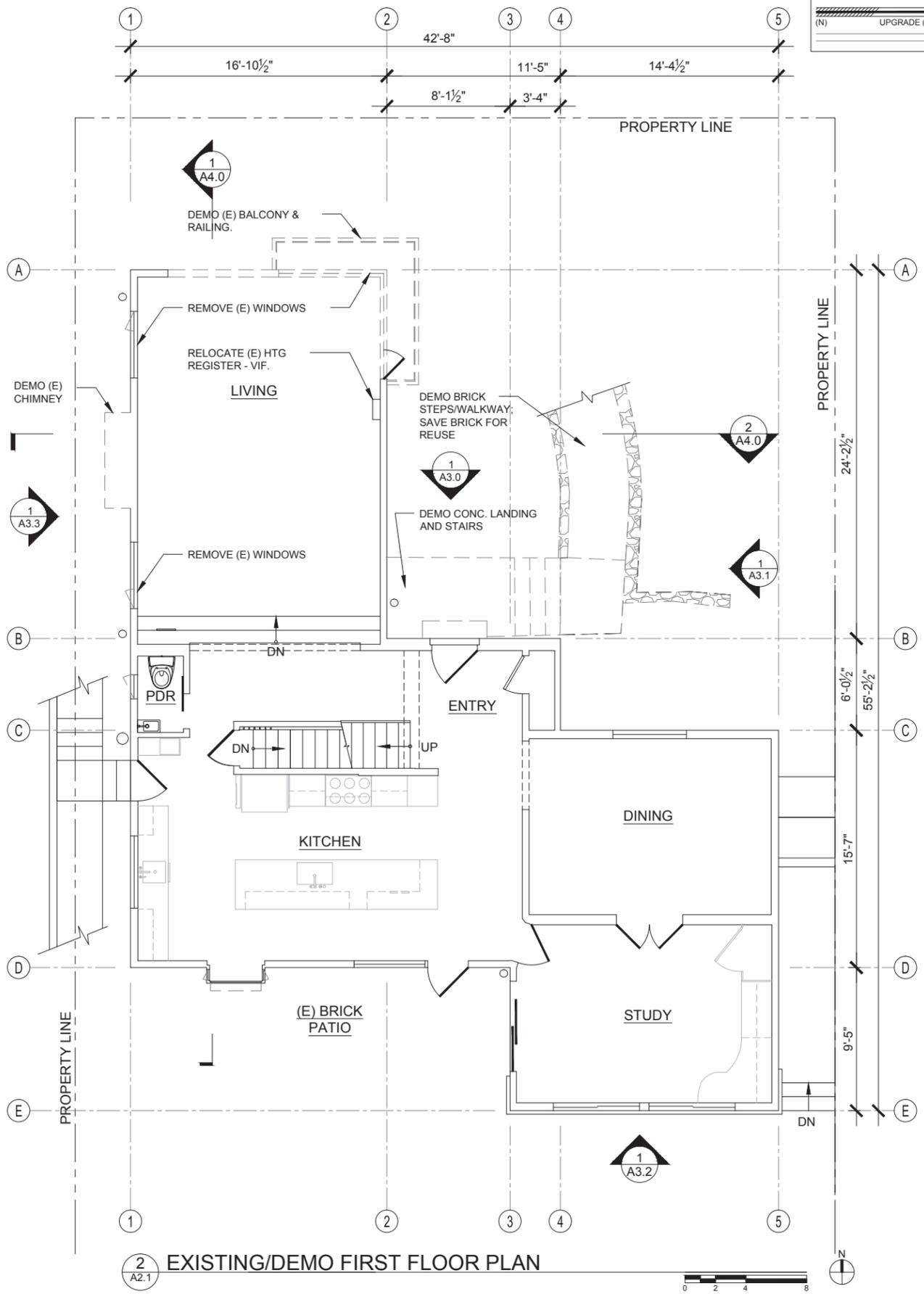
SF PLANNING VARIANCE INTAKE #: 2013.0781V

WALL LEGEND:

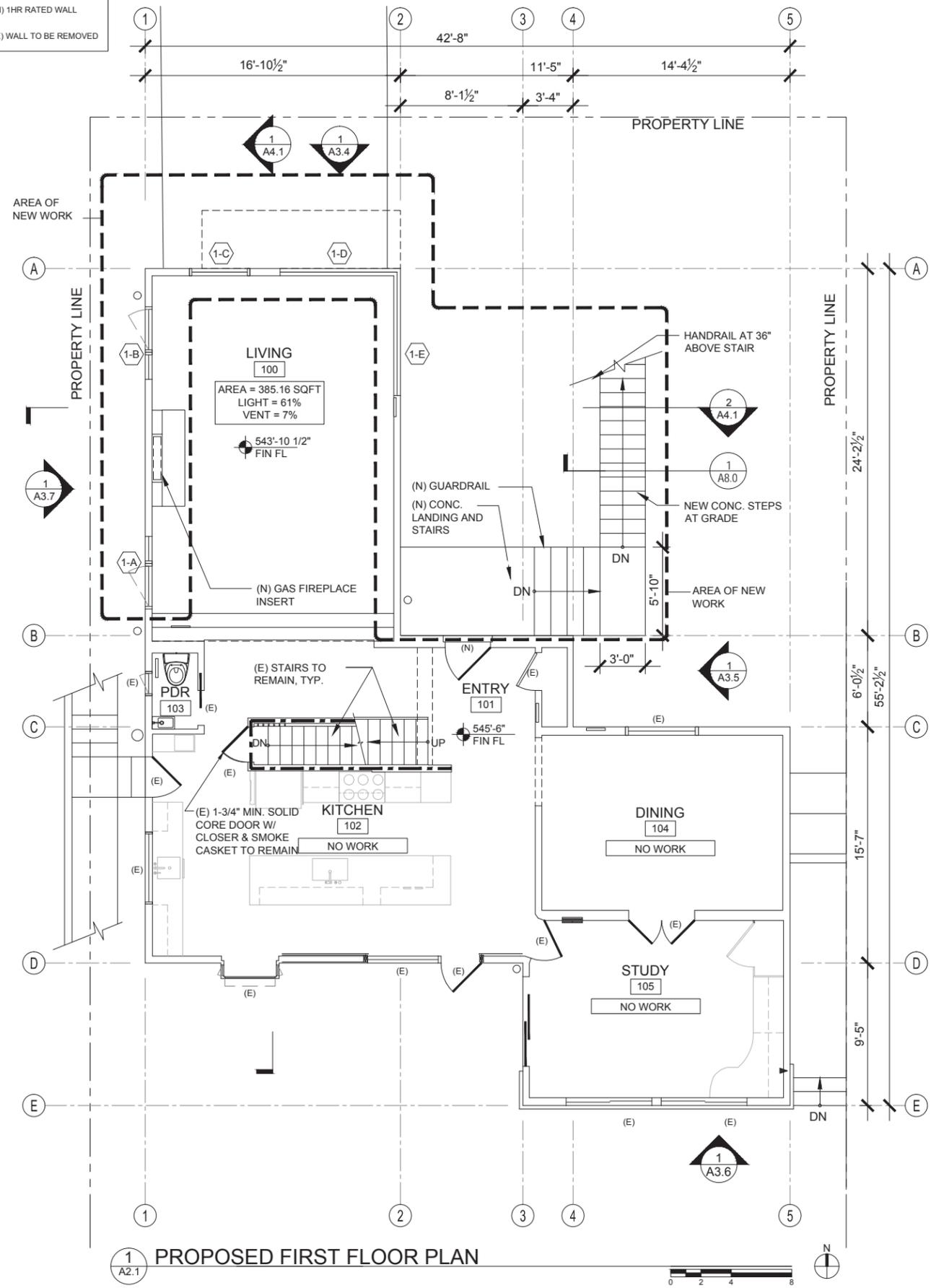
	(E) WALL TO REMAIN
	(N) WALL
	(N) 1HR RATED WALL
	(N) UPGRADE (E)
	(E) WALL TO BE REMOVED

ALL STRUCTURAL RELATED WORK TO BE PER STRUCTURAL ENGINEER ONLY. SEE NOTE ON SHEET A0.1

NOTE: SEE SHEET A0.1 FOR GENERAL, MECHANICAL, ELECTRICAL, PLUMBING & GREEN CONSTRUCTION NOTES



2 A2.1 EXISTING/DEMO FIRST FLOOR PLAN



1 A2.1 PROPOSED FIRST FLOOR PLAN

JENNIFER WEISS ARCHITECTURE
 1005 SANSOME STREET, SUITE 232
 SAN FRANCISCO, CA 94111
 T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
 135 BELGRAVE AVENUE
 SAN FRANCISCO, CA 94117

07.15.14 DISCRETIONARY REVIEW SET

EXIST'G/DEMO AND PROPOSED FIRST FLOOR PLANS

SCALE AS NOTED

SHEET **A3**

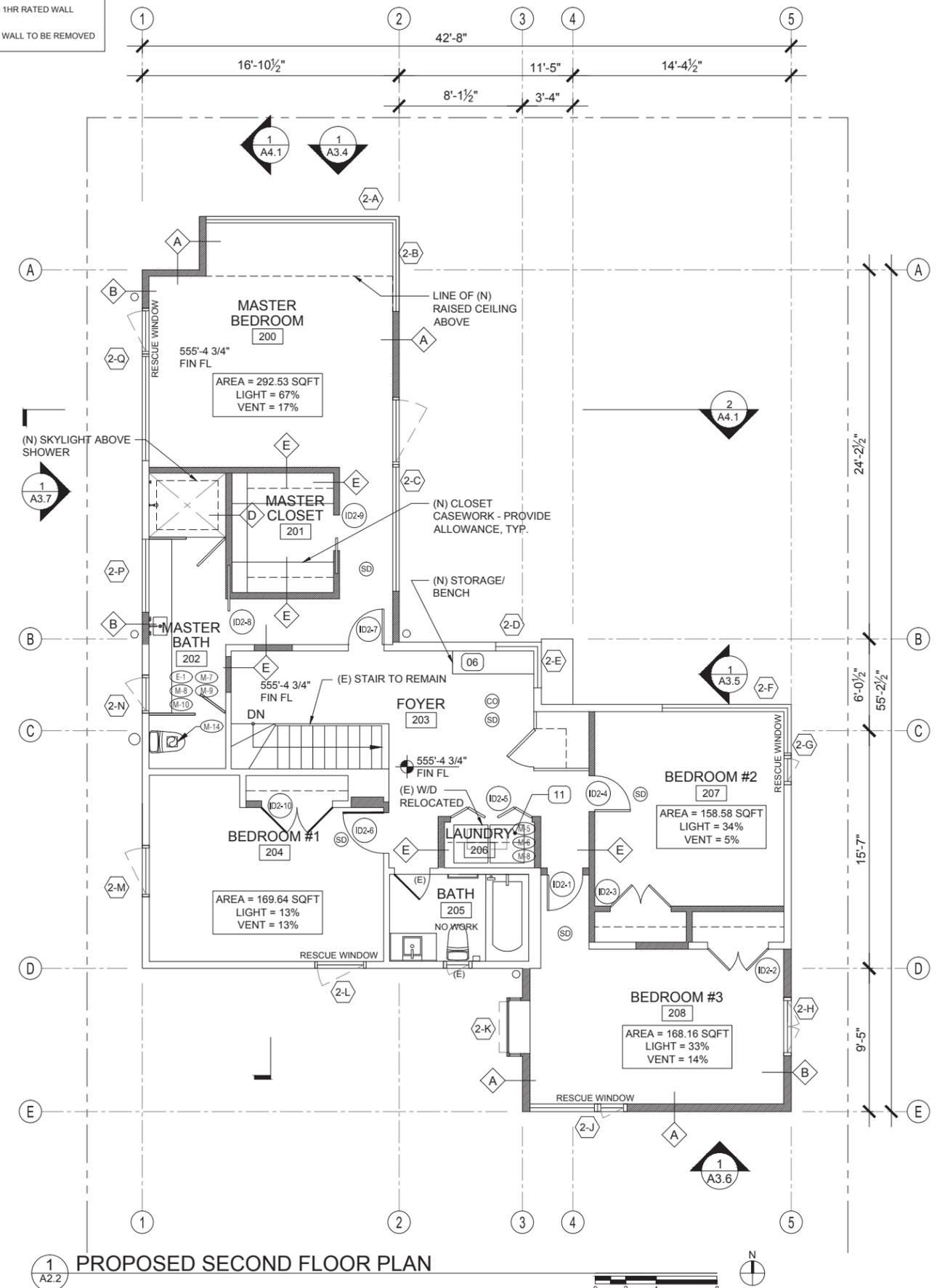
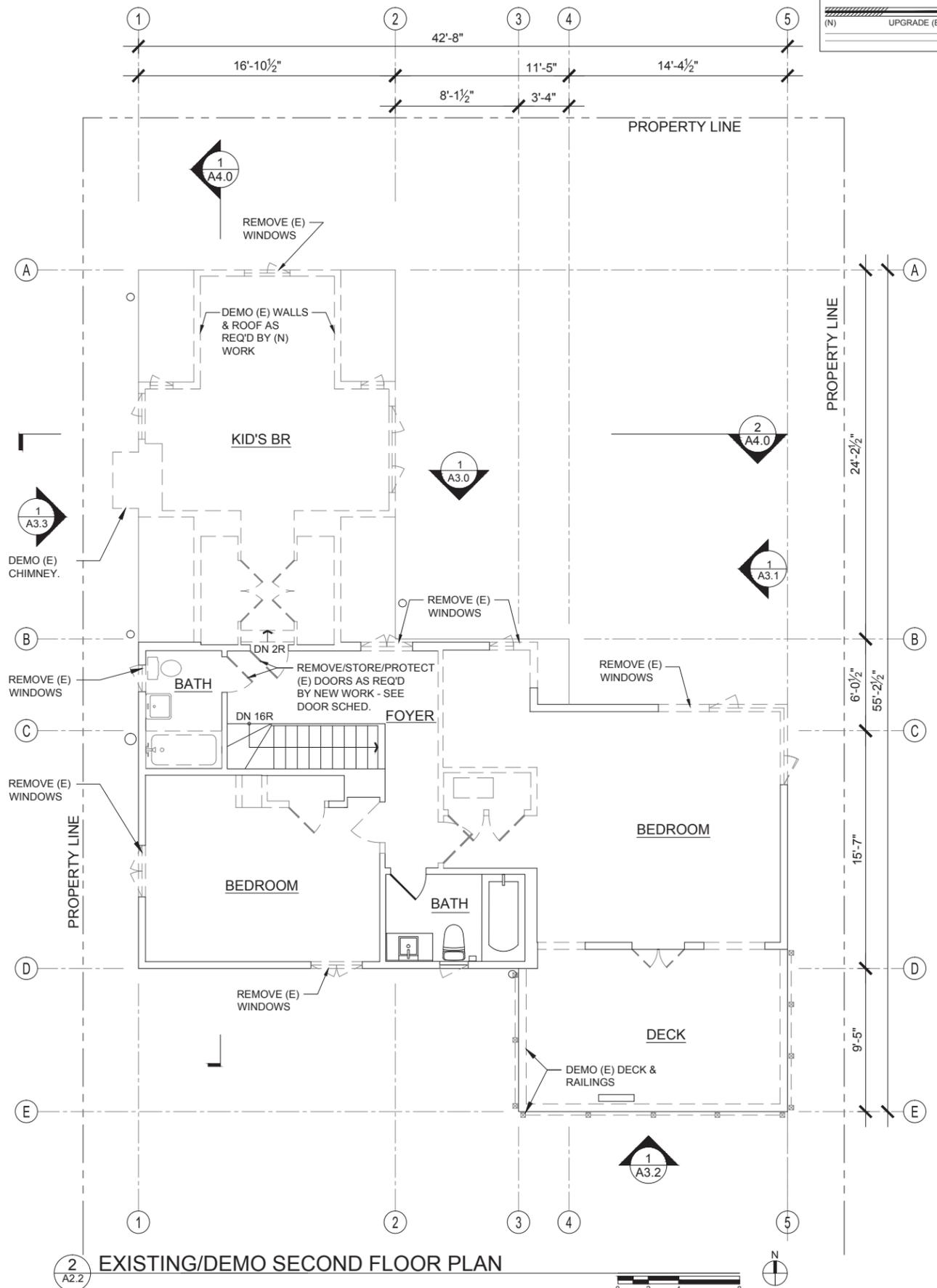
SF PLANNING VARIANCE INTAKE # 20130781V

ALL STRUCTURAL RELATED WORK TO BE PER STRUCTURAL ENGINEER ONLY. SEE NOTE ON SHEET A0.1

NOTE: SEE SHEET A0.1 FOR GENERAL, MECHANICAL, ELECTRICAL, PLUMBING & GREEN CONSTRUCTION NOTES

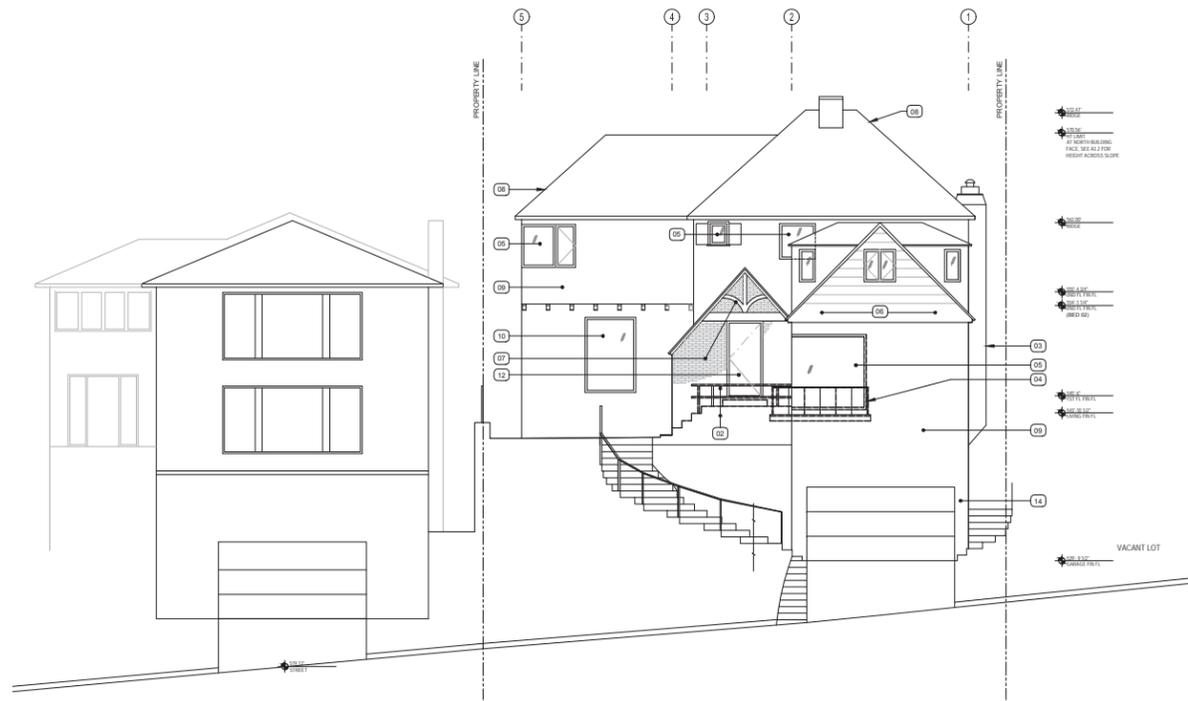
WALL LEGEND:

(E) WALL TO REMAIN
(N) WALL
(N) 1HR RATED WALL
(N) UPGRADE (E)
(E) WALL TO BE REMOVED

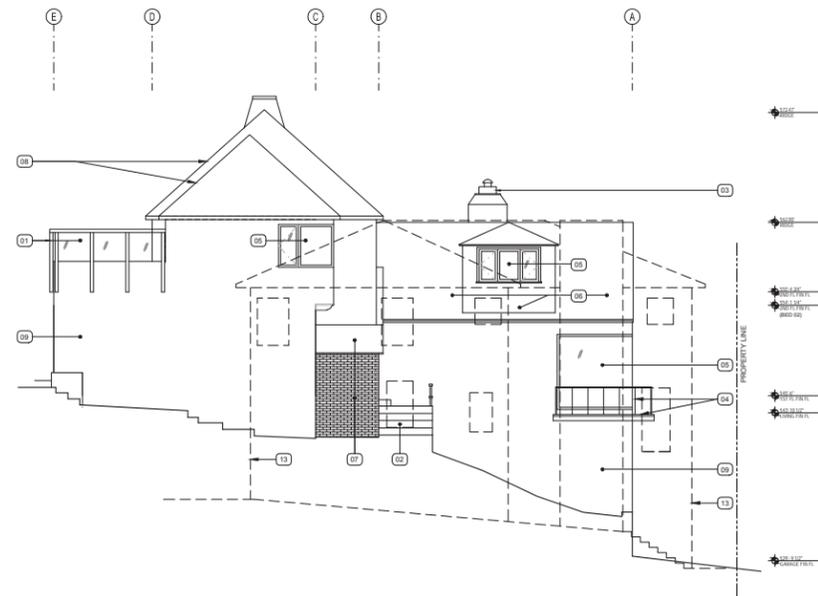


JENNIFER WEISS ARCHITECTURE 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.598.1700 - WWW.JWEISSARCH.COM	
FINE RESIDENCE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117	
07.15.14	DISCRETIONARY REVIEW SET
ISSUE	
REVISIONS	
TITLE	EXIST'G/DEMO AND PROPOSED SECOND FLOOR PLANS
	ORIGINAL LAYOUT
SCALE	AS NOTED
SHEET	A4

SF PLANNING VARIANCE INTAKE #: 2013.0781V



1 A3.6 EXISTING/DEMO NORTH (STREET) EXTERIOR ELEVATION



1 A3.6 EXISTING/DEMO EAST EXTERIOR ELEVATION

- DEMO NOTES**
- 01 DEMO (E) WOOD DECK AND GLASS RAILINGS
 - 02 REMOVE (E) STAIRS, LANDING AND RAILING
 - 03 DEMO (E) CHIMNEY
 - 04 DEMO (E) BALCONY AND RAIL
 - 05 REMOVE (E) WINDOW
 - 06 DEMO (E) WALLS AND ROOF AS REQUIRED BY NEW WORK. SEE PLANS AND S.S.D.
 - 07 DEMO (E) BRICK & ROOFING MATERIAL AND TRIM
 - 08 DEMO (E) ROOF, SSD
 - 09 (E) STUCCO FINISH
 - 10 (E) WOOD WINDOWS TO REMAIN
 - 11 (E) WOOD GREENHOUSE WINDOW TO REMAIN
 - 12 (E) WOOD DOOR TO REMAIN
 - 13 OUTLINE OF ADJACENT HOUSE
 - 14 DEMO/SHORE AT GARAGE DOOR FOR NEW STEEL MOMENT FRAME, S.S.D.
 - 15 (E) UTILITY PANEL TO REMAIN

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SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #: 2013.0791V

07.15.14 DISCRETIONARY REVIEW SET

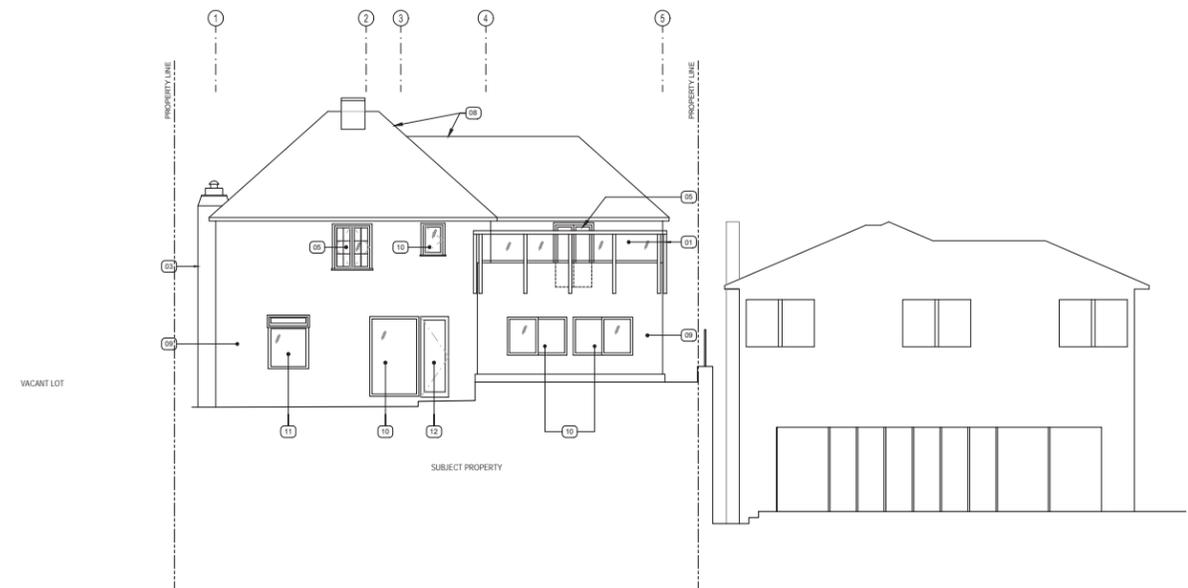
ISSUE

REVISIONS

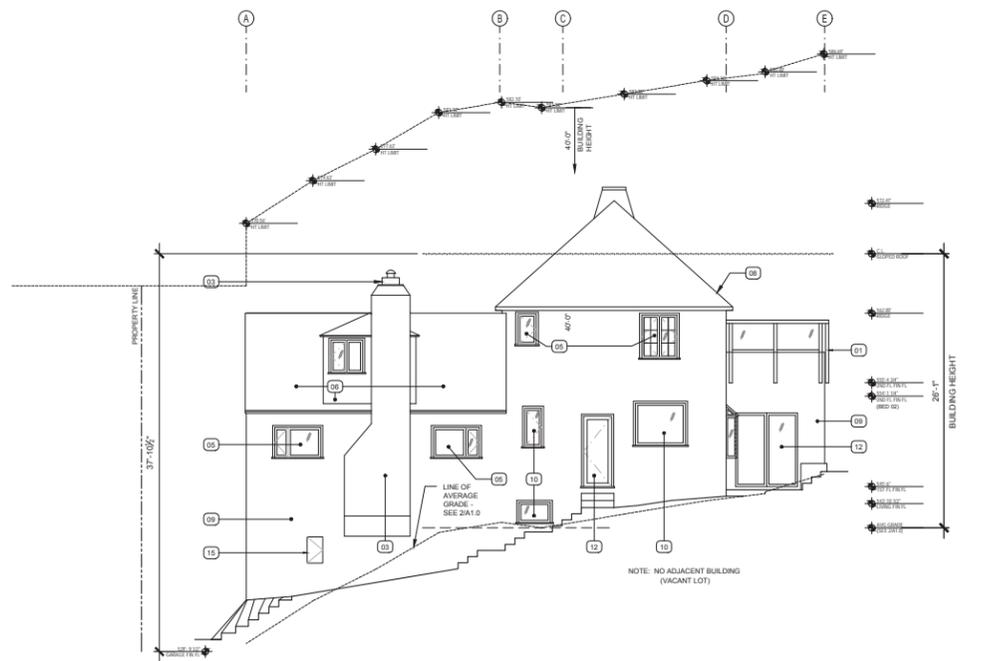
TITLE
EXISTING/DEMO EXTERIOR ELEVATIONS

SCALE
AS NOTED

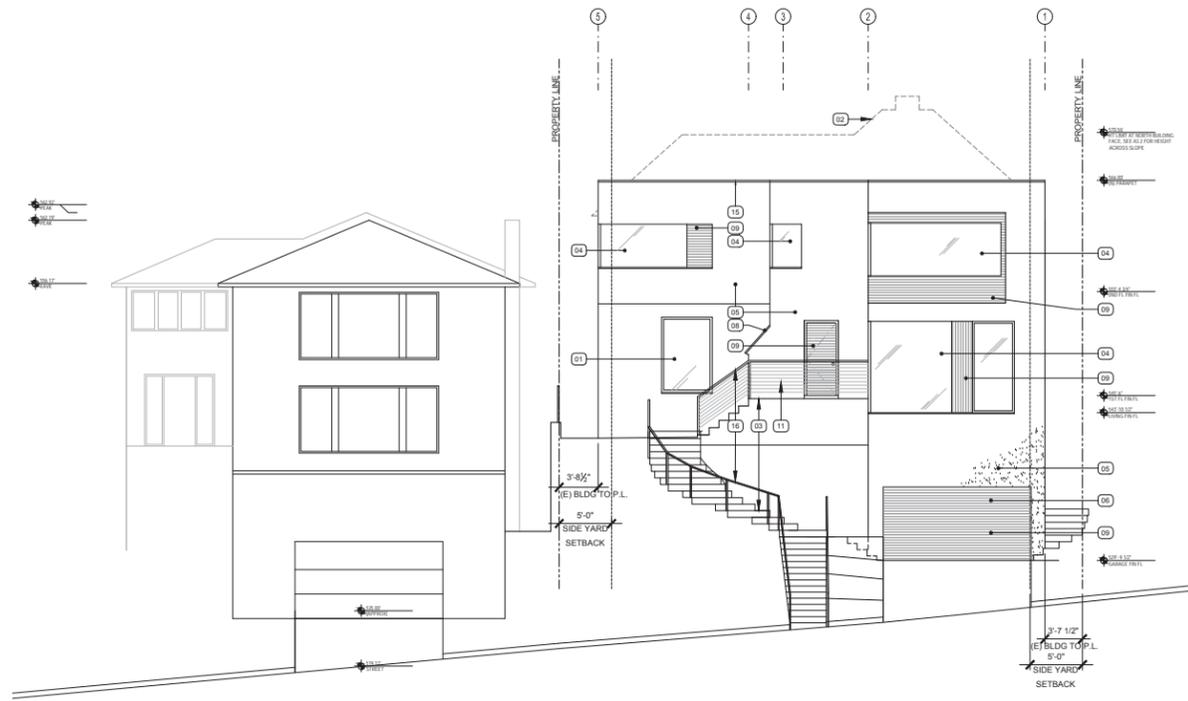
SHEET
A5



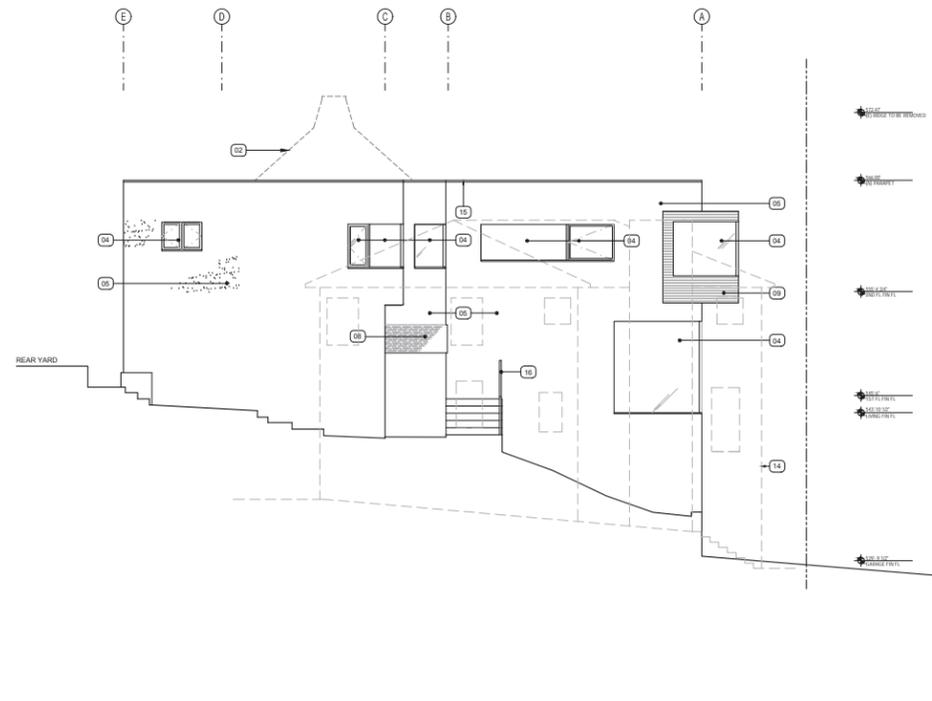
1 A3.7 EXISTING/DEMO SOUTH EXTERIOR ELEVATION



1 A3.7 EXISTING/DEMO WEST EXTERIOR ELEVATION



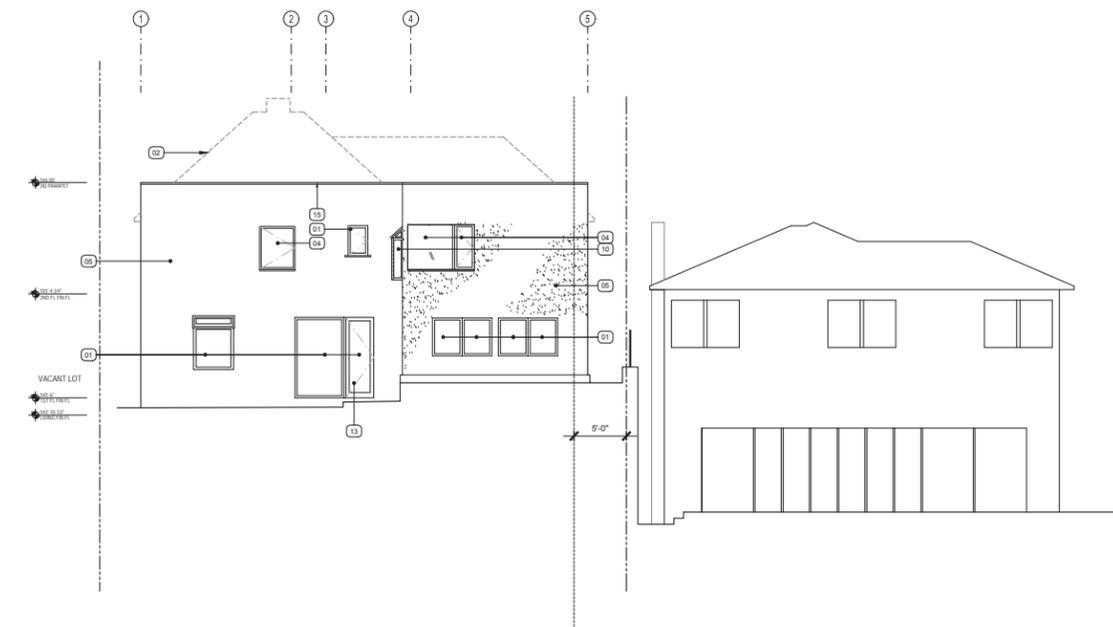
1 PROPOSED NORTH (STREET) EXTERIOR ELEVATION
A3.6



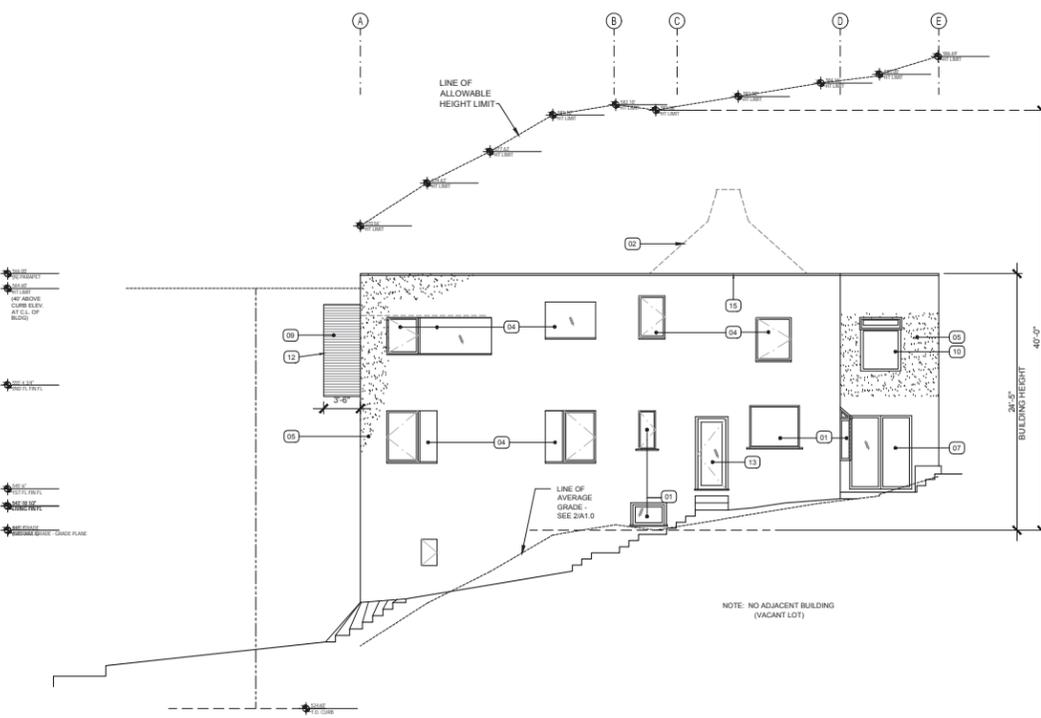
1 PROPOSED EAST EXTERIOR ELEVATION
A3.6



KEYNOTES	
01	(E) WINDOW TO REMAIN
02	PROFILE OF (E) ROOF TO BE REMOVED
03	(N) CONCRETE STEPS AND LANDING
04	(N) WINDOW; SEE SCHEDULE
05	(N) WHITE STUCCO TO MATCH EXISTING, TYP.
06	(N) GARAGE DOOR; SEE SCHEDULE
07	(E) WOOD SLIDING DOOR TO REMAIN
08	(N) SLATE ROOF
09	(N) TEXTURED STAINED WOOD
10	(N) GREENHOUSE WINDOW; SEE SCHEDULE
11	(N) PAINTED METAL RAILING
12	(N) BAY WINDOW PROJECTION
13	(E) WOOD DOOR TO REMAIN
14	OUTLINE OF ADJACENT HOUSE
15	(N) PAINTED METAL ROOF CAP
16	(N) STAINED WOOD HANDRAIL



1 PROPOSED SOUTH EXTERIOR ELEVATION
A3.7

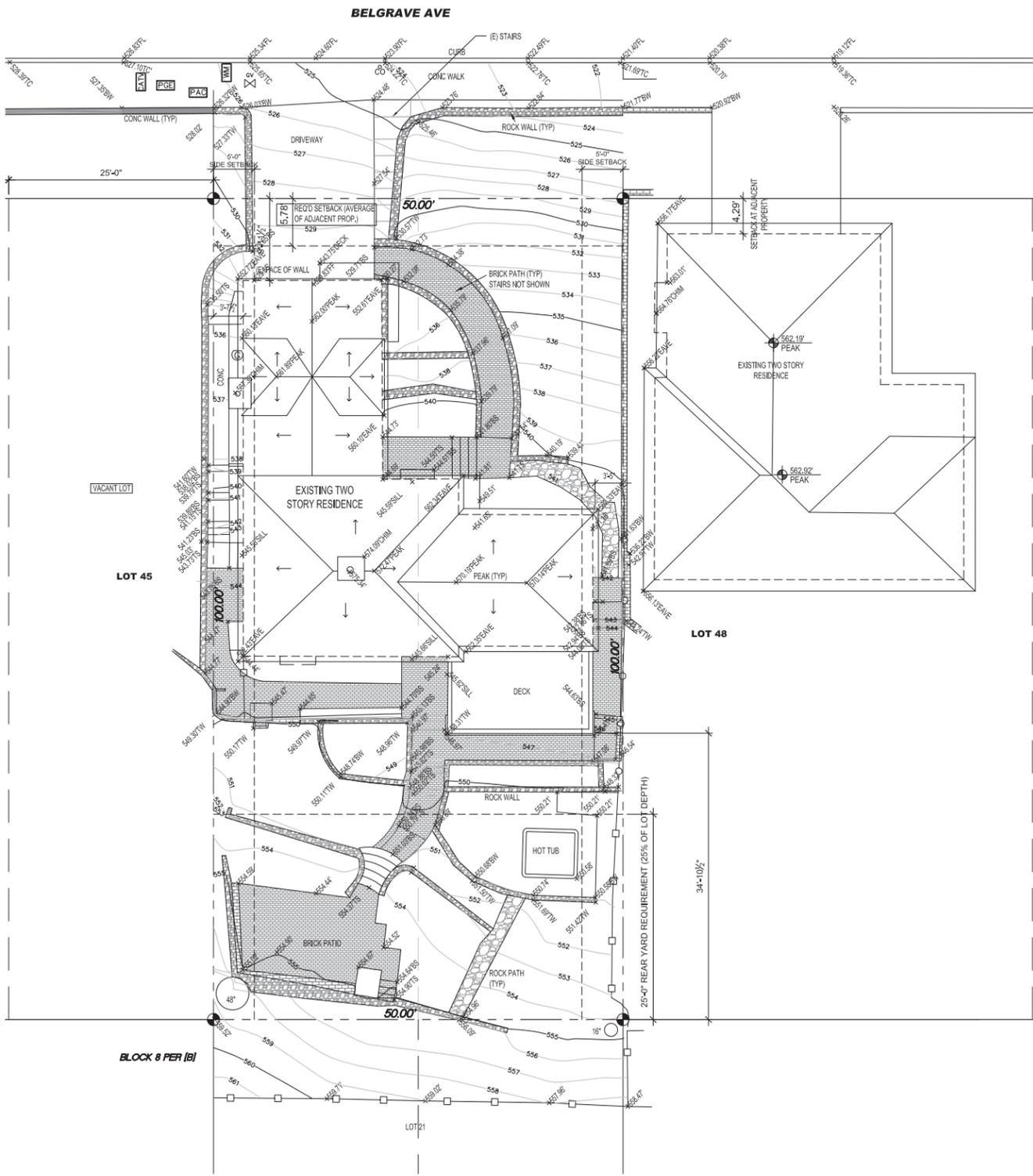


1 PROPOSED WEST EXTERIOR ELEVATION
A3.7

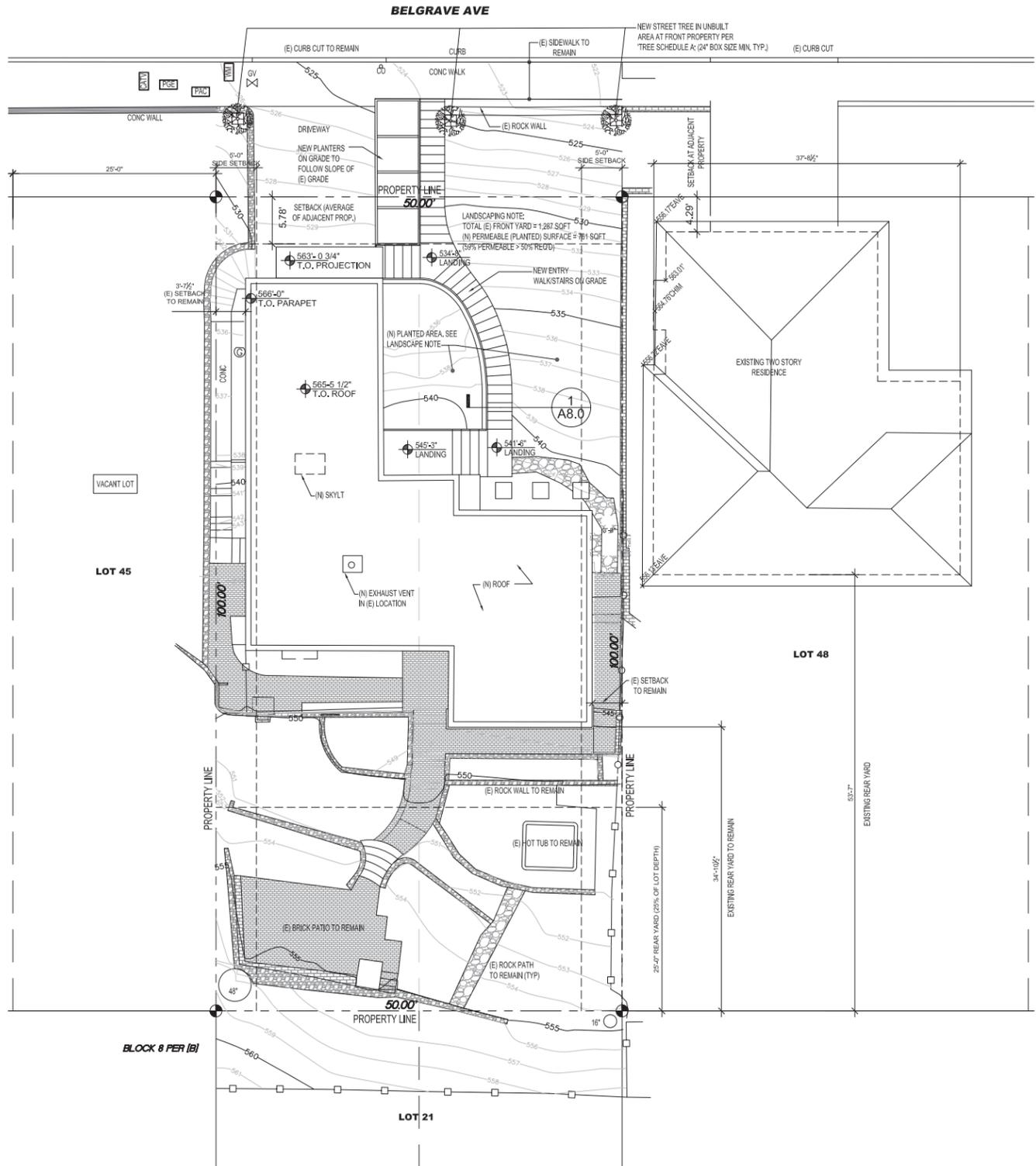
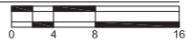


SHEET	SCALE	TITLE	REVISIONS	ISSUE
A6	AS NOTED	PROPOSED EXTERIOR ELEVATIONS		07.15.14 DISCRETIONARY REVIEW SET

NOTE: TOPOGRAPHIC & SPOT ELEVATION INFORMATION FOR LOT 46 PROVIDED TO OWNER BY OTHERS. JWA NOT RESPONSIBLE FOR ANY INACCURACIES



2 EXISTING SITE/ROOF & PLOT PLAN



1 PROPOSED SITE/ROOF & PLOT PLAN



JENNIFER WEISS
ARCHITECTURE

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FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #2013.0781V

ISSUE	04.08.14 311 NOTIFICATION
REVISIONS	
TITLE	EXISTING & PROPOSED SITE/ROOF & PLOT PLAN
SCALE	
SHEET	A1

DEMOLITION KEYNOTES

- 01 DEMO PORTION OF (E) DRIVEWAY AS REQ'D FOR (N) GRADE BEAM - S.S.D.
- 02 DEMO GARAGE WALLS AS REQ'D FOR (N) MOMENT FRAME - S.S.D.
- 03 (E) SLAB ON GRADE TO REMAIN.
- 04 (E) CONCRETE STAIRS TO REMAIN.
- 05 (E) WOOD RAIL TO REMAIN.
- 06 (E) WOOD STAIRS & RAILING TO REMAIN.
- 07 (E) CONC PONY WALL W/ STUD PARTITION ABOVE (ALL TO REMAIN)

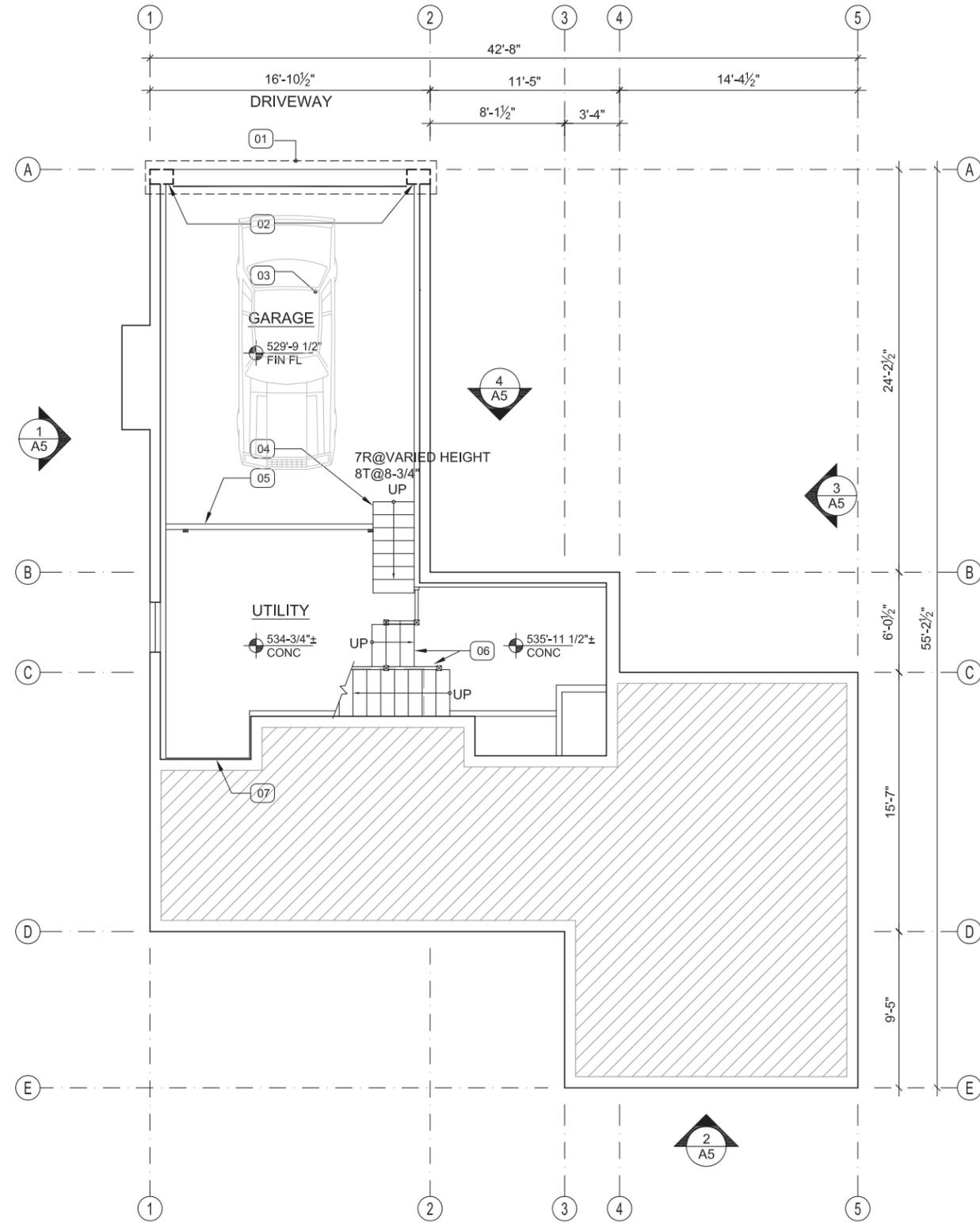
LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL

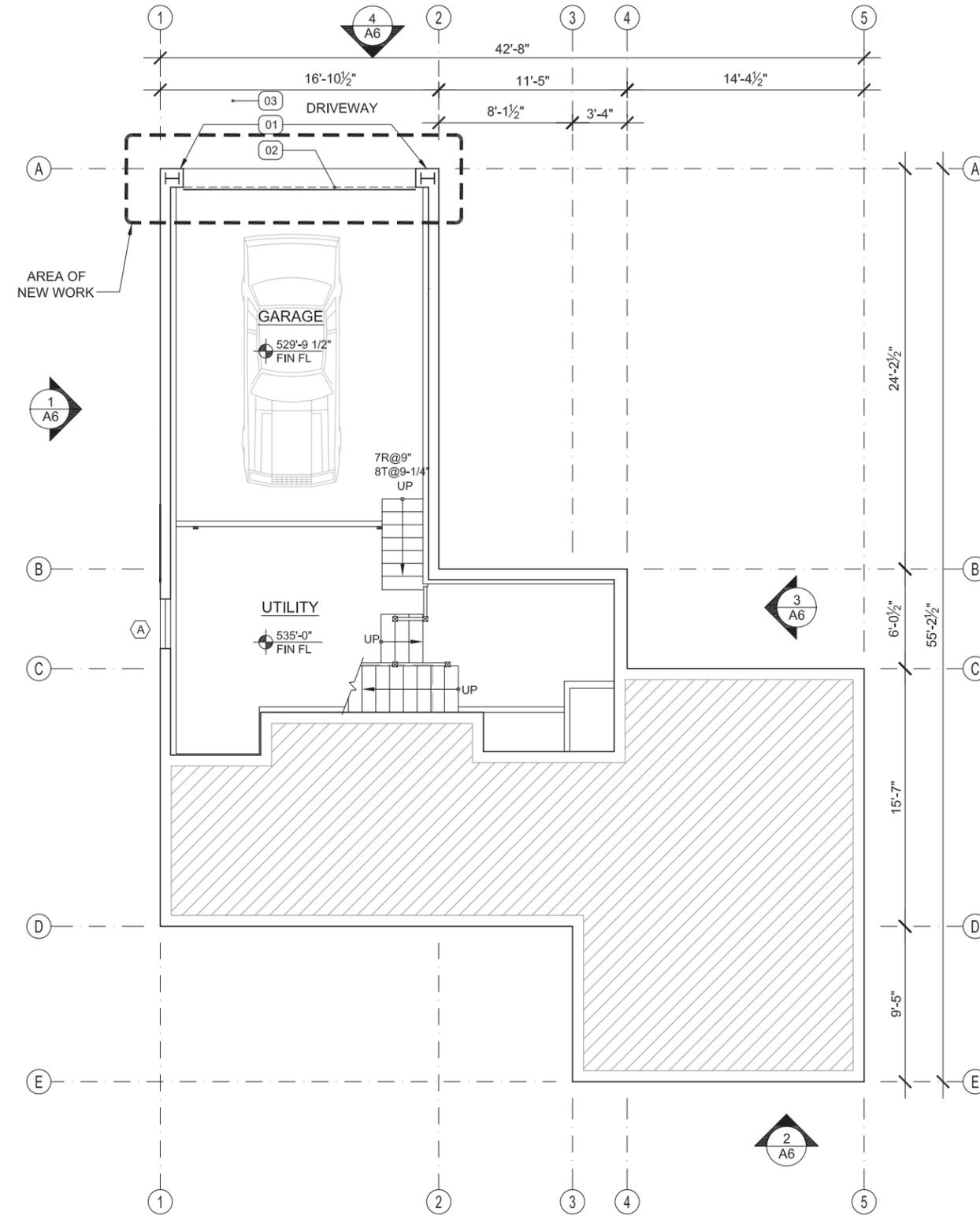
NEW WORK KEYNOTES

- 01 (N) STL MOMENT FRAME: SHORE AS REQ'D. ADD (N) GRADE BEAM, SSD. PATCH (E) DRIVE TO MATCH AS REQ'D.
- 02 (N) STAINED WOOD GARAGE DOOR
- 03 (N) VEGETATED DRIVEWAY

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.



2 EXISTING/DEMO GARAGE/BASEMENT PLAN



1 PROPOSED GARAGE/BASEMENT PLAN

**JENNIFER WEISS
ARCHITECTURE**

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T: 415.398.1700 - WWW.JWEISSARCH.COM

FINE RESIDENCE
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SAN FRANCISCO, CA 94117

SF PLANNING VARIANCE INTAKE #R-2013.0781V

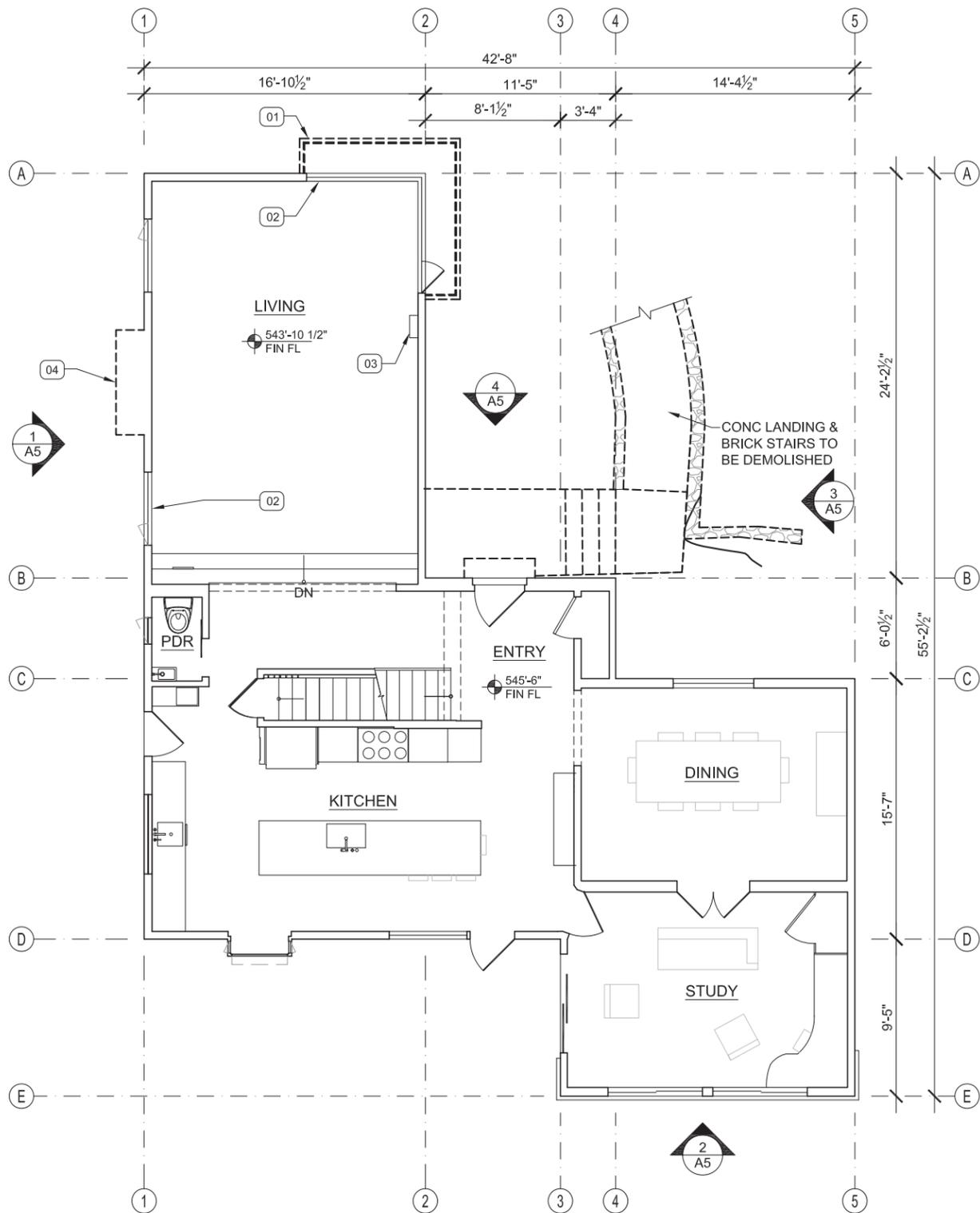
04.08.14	311 NOTIFICATION	ISSUE
		REVISIONS
EXIST'G/DEMO AND PROPOSED GARAGE/BASEMENT FLOOR PLANS		TITLE
		SCALE
A2		SHEET

DEMOLITION KEYNOTES

- 01 REMOVE (E) BALCONY & RAILING.
- 02 REMOVE (E) WINDOWS.
- 03 RELOCATE (E) HTG REGISTER - VIF.
- 04 REMOVE (E) CHIMNEY

LEGEND:

- (E) WALL TO REMAIN
- - - - (E) WALL TO BE REMOVED
- (N) WALL



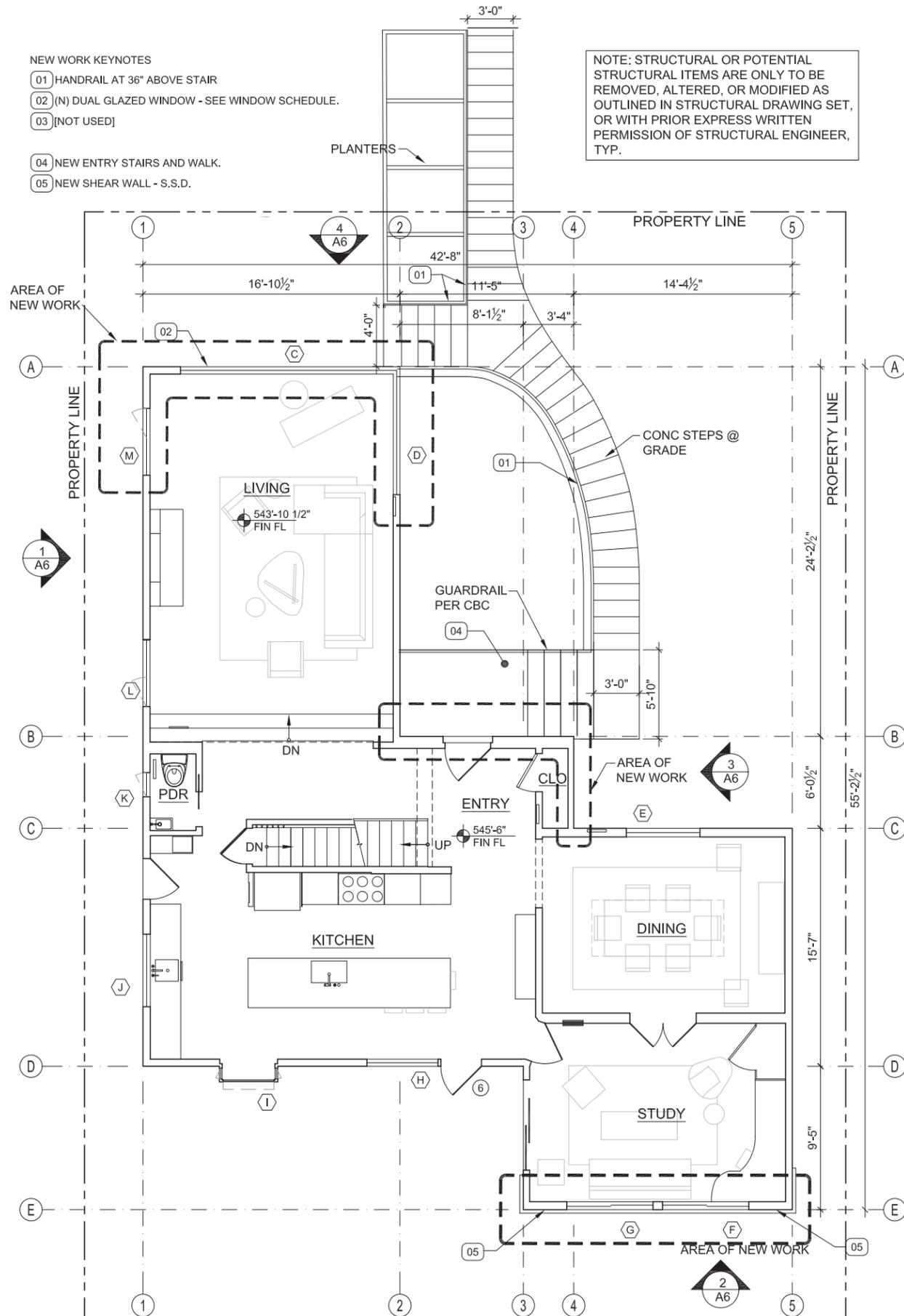
2 EXISTING/DEMO FIRST FLOOR PLAN



NEW WORK KEYNOTES

- 01 HANDRAIL AT 36" ABOVE STAIR
- 02 (N) DUAL GLAZED WINDOW - SEE WINDOW SCHEDULE.
- 03 [NOT USED]
- 04 NEW ENTRY STAIRS AND WALK.
- 05 NEW SHEAR WALL - S.S.D.

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.



1 PROPOSED FIRST FLOOR PLAN



DEMOLITION KEYNOTES:

- 01 REMOVE (E) WDWS.
- 02 REMOVE (E) WALLS & ROOF AS REQ'D BY (N) WORK.
- 03 REMOVE/STORE/PROTECT (E) DOORS AS REQ'D BY NEW WORK - SEE DOOR SCHED.
- 04 REMOVE (E) BATH FIXTURES.
- 05 REMOVE (E) WOOD & GLASS DECK RAILING; REMOVE (E) DECK MAT'LS AS REQ'D BY (N) ADDITION.
- 06 REMOVE (E) DOORS.
- 07 REMOVE (E) CHIMNEY.

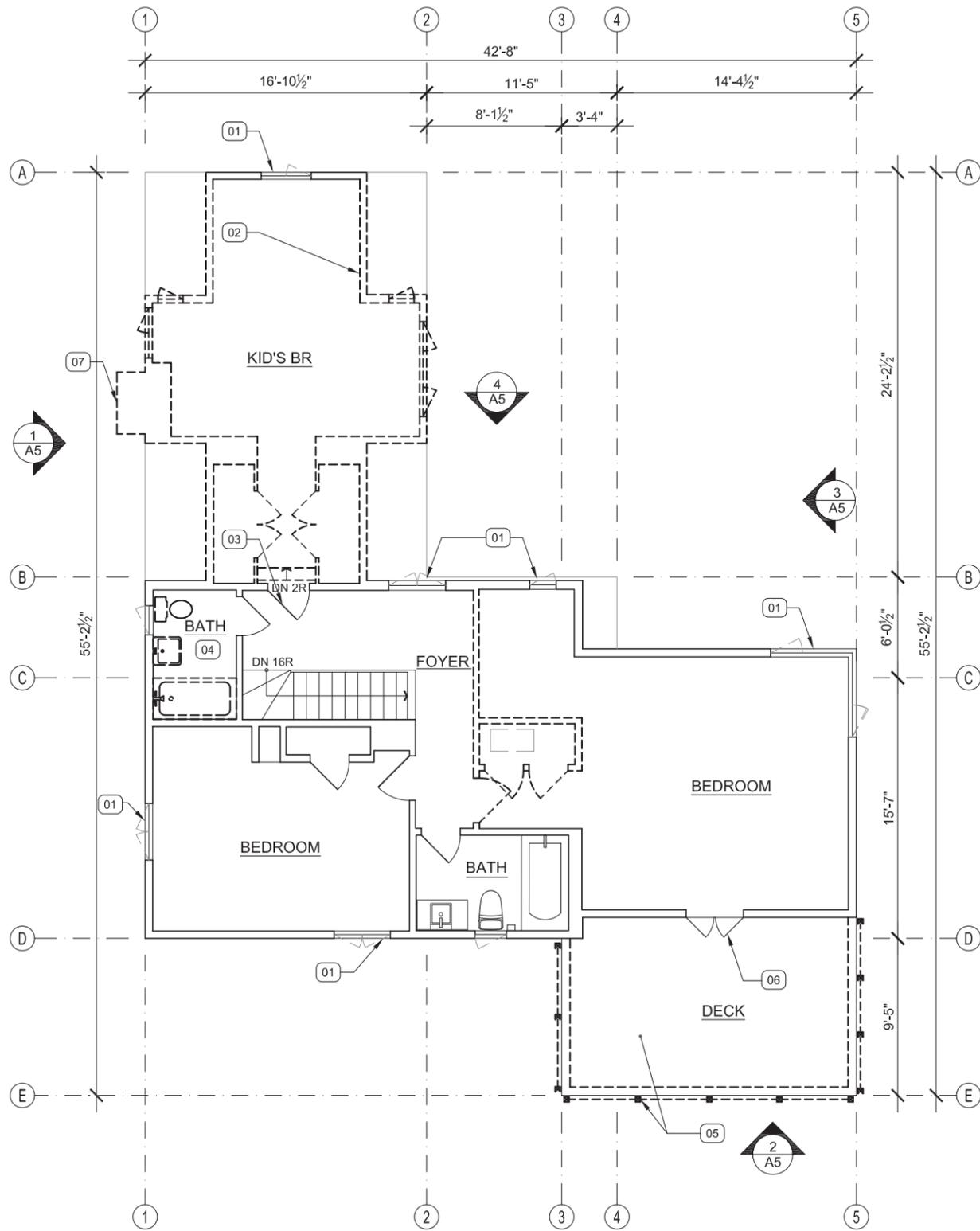
LEGEND:

- (E) WALL TO REMAIN
- - - - (E) WALL TO BE REMOVED
- (N) WALL

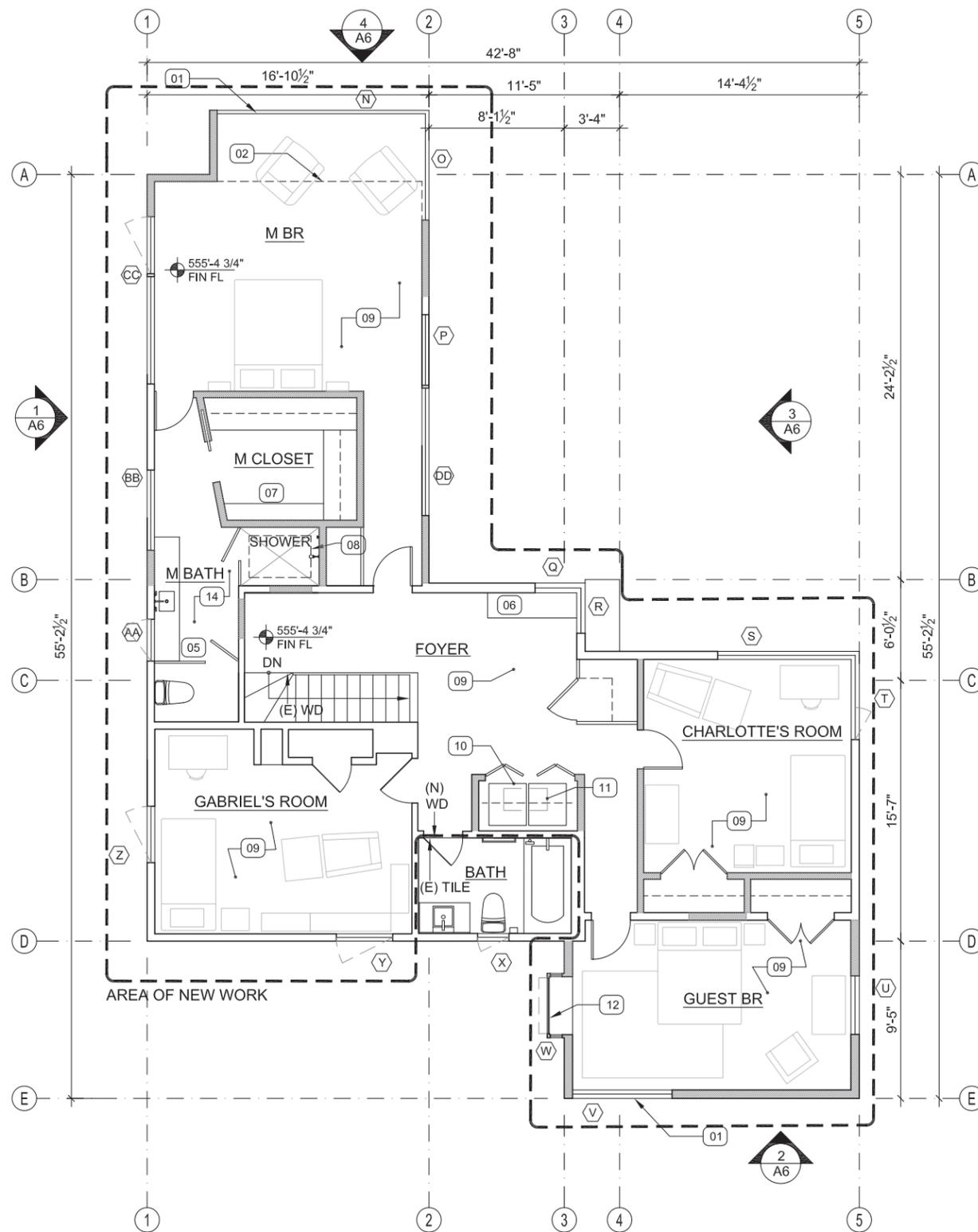
NEW WORK KEYNOTES:

- 01 (N) DUAL GLAZED WINDOW - SEE SCHED.
- 02 LINE OF (N) RAISED CLG ABOVE.
- 03 (NOT USED)
- 04 (NOT USED)
- 05 (N) LAV, CAB, COUNTERTOP, TOILET, TILE SHOWER & GLASS PARTITIONS / DOORS AT M_BATH
- 06 NEW STORAGE/BENCH CASEWORK.
- 07 CLOSET CASEWORK - PROVIDE ALLOWANCE, TYP.
- 08 (N) SKYLIT ABV SHOWER.
- 09 (N) W-1 FLOORING TO MATCH (E) @ 1ST FL - PROVIDE ALLOWANCE BASED ON SQ. FTG.
- 10 (N) PTD GWB WALLS, TYP. (E) W/D TO BE RELOCATED.
- 11 (E) ATTIC ACCESS TO BE RELOCATED.
- 12 (N) GREENHOUSE WDW SIM. TO (E) AT 1ST FL.
- 13 (NOT USED)
- 14 (N) TILE FLOOR T-1

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.



2 EXISTING/DEMO SECOND FLOOR PLAN



1 PROPOSED SECOND FLOOR PLAN



<p>JENNIFER WEISS ARCHITECTURE 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 - WWW.JWEISSARCH.COM</p>	
<p>FINE RESIDENCE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117</p>	
<p>04.08.14 311 NOTIFICATION</p>	<p>ISSUE</p>
<p>EXIST'G/DEMO AND PROPOSED SECOND FLOOR PLANS</p>	<p>REVISIONS</p>
<p>SCALE</p>	<p>TITLE</p>
<p>SHEET</p>	<p>A4</p>

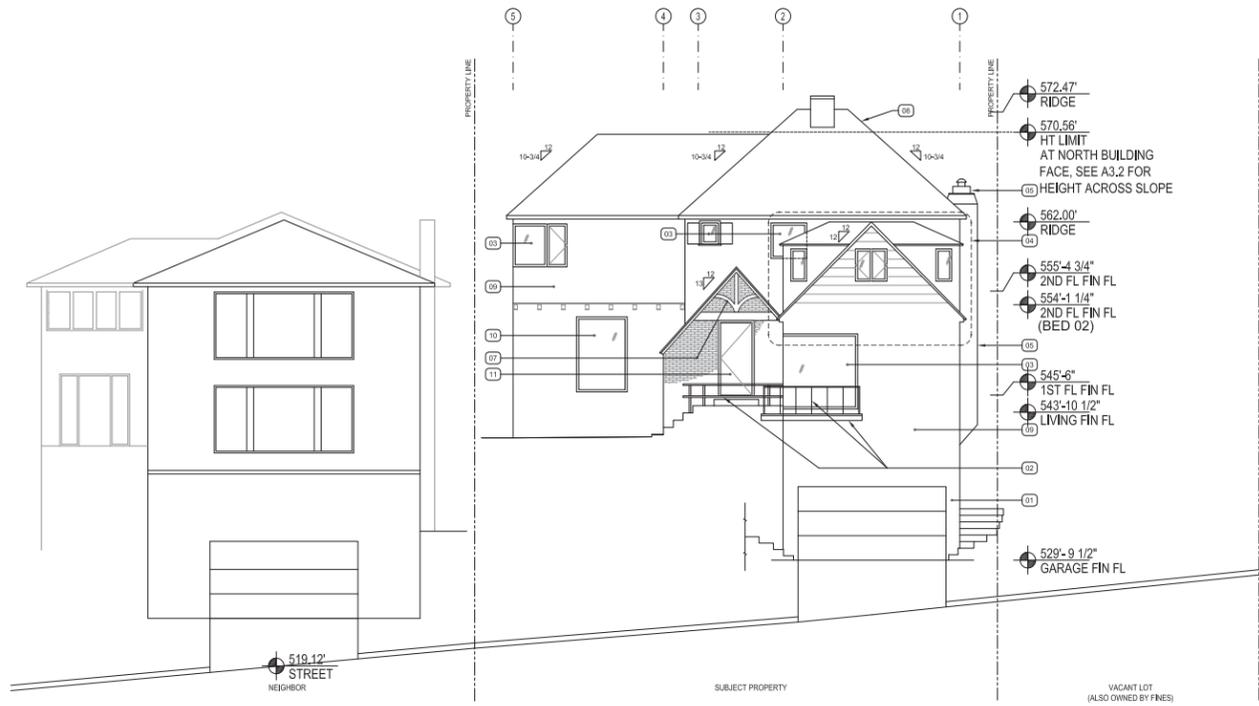
SF PLANNING VARIANCE INTAKE #: 2013.07/91V

KEY
 (E) = EXISTING
 (N) = NEW

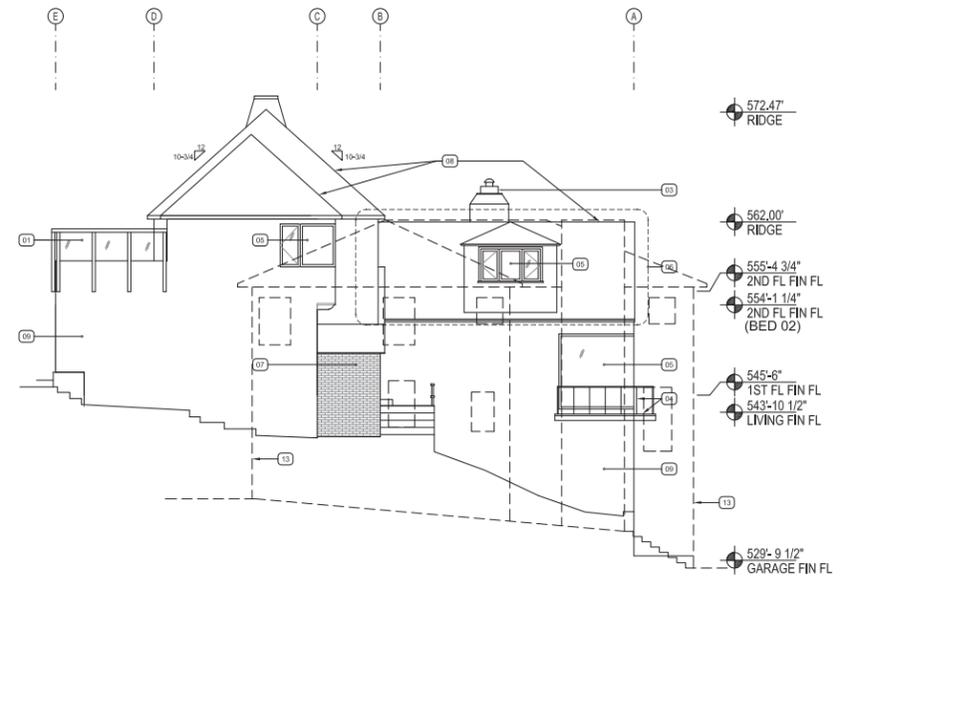
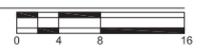
NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.

NOTE: NEIGHBORING BUILDING ELEVATIONS ARE APPROXIMATE, TYP.

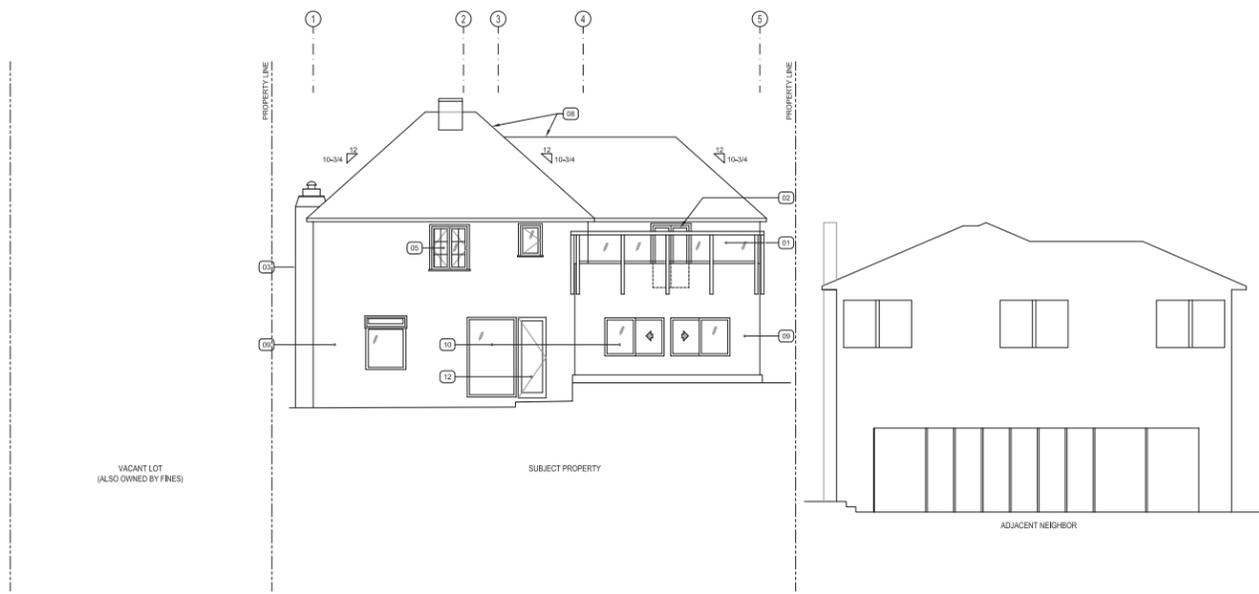
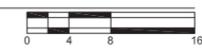
- REMOVAL NOTES:
- (01) REMOVE (E) WOOD AND GLASS DECK RAILING; REMOVE EXISTING DECK MATL AS REQUIRED BY (N)
 - (02) BEDROOM ADDITION
 - (03) REMOVE (E) DOORRE BEYOND
 - (04) REMOVE (E) CHIMNEY
 - (05) REMOVE (E) STRUCTURALLY FAILED BALCONY AND RAIL
 - (06) REMOVE (E) WINDOW
 - (07) REMOVE (E) BEDROOM WALLS AND ROOF AS REQUIRED BY NEW WORK PER SE, S.S.D.
 - (08) REMOVE (E) BRICK & ROOFING MATERIAL
 - (09) REMOVE (E) ROOF, SSD
 - (10) (E) STUCCO FINISH
 - (11) (E) WOOD WINDOWS
 - (12) (E) WOOD GREENHOUSE WINDOW
 - (13) (E) WOOD DOOR
 - (14) OUTLINE OF ADJACENT HOUSE



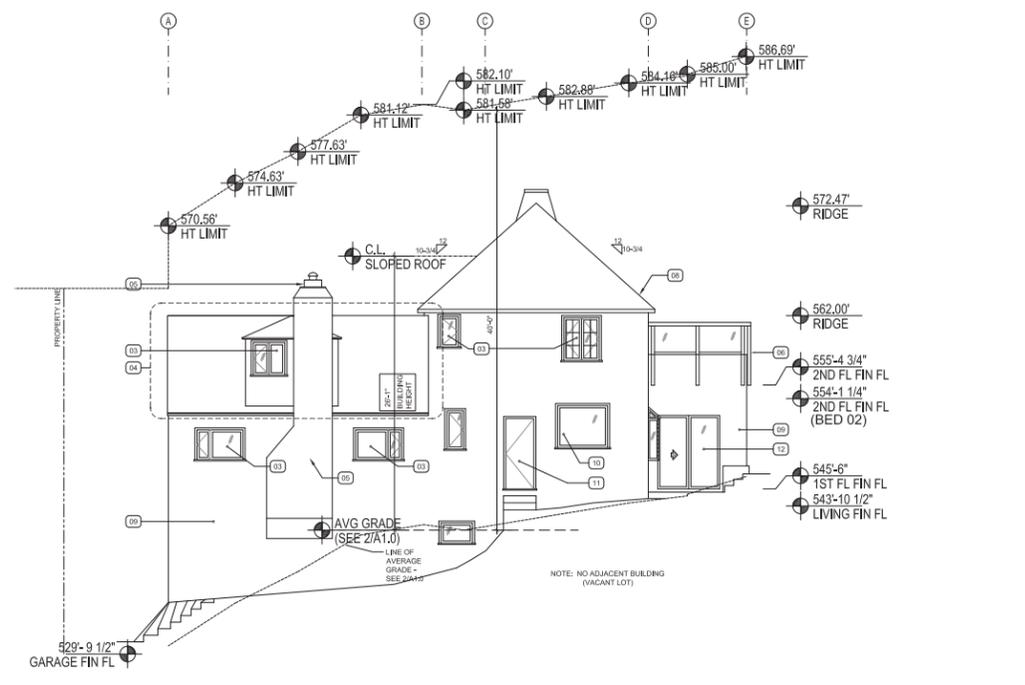
4 EXISTING/DEMO NORTH (STREET) EXTERIOR ELEVATION



3 EXISTING/DEMO EAST EXTERIOR ELEVATION



2 EXISTING/DEMO SOUTH EXTERIOR ELEVATION



1 EXISTING/DEMO WEST EXTERIOR ELEVATION



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 ARCHITECTURE
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 SAN FRANCISCO, CA 94111
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FINE RESIDENCE
 135 BELGRAVE AVENUE
 SAN FRANCISCO, CA 94117

04.08.14 311 NOTIFICATION

ISSUE

REVISIONS

TITLE
 EXISTING ELEVATIONS

SCALE

SHEET
A5

SF PLANNING VARIANCE INTAKE # 2013.0791V



North Elevation: UPDATED (7/14/14)



North Elevation: UPDATED (7/14/14)
*landscaping omitted for clarity



East Elevation: UPDATED (7/14/14)



North Elevation: 311 Submittal (4/8/14)

135 BELGRAVE AVE



135 BELGRAVE AVE

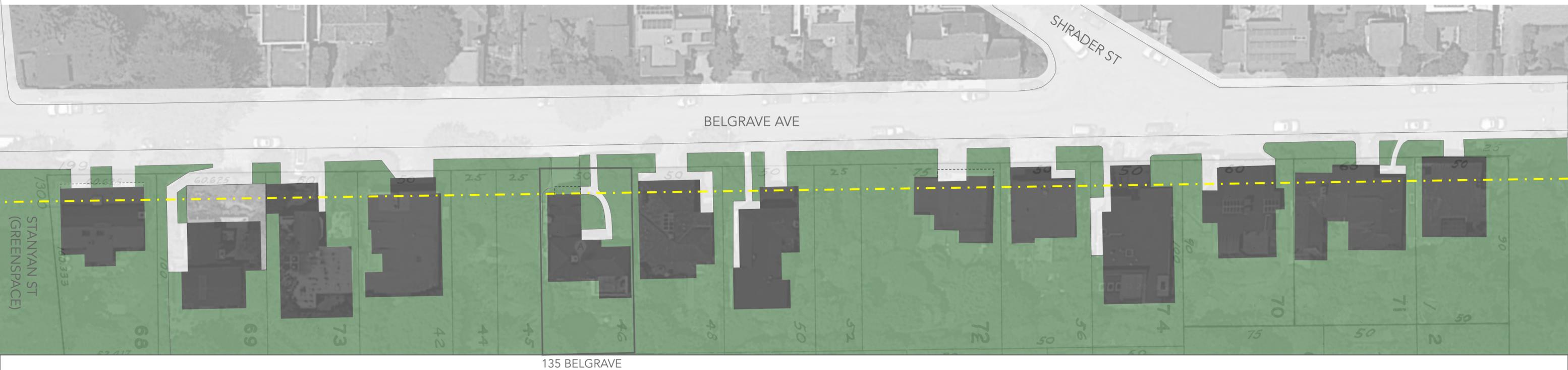


SOUTH BLOCK OF BELGRAVE AVE

JENNIFER WEISS ARCHITECTURE

KEY:

-  BUILDING FOOTPRINT
-  OPEN SPACE
-  LINE OF 135 BELGRAVE EXISTING FRONT WALL
-  OVERHANG ABOVE



EXISTING BUILDING FOOTPRINT & OPEN SPACE: SOUTH BLOCK OF BELGRAVE AVE



Abdur Chowdhury
25 Belgrave Ave
San Francisco, CA 94117

Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

cc: Sharon Lai

RE: Case Number 2013.0791V, Building Permit Number 201312124044 (135 Belgrave Avenue)

Dear Mr Sanchez,

We are Ana & Abdur Chowdhury and we live at 25 Belgrave Avenue. We are writing in support of the proposed modifications and requested variance at 135 Belgrave Avenue, on the agenda for the March 26th hearing.

The proposed design is very much in keeping with the neighborhood character, and will help to modernize our current housing stock. Their footprint continues to be modest, and the changes will make the home more livable for their growing family. Further, the Fines' proposal maintains significant greenspace and open land, and represents a seismic upgrade to the property.

The Fine family have been active, contributing residents of Belgrave Avenue for over 70 years. The proposed changes will make it possible for them to continue to be part of our community, while at the same time having a more appropriate home.

Thank you for your consideration.

Best regards,

Ana & Abdur Chowdhury
Ana & Abdur Chowdhury



Leslie Fine <leslie.fine@gmail.com>

Case Number 2013.0791V, Building Permit Number 201312124044 (135 Belgrave Avenue)

Paul Castleman <paulcastleman@gmail.com>
To: sharon.w.lai@sfgov.org

Fri, Mar 21, 2014 at 2:19 PM

Dear Ms Lai.

I am a neighbor writing in support of the proposed modifications and requested variance at 135 Belgrave Avenue, scheduled for a March 26th hearing (Case Number 2013.0791V, Building Permit Number 201312124044).

I would appreciate it if you can pass this email to the Zoning Administrator for San Francisco Planning Department, Mr. Scott Sanchez.

I have reviewed the plans and find that the proposed design is clearly in keeping with the neighborhood character. It is particularly important to note that the plans will make the house more resistant to seismic insult.

I recognize that there have been several variance applications on Belgrave Avenue that were either denied or withdrawn. However, each of them involved major expansion that is not the case with 135 Belgrave, which will maintain its modest footprint and substantial amount of green space.

This house has been in the Fine family for over 60 years and deserves to be permitted the minor improvement they are requesting.

Thank you for your consideration.

Paul Castleman

2 Belgrave Ave., San Francisco

[415-242-5435](tel:415-242-5435)

To Sharon W. Lai @ sf gov. ORG

Re: Requested variance at 135 Belgrave Avenue

Dear Ms. Lai,

We have lived across the street from the fine family for 58 years. Their property has always been well maintained and the gardens are a special attraction on the street.

We are in strong support of the variance they are requesting. We believe their plans will enhance the property and have no negative effect on the character of the neighborhood.

Please provide these comments to the Zoning Administrator for San Francisco Planning Department, Mr. Scott Sanchez.

Thank you

Frank and Sarah Gotch
144 Belgrave Avenue

March 24,2014

Scott Sanchez
Zoning Administrator
SF Planning Department
1650 Mission St #400
SF CA 94103

cc: Sharon Lai

RE: Case # 2013.0791V

Dear Mr. Sanchez,

I am writing to you to express our support for the variance application of Leslie and Edward Fine at 135 Belgrave Ave.

We are appreciative of the modest encroachments being asked for into the side setbacks, and that there is no increase of the existing building footprint.

Given the recent history of the variance request at 89 Belgrave in 2012, and what we anticipate will be forthcoming with future projects on Belgrave, we are pleased with the respect for the character of the street that this application reflects.

Thank you for your attention.

Sincerely,

Ilya Kaltman and Jack Vognsen
114 Belgrave Ave.

Neema & Sarah Jalali
155 Belgrave Ave
San Francisco, CA 94117
(415) 742-5644

Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission St #400
San Francisco, CA 94103

cc: Sharon Lai

RE: Case Number 2013.0791V, Building Permit Number 201312124044 (135
Belgrave Avenue)

Dear Mr. Sanchez:

We live at 155 Belgrave Avenue. We write with regard to the proposed modifications and requested variance at 135 Belgrave Avenue -- the Fine residence -- which we understand is on the agenda for the March 26, 2014, hearing.

We have reviewed the Fines' plans and support them fully. The proposed design appears to be in keeping with the neighborhood, and in fact would improve the area by making the subject house more visually appealing. Though the subject house is being enlarged to accommodate what we understand are the needs of the Fine family, in our view the changes to the exterior of the house, particularly as visible from the street, appear to be modest. Also, in our opinion, the proposed variance would not negatively impact the neighborhood.

We note that the Fine family has been open about their plans. They invited us to share any concerns that we may have had.

In sum, we support the project. Thank you for your consideration.

Best regards,



Neema & Sarah Jalali



Leslie Fine <leslie.fine@gmail.com>

135 Belgrave Avenue

Alicia Noyola <eanoyola@gmail.com>

Mon, Mar 24, 2014 at 12:11 PM

To: sharon.w.lai@sfgov.org

Cc: leslie.fine@gmail.com

Dear Ms Lai:

I am writing as a neighbor of the Fine family, who propose to make a minor expansion of and improvements to their home at 135 Belgrave Avenue. I understand that the Fine's plans will require a variance because part of the construction will extend into the five-foot side-yard setback required by current regulation.

We are in favor of granting the variance.

The Fine family has lived in this home for decades, and we favor any consideration that allows families the long-term enjoyment of their properties, as well as encouraging them to raise families in San Francisco, and especially in our neighborhood.

We also note that the Fines' design will allow them to enjoy the view from their property without impairing any others, will improve the safety of their home, maintains the scale of the neighborhood, and preserves green space. We believe these factors all recommend their application.

Thank you,

Benito and Alicia Noyola
203 Belgrave Avenue



Leslie Fine <leslie.fine@gmail.com>

135 Belgrave Avenue

Paul Rotter <paul@belgravehouse.com>
To: Sharon Lai <sharon.w.lai@sfgov.org>
Cc: Leslie Fine <leslie.fine@gmail.com>

Fri, Mar 21, 2014 at 2:36 PM

Ms Sharon Lai,

This message is written in strong support of Leslie and Edward Fine's variance application for 135 Belgrave Avenue. I believe their proposed alterations will be an enrichment to the architectural character of Belgrave Avenue, and should be approved.

The additions are modest in scope but will make significant improvements to the design of the house. As a neighbor, I am generally wary of variances that often seek an advantage over other homes in the neighborhood. As an Architect, I am aware that too rigid enforcement of codes can result in poor results.

In this situation the existing structure makes a modest encroachment into the side yards, and the proposed alterations make for comfortable and well designed solutions for building massing at the roof levels.

The existing (and proposed) separation between the subject dwelling and the adjacent dwelling to the east provide a side yard that satisfies the intended design guide lines for the R(H1D) zone. On the west side of the subject property is a vacant lot on which the applicants have created a lovely garden visible from the street.

The proposed design for 135 Belgrave will be a happy and welcome addition to the neighborhood. I hope the staff will recommend approval and final action will be such.

If you have any questions for me please let me know.

Sincerely,

Paul R. Rotter Architect
190 Belgrave Avenue
San Francisco, CA. 94117

paul@belgravehouse.com
tel. 415-661-5025
cell. 415-309-9521

Dear Sharon:

I wrote a letter of support previously for the Fine's project, and as I think you are aware my wife and I were under a bit of a time crunch when I wrote it. That time crunch was due to the birth of our daughter. I actually wrote the letter in the waiting room at the hospital. I wanted to circle back and highlight a couple things that should have been in that first communication to you.

The plan the Fine's are seeking approval for represents reasonable and measured changes to an aging home. We live in a neighborhood where there are a lot of longtime residents. The area has a unique character and preservation of it is very important to those residents as well as to the folks like my wife and me who moved here because of that distinctive character. The Fine's project is consistent with this both in terms of the aesthetic of the changes, as well as in keeping with the scope and scale of homes within the neighborhood. I would point out that since we are next door neighbors, we would have a greater feel for this than most.

I would add that the Fine's have been transparent and communicative with us as their plans have evolved. Like most projects, there have been changes that have occurred along the way and the Fine's have gone out of their way to communicate those changes to us. They have provided a forum for us to discuss any concerns we might have along the way, and responded as best they could to our suggestions.

I hope this letter finds you well. Please contact me with any questions or concerns if you would like to follow up directly. The best way to reach me is via email at sjordon@glynncapital.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Jordan". The signature is fluid and cursive, with a large initial "S" and "J".

Scott Jordan

PROJECT CHRONOLOGY

135 Belgrave Avenue
San Francisco, CA 94117

2013.05.15_Site Permit & Variance Set

Full set, gabled roof. (Submitted July 2nd, 2013, with variance application)

2013.06.24_Pre Application Meeting

Gabled Roof Scheme shown to neighbors.

2013.12.06_Site Permit & Variance Set (Flat Roof)

Full Site Permit & Variance Set with Flat Roof. Sent December 10th to planning, with revised Variance Application.

2014.02.20_Site Permit Revision 1 (Replacement Sheets - Submitted to Planning 02.21)

Minor Changes to Second Floor Plan. East and West Elevation window changes. Hard copies of replacement sheets sent to planning and inserted into set.

2014.03.04_Current Set_Sent to Sharon

Full, Current (as of then) set emailed to Sharon for review.

2014.03.12_Site Permit Revision 2 (Response to Planning Replacement Sheets)

Updated proposed site plan with street trees and revised notes. Revised existing and proposed elevations with neighboring building outline and lowered sill height on pop-out. Hard copies of replacement sheets sent to planning and inserted into set.

2014.03.12_Site Permit Revision 2 (Response to Planning - Full Set - Current)

Full set - this is what planning has currently, with all revisions.

2014.03.26_Variance Hearing

2014.04.03_311 Notification Packet

Digital and Hard copies sent to planning. Note that the elevations are so small due to the city's requirement that only 6 pages (3 pages double sided) can be submitted.

2014.04.08_311 Notification Packet (Revised Elevation Markers)

City asked for larger elevation markers on exterior elevations. Sent digitally only.

2014.05.31_Revisions

Revisions to the plan reflecting an agreement with the Jordons

2014.07.11_Revisions

Revisions to the plan addressing the RDT's feedback

2014.07.14_Revisions

Supplemented 7/11 submission with comparison of previous/updated proposal for north elevation

Cindy Wu, President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

July 28, 2014

RE: **135 Belgrave Street; Hearing Date: August 7, 2014;**
2013.0791D Request for Discretionary Review
2013.0791V Variance Application for Side Yard Setbacks
DR Requestors' Brief

RECEIVED

JUL 28 2014
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

President Wu and Members of the Commission:

SUMMARY OF ARGUMENT

1. **RDT notes from 6/11/14 completely agreed with the concerns raised in our DR.**
2. **RDT COMMENTS:**
 - **“OVERHANG FOR INTEREST, DESIGN”**
 - **“WINDOWS TO MATCH NEIGHBORHOOD”**
 - **“WINDOW PROPORTIONS NOT IN KEEPING...(with neighborhood)”**
 - **“EXCESSIVELY PLAIN TEXTURE OF BUILDING”**
 - **“HUMAN SCALE AND PROPORTION OF BUILDING”**
 - **“SCALE OF WINDOWS IS MASSIVE”**
 - **RDT notes included as Exhibit 1**
3. **The Planner ignored our concerns the whole time and the RDT agreed with us**
4. **Project Sponsor finally submitted changes just days ago but, the changes are TRIVIAL and still don't comply with RTD objections**
5. **Department didn't follow its own procedures or follow procedures to make project comply with the RDT**
 - **Failed to Require a New Community Outreach After Plans completely Altered**
 - **Failed to Require Project Sponsor to Comply with RDT Comment (which Match DR)**
 - **That's why we ended up in DR**
6. **Request Commission to take DR and amend plans – changes that the RDT & NEIGHBOR requested**

- 7. The 135 Belgrave NEW PROJECT violated the city planning process. The plans that were reviewed at the Mandatory Pre-Application Neighborhood meeting have NO resemblance to the original plans submitted for the Project. The removal an 8 – 10 ft steeply pitched roof and change of design from a modified Tudor to a flat root modern design, completely changed the Project and the proposed envelope of the building but there was no new Pre-Application for the NEW PROJECT (Project Sponsors name for the new plans)**
- 8. RDT requested changes to the NEW PROJECT design to increase interest, design and make the windows match the neighborhood. RDT requested changes mirror the objections raised in the DR.**
- 9. 135 NEW PROJECT is NOT compatible with adjacent properties per Residential Design Guidelines. The window details and proportions and the roof line are not compatible. The Project has not been changed in response to the RDT requirements or the neighbors' comments.**
- 10. 135 NEW PROJECT is TOP HEAVY and NOT visually at rest. The disproportionately large square bay window juts out from a flat façade without any visual support from below. It looks as if it was stuck on an could fall off at any minute.**
- 11. 135 NEW PROJECT is NOT compatible with the Belgrave neighborhood per Residential Design Guidelines. Per RDT, the window design does NOT “match neighborhood” and the lack of architectural detail, is not compatible with the Belgrave neighborhood.**
- 12. RDT requests changes to “windows to match neighborhood”. The window designs in the 135 NEW PROJECT is not proportional to the building and not proportional to the neighborhood.**
- 13. In reponse to RDT, the Project Sponsors made insignificant changes, so small as to be dismissive of the RDT objections. The largest window is reduced by 5 ½ inches and an architectural element inserted .However, the window still reads as the full size. The disproportionate square bay was reduced in height but is still a HUGE expanse of uninterrupted glass - -and the ONLY bay window in the neighborhood that is disproportionate and looks like it was stuck on the building.**
- 14. Project Sponsors were also DISMISSIVE in their response to RDT direction to add an “Overhang for interest, design”. Project sponsors response was to add a “Painted Metal Roof Cap” that is NOT an overhang and would have been included in the construction plans anyway to protect the parapet. The “painted metal roof cap” does not connect to the adjacent properties roof lines or the Belgrave neighborhood.**
- 15. The 135 NEW PROJECT does not meet the Residential Design Guidelines on many criteria including Neighborhood Character, Building Scale and Form, Architectural Features and Building Detail.**
- 16. This is not a bad project and has interesting design elements. The building design says “I’m structurally modern” but the buildings in the Belgrave neighborhood are NOT structurally modern.**

17. **The building is NOT in compliance with the height limits. Architectural analysis shows the building is over the height limit at the front façade. And the massive inappropriate square box bay window creates an impression of extreme height.**
18. **We tried to work with our neighbors and have made multiple offers to resolve the matter. They have rejected and rebuffed every discussion. We would also like to see other features of the design comply with the RDG's such as the garage door opening minimized and additional wood feature added on the façade to connect the disparate architectural elements. We have supplied a suggested approach.**

I. Introduction

We are David Burns and Debra Dout, residents of 140 Belgrave. We have lived in our home on our wonderful street for 25 years. There have been many renovation projects on our street and this is **the first time in 25 years** that we have come before this commission on a DR. We are NOT against development and we support our neighbors renovating their homes to increase their enjoyment. We have written letters of support for neighbors for their variance applications throughout the years. When we did a renovation on our home 15 years ago we also required a side yard variance – and we had 100% support from all our adjacent neighbors. We live directly across the street from 135 Belgrave and look at it from our windows. We plan to live in our house for the rest of our lives and we want the design to meet Residential Design Guidelines to maintain the architectural character of Belgrave.

II. 135 Belgrave Project Violated City Planning Process

This project has violated the city planning process. Completely new and radically different plans from those presented at the mandatory Pre-Application meeting were submitted for the 311. The Planning Department accepted these plans without requiring a new Pre-Application Meeting. The Planning Department said the envelope didn't change therefore this is not a new project. The Residential Design Guidelines (Page 56) defines the "Building Envelop" as "the exterior dimensions and elements of a building". The original project was a modified Tudor with an 8 – 10 ft steeply pitched hip roof. The NEW PROJECT is a flat roofed modern building with no architectural elements, a SOMA loft design. This design is so radically different that even electronic files provided to us by the owners/project sponsors were named "NEW PROJECT". Other than the street address NEW PROJECT shares almost nothing with the Pre-Application Design. If project sponsors are permitted to submit anything for the Pre-Application Meeting, the city process for reaching neighborhood consensus has been subverted. Exhibits 2 & 3 detail the project plans. See Section 4 below for images of the Pre-Application and 311 designs.

III. Project Fails to Meet RDG – RDT Requests Changes

This project also fails to meet Residential Design Guidelines in key areas. Belgrave Avenue is the essence of the neighborhood that the RDG were instituted to protect. Homes are architecturally unique and even though many of the homes were built before the RDG, there is a rhythm and cohesiveness to the homes that makes Belgrave one of the most desirable streets in San Francisco. The NEW PROJECT is not compatible with ANY nearby buildings and violates the Residential Design Guidelines.

RDT requested changes to the plans:

- 1) Notes in the DR (Exhibit 1) file from discussions with the Residential Design Team state that the **“scale of the windows makes it massive”** in regards to the **“human scale and proportion of the building”** and that the **“windows are not in keeping”** with the neighborhood.
 - a. The NEW PROJECT windows are huge uninterrupted panes of glass as much as 75% - 80% of the width of the structure.
 - b. The NEW PROJECT windows are horizontally oriented and ALL the windows on Belgrave are vertically oriented, even if only smaller vertical windows or lights within an overall horizontal design.
 - c. **There is NO home on Belgrave with any windows are similar in any way to the NEW PROJECT windows.**
- 2) The RDT notes call out the **“excessively plain texture of building”**. Belgrave homes have unique architectural elements. The NEW PROJECT design has almost a complete lack of architectural elements and the lack of elements is the only distinguishing architectural element.
 - a. Adjacent homes have roof line detail so a **“painted metal roof cap”** was added to the street façade. This is DISMISSIVE of the RDT comments and process. There would already be a painted metal roof cap at the top of the parapet to protect the parapet.
 - b. The revised street façade also added a small amount of wood siding but it appears **“carelessly tacked onto the façade”** and as the RDG warns, it is causing **“architectural disorder and appears superficial”**.
- 3) The Garage Door opening is being rebuilt as part of this project and it does not follow the RDG to **“minimize the width of garage entrances”**. The NEW PROJECT garage opening is designed to be the same width as the current opening, currently planned to be the same size as the current opening – 14 ft wide in a 16 ft 10 in structure with a 1 ft 5 in post on the outside **“supporting”** 3 floors. The design for the new garage doors does not **“improve the visual quality of the area”** as the RDG mandates.
- 4) There are numerous other violations of the RDG in terms of the building scale and form.

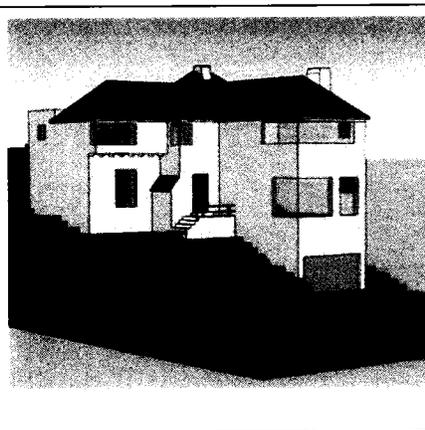
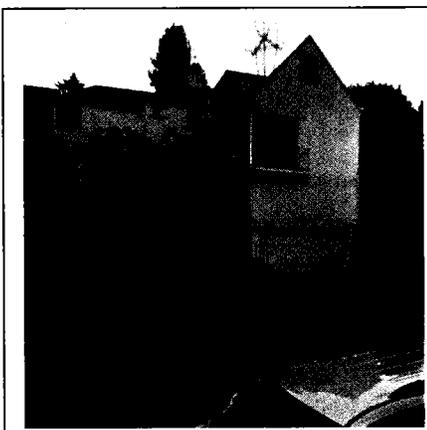
IV. **NEW PROJECT Is A Completely Different Project and That Means a Mandatory Pre-Application Neighborhood Meeting Should Have Been Required**

Comparing the Pre-Application design and NEW PROJECT, it is obvious why the project sponsors called this a NEW PROJECT and not a revision. Details of the Original Pre-Application Design are provided in Exhibit 2. For that reason we believe this should have started a new process and fail to understand why NEW PROJECT was accepted for the 311 process.

The Existing Structure

Original Pre-Application design

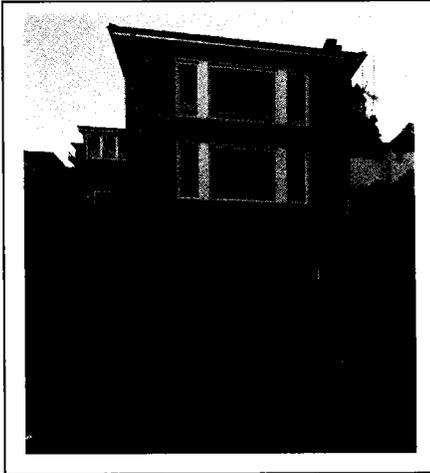
NEW PROJECT design



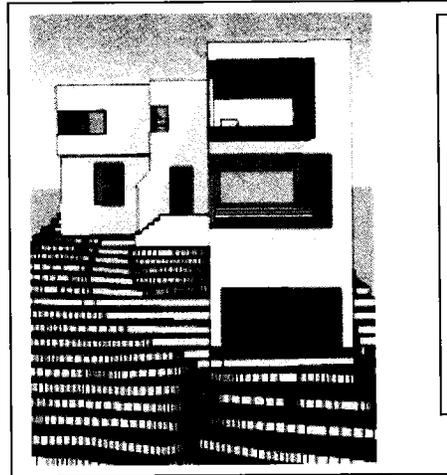
V. NEW PROJECT Is NOT Compatible with Adjacent Properties per RDG Guideline

Comparing the NEW PROJECT to the adjacent properties, NEW HOME is not compatible with the adjacent properties. Again the NEW PROJECT design window details and proportions are NOT compatible with the adjacent properties. The houses below are aligned for their relative position.

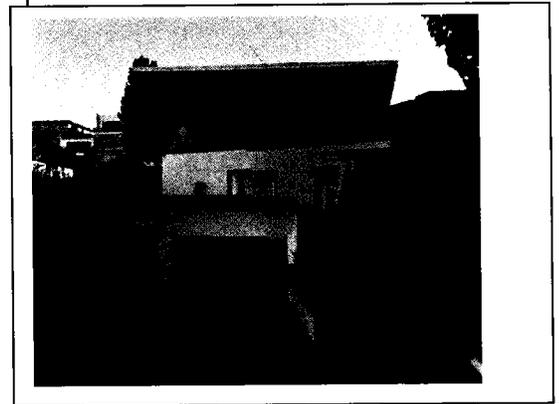
125 Belgrave



135 NEW PROJECT



155 Belgrave



The RDG states: “Use windows that contribute to the architectural character of the building and the neighborhood” (Page 44) and “Design window features to be compatible with the building’s architectural character as well as other buildings in the neighborhood”. (Page 45) 125 Belgrave and 155 Belgrave meet this requirement. The windows on 135 NEW PROJECT design are unlike anything on Belgrave.

The project sponsors may try to compare the NEW PROJECT to 19 Belgrave but this is not a valid comparison. The windows on the street façade at 19 Belgrave add architectural character by repeating the same shape multiple, sharing the same relative proportion, and being proportional to the overall structure.

VI. NEW PROJECT is TOP HEAVY and Bay Window Looks Like It Could Fall Off

The square bay window design on NEW PROJECT makes the structure feel TOP HEAVY and not visually at rest. In fact, it looks like it was stuck onto the building and could fall off at any moment. The window design and placement on all the homes on Belgrave are balanced top to bottom and are visually at rest. This creates the appearance of a SOMA loft on Belgrave Street – and the ONLY SOMA loft. .

Details on the street façade of NEW PROJECT are provided in Exhibit 3.

VII. NEW PROJECT Design Is Not Compatible With Belgrave Neighborhood

Exhibits are provided to illustrate how the homes on Belgrave achieve a harmonious rhythm and add

architectural character to the home and the neighborhood. The design of NEW PROJECT with the TOP HEAVY square bay window that feels like it could fall off at any moment is does NOT help define, unify or “contribute positively to the existing visual context”. Again, it is primarily the window design and lack of architectural detail called out in the NEW PROJECT design that is not compatible with the Belgrave neighborhood.

Exhibit 3 is the panorama of homes on Belgrave showing the visual character and architectural rhythm along the block-face. Because Belgrave is known for its views of the city, window design is very important in Belgrave homes, and every home has lots of windows. ALL the homes on Belgrave with large areas of windows maintain human scale in proportions by using multiple smaller windows or divided lights within a window to create a large window area. NEW PROJECT is included in this for comparison to show that the architectural features of 135 NEW PROJECT are not compatible with any existing home on this block-face. There is NO huge uninterrupted expanse of glass on any other home on this Belgrave block-face.

VIII. RDT Requested Changes to Make “Windows Match Neighborhood”

RDT requested “Windows to match neighborhood” – this isn’t just the neighbors saying the windows don’t match the Belgrave neighborhood, this is the consensus from the Planning Dept that the windows do not match the existing neighborhood and surrounding homes.

Exhibits 5, 6 and 7 show that the windows in the homes on Belgrave achieve human scale and are proportional to the building. 135 NEW PROJECT is shown next to each Belgrave house for comparison. Each exhibit demonstrates a different strategy for creating windows that contribute to the architectural character of the building and the neighborhood. The NEW PROJECT window design does not use ANY of these strategies for creating windows that can help a project “match the neighborhood”:

1. No multiple small windows to create large window area
2. No divided lights to break us huge window area
3. No repeating shapes and proportions
4. No supporting structures like 2 story bay windows

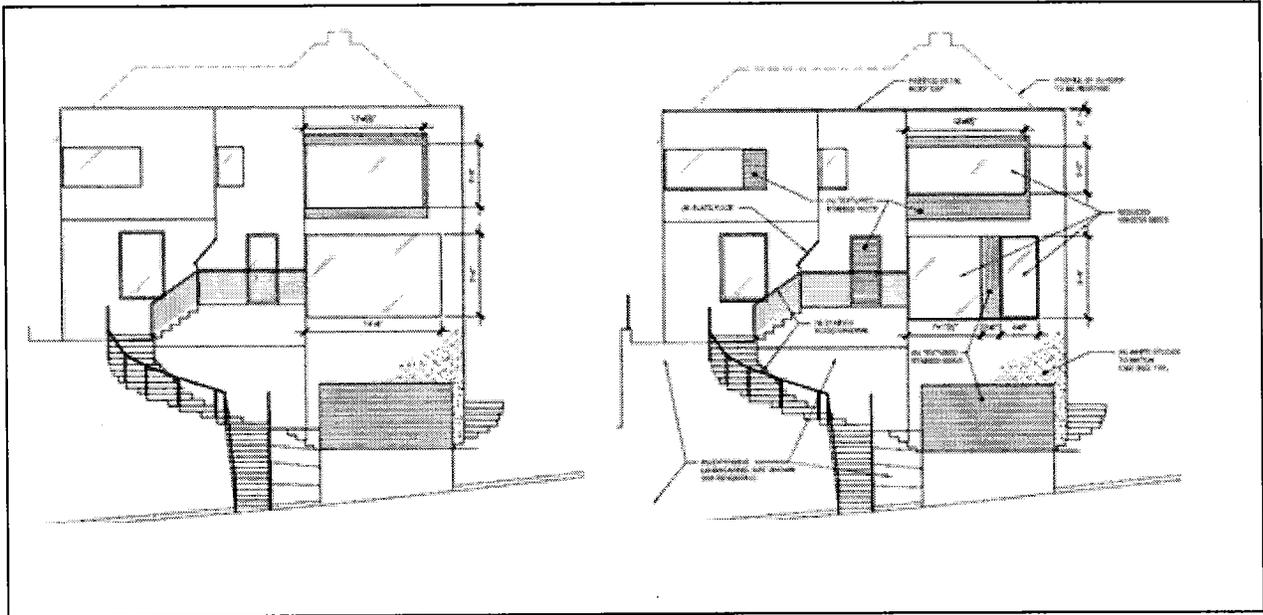
IX. Project Sponsors Make Small or DISMISSIVE Changes in Response to RDT Objections

In response to the RDT notes,(which are a direct result of this DR) the project sponsors made very small adjustments in the windows in response to the RDT objections. A window that was 6 ft 8 in tall was reduced to 5 ft 2 in. One of the issues with the NEW PROJECT window design is the horizontal orientation of the windows when the orientation on Belgrave is primarily vertical. Reducing the window height without introducing any vertical elements worsened the horizontal emphasis of the NEW PROJECT window design.

Another window that was 14 ft 5 in was reduced by 5 ½ in and nominally divided by a 2 ft section although the window design still reads as 13 ft 11 ½ in.

In response to the “excessively plain texture of building” the project sponsors added a “painted metal roof cap” at the top of the flat roof parapet. The painted metal roof cap would have been included anyway in the construction plans to protect the parapet. This is NOT the “Overhang for interest, design” that RDT called out for.

The NEW PROJECT street façade and the Revised NEW PROJECT are shown and in Exhibit 8.



X. NEW PROJECT Windows Are NOT Proportionate to Belgrave Neighborhood

The NEW PROJECT windows are also not proportionate per the RDG which says: “Relate the proportion and size of windows to that of existing buildings in the neighborhood” (Page 45). The “smaller” new windows proposed for the 16’10 ½” wide structure are 12 ft 8 ½ in ft wide (75% of the width of the structure) and 13 ft 11 ½ in wide (83% of the width of the structure). Note the second window is divided by a small 2 ft wide gap but the window still reads as the larger almost 14 ft. Again there is no house on Belgrave with windows that are as proportionately large as the windows for the 135 NEW PROJECT design.

XI. DISMISSIVE Response to RDT – Painted Metal Roof Cap Is NOT An Overhang

The revised north façade plans also show the “painted metal roof cap”. The RDT notes call for an “overhang for interest and design”. The painted metal roof cap would have been included anyway in the construction plans to protect the parapet. The “painted metal roof cap” is NOT an overhang and does NOT create interest and design. The revised north façade design fails to meet the RDG and the RDT.

This design also shows the extremely thin support posts on the garage. While structurally the support of the proposed design will be adequate, the thin support posts don’t visually support the weight of the building. The NEW PROJECT revised north façade does not meet the RDG criteria for garage doors.

XII. NEW PROJECT Does NOT Meet Residential Design Guidelines on Numerous Criteria

To summarize, this project does not meet the Residential Design Guidelines on numerous criteria. The Guidelines are identified in the table below.

Category	Guideline	Yes	No
NEIGHBORHOOD CHARACTER			
Mixed Visual Character Neighborhood - page 10	Design buildings to help define , unify and contribute positively to the existing visual context		NO
BUILDING SCALE AND FORM			
Proportions - page 29	Design the buildings proportions to be compatible with those found on surrounding buildings		NO
Rooflines - page 30	Design rooflines to be compatible with those found on surrounding buildings		NO
ARCHITECTURAL FEATURES			
Bay Windows – page 34	Design the length, height and type of bay windows to be compatible with those on surrounding buildings		NO
Garage Door Widths – page 36	Minimize the width of garage door entrances		NO
BUILDING DETAILS			
Architectural Details – page 43	Design the placement and scale of architectural details to be compatible with the building and surrounding area		NO
Windows – page 44	Use windows that contribute to the architectural character of the building and the neighborhood		NO
Window Size – page 45	Relate the proportion of and size of the windows to that of the existing buildings in the neighborhood		NO
Window Features – page 45	Design window features to be compatible with the building’s architectural character as well as other buildings in the neighborhood		NO
Material Detailing	Ensure materials are properly detailed and appropriately applied		NO

XIII. NEW PROJECT Fails DRG on Neighborhood Character, Scale & Form, Architectural Features and Building Details

The NEW PROJECT design fails to comply with the Residential Design Guidelines on Neighborhood Character, Building Scale and Form, Architectural Features, and Building Details. The 135 NEW PROJECT design fails on Bay Window compatibility, Garage Door Width, every Window guideline except 1 and Architectural Features and Material Detailing related to details. The 135 NEW PROJECT design does not meet RDG and therefore should be returned to RDT to follow the city process to ensure this project complies with the Residential Design Guidelines developed to insure renovations to existing buildings are compatible with nearby buildings. The above analysis demonstrates that the 135 NEW PROJECT design is not compatible with the “common rhythms and cohesive elements of architectural expression” (RDG pg 3) on Belgrave.

We are not saying the 135 NEW PROJECT design is a bad design and there are neighborhoods where the

NEW PROJECT design would meet every RDG Guideline. But that is not Belgrave neighborhood character and the 135 NEW PROJECT design is not compatible. Jennifer Weiss has done excellent work on integrating renovations into neighborhoods and blending existing and new construction. We believe that working with the RDT to meet the Residential Design Guidelines and Jennifer Weiss's skillful treatment will yield an excellent design for the project.

XIV. RDT Request for Changes Confirm There is Merit to Neighbor Request for Changes

The fact that the RDT already asked for changes confirms there is merit for the need for design changes to comply with the RDT. It is not just the neighbors asking for this project to comply with Residential Design Guidelines.

The city has put a process in place to ensure renovations comply with Residential Design Guidelines. That process needs to be followed and the planner should NOT issue the 311 until the RDT ensures that this project complies with the Residential Design Guidelines and the RDT is satisfied with the project.

XV. We Want to Work with Neighbors and Withdraw Our DR

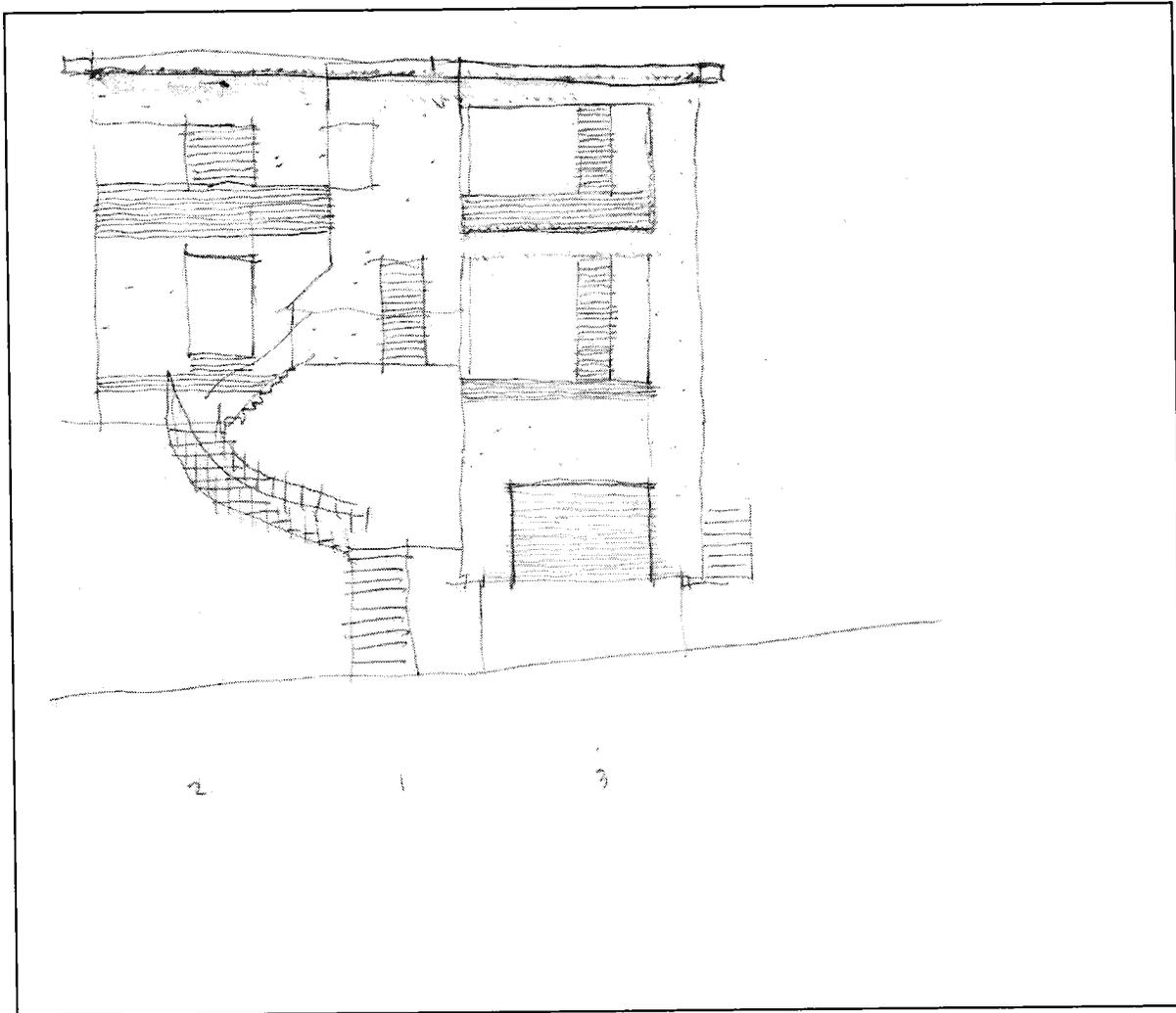
We have made numerous attempts to find a happy medium with the project sponsors. We even offered compromises that we so far from our ideal – and the project sponsors rejected every overture we made.

Our first request was to ask them to design a stepped back 3rd floor where the NEW PROJECT has the TOP HEAVY protruding and disproportionate bay window. That is still our top solution, and is much more in keeping with the minimalist Art Deco/Streamline Moderne architectural style of the current design. Art Deco/Streamline Modern only used setback and did NOT include any kind of bay windows in that vernacular.

We are also not anti-development or anti renovations. We would love to see the project sponsors move forward with their project and enjoying their renovated house. We did not want to end up in DR, we don't want to be in DR. We will be happy to withdraw our DR if the following conditions **in order of priority** are met:

- 1) Reduce the protrusion of the square bay window to the same depth that the current master bedroom/ future Charlotte's bedroom overhangs the dining room. This is approximately 18". This would link architectural elements across the street façade to produce a more integrated design and would also eliminate the TOP HEAVY feeling of the current design.
- 2) Increase the sill height on the square bay window to 30". Then this window would be the same height as the other 3rd floor corner window and would link disparate architectural elements across the 3 planes of the street facing north façade.
- 3) Incorporate additional design elements:
 - a. Additional wood siding features to connect windows in addition to what is currently shown on Revised North Façade
 - b. Reduce width of garage door to create proportionate posts to visually support the 2 upper floors
 - c. Align bay window, living room window and garage door to create visually at rest design.

Below is a suggested design that incorporates all of the above. A larger version is provided in Exhibit 9.



Thank you for your consideration and helping to protect the unique character of our very special neighborhood. We look forward to moving past our DR and letting you get on with the very important business of bringing 60,000 new housing units online! This is not to say our concerns and our DR is less important. I will look at this house for another 25 or more years – and it should feel like the Belgrave! With your help it will!

Sincerely,

David Burns and Debra Dout

Exhibits

Exhibit 1: RDT Handwritten Notes from DR File dated 6/11/14 (transcribed below)

Exhibit 2: Project Plans for Original Pre-Application Design

Exhibit 3: Project Plans for 135 NEW PROJECT

Exhibit 4: Panorama of Belgrave with NEW PROJECT

Exhibit 5: 55 Belgrave and 65 Belgrave windows are the largest on the street but have a human scale

Exhibit 6 15 Belgrave and 19 Belgrave have large windows that repeat to create a human scale

Exhibit 7: 165 Belgrave and 201 Belgrave have 2 story bay windows that are proportional

Exhibit 8: NEW PROJECT Revised North Elevation – 7/14/2014

Exhibit 9: Suggestions for Integrating Disparate Design Elements

Human scale in preparation of design
- Basis of design (100)

611/14
- design process not in context of design
- design process not in context of design

understand the world, understand

perceiving, for relevant design

Abstracted

Exhibit 1 -

Transcribed Handwritten Notes from DR file:

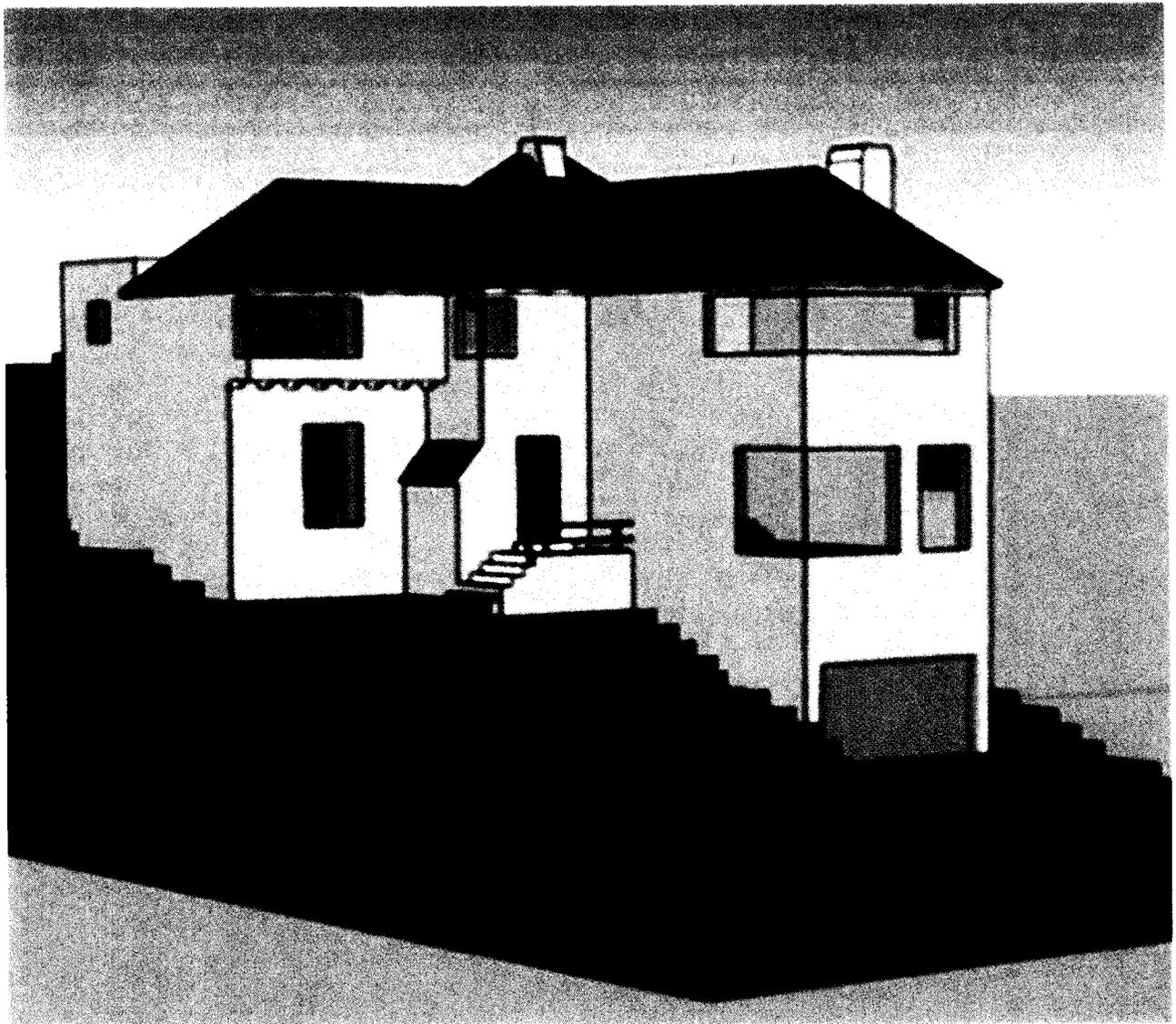
- Abbreviated DR
- Overhang for interest, design
- Windows to match neighborhood

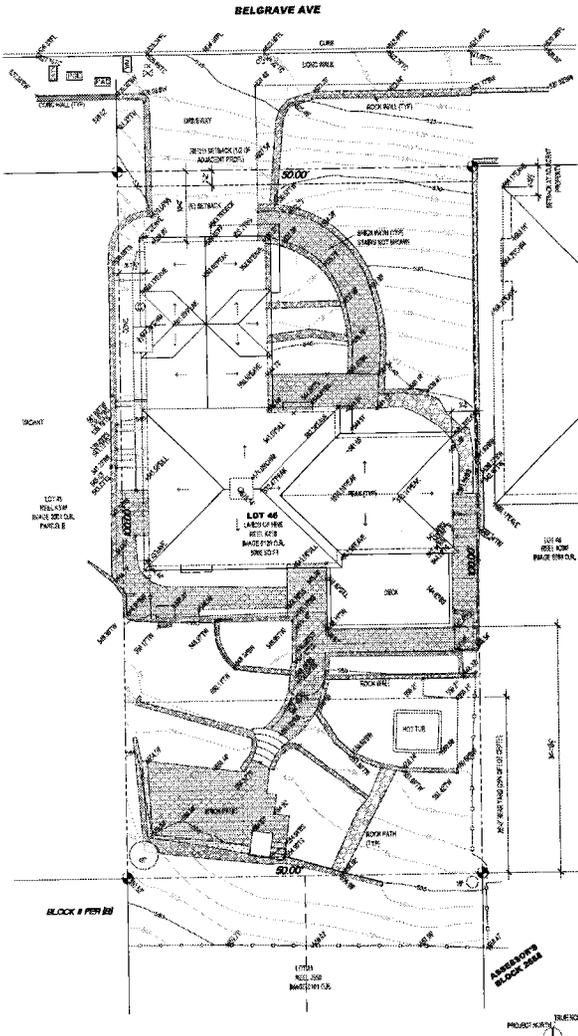
6/11/14

- Window proportions not in keeping
- Excessively plain texture of building
- Human scale and proportion of building
 - o Scale of windows makes it massive

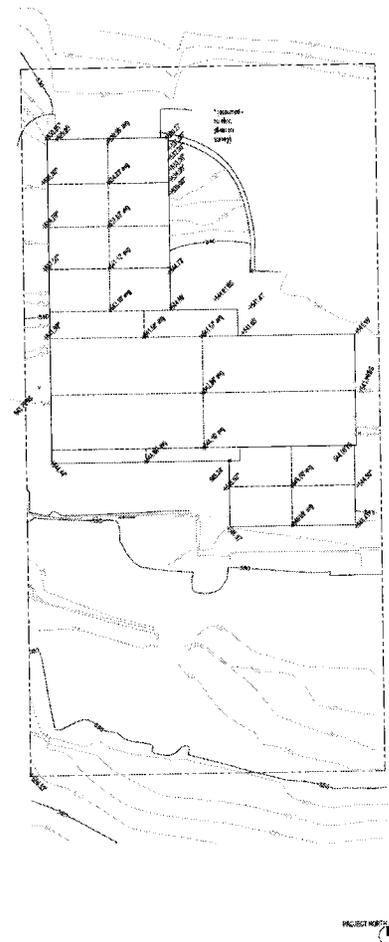
NOTE: Original handwritten notes follow. They are difficult to read.

Exhibit 2 – Artist Rendering for Pre-Application Meeting

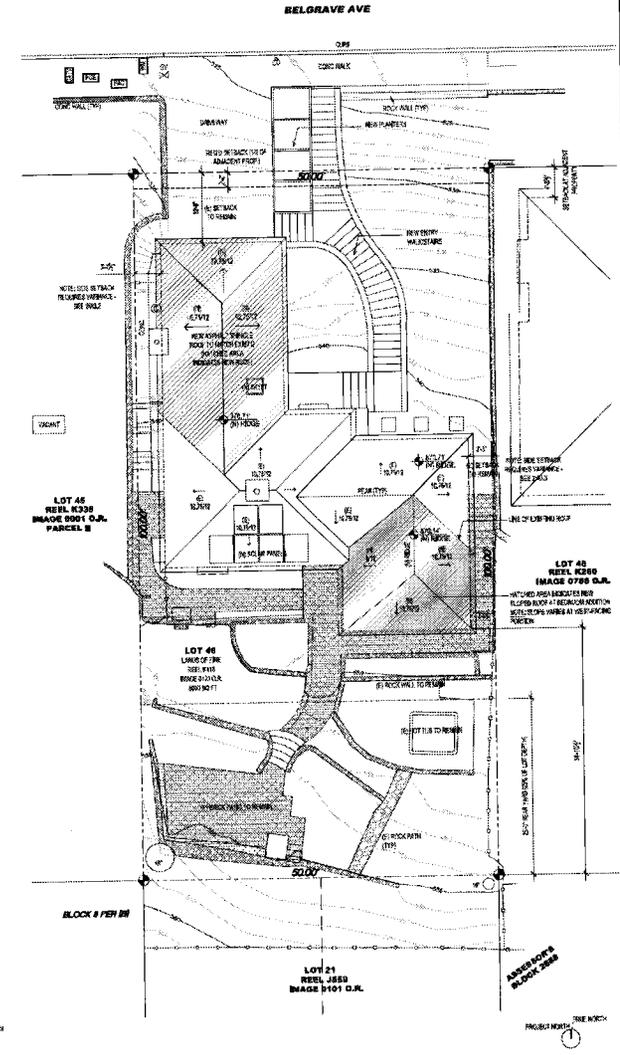




1. EXISTING SITE ROOF PLAN



2. CALCULATION OF AVG. GRADE FOR HEIGHT UNIT



3. PROPOSED SITE ROOF PLAN

JENNIFER WEISS ARCHITECTURE
 1005 SANBOME STREET, SUITE 202
 SAN FRANCISCO, CA 94111
 WWW.JENNIFERWEISSARCHITECTURE.COM

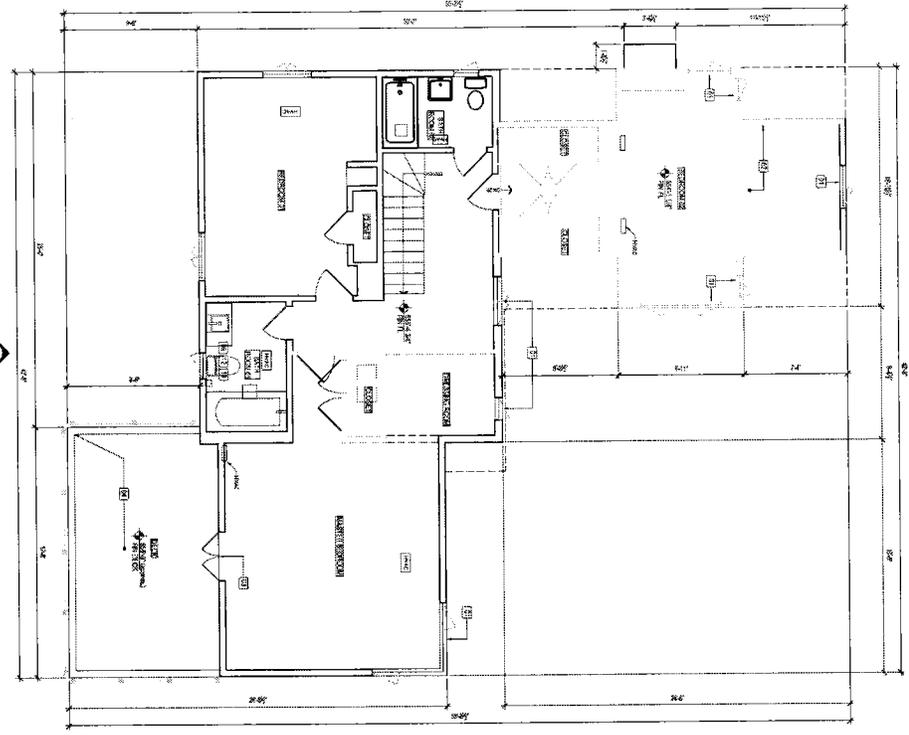
FINE RESIDENCE
 138 BELGRAVE AVENUE
 SAN FRANCISCO, CA 94117

REVISIONS
 NO. DATE REVISION FOR
 1 06.15.10 SITE PERMIT SET

TITLE: SITE ROOF PLANS
 (EXISTING PROPOSED)
 + HEIGHT LIMIT CALC

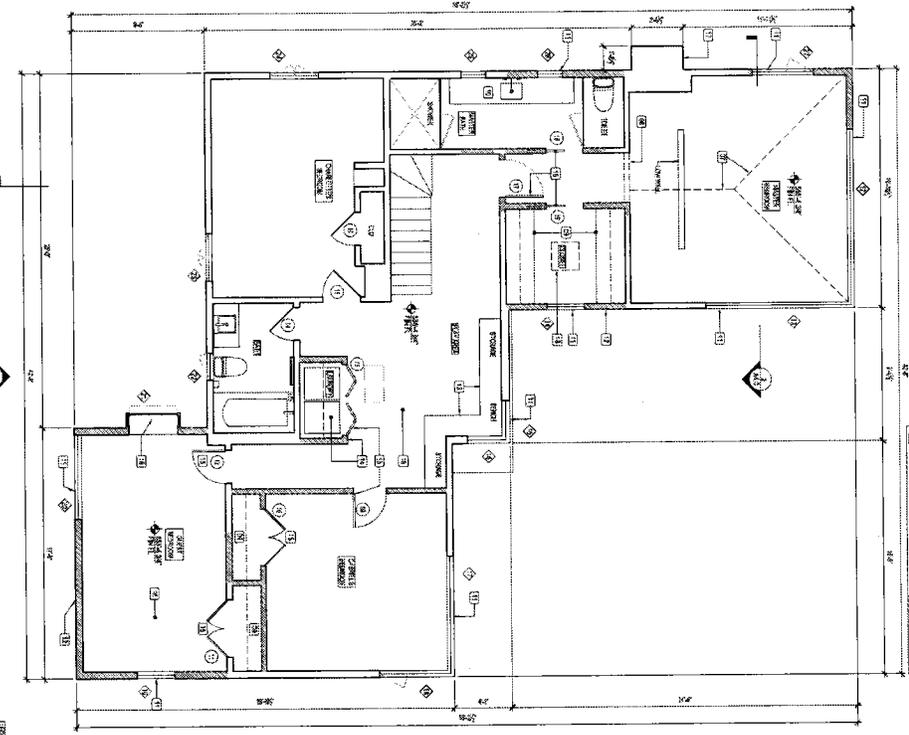
DATE: 05.14.2011
 SCALE: 1/8" = 1'-0"
A1.0

2 SECOND FLOOR FLOOR PLAN



- NOTES:**
- (1) FINISH FLOOR TO FINISH FLOOR
 - (2) FINISH FLOOR TO FINISH FLOOR
 - (3) FINISH FLOOR TO FINISH FLOOR
 - (4) FINISH FLOOR TO FINISH FLOOR
 - (5) FINISH FLOOR TO FINISH FLOOR
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 - (9) FINISH FLOOR TO FINISH FLOOR
 - (10) FINISH FLOOR TO FINISH FLOOR
 - (11) FINISH FLOOR TO FINISH FLOOR

1 SECOND FLOOR FLOOR PLAN



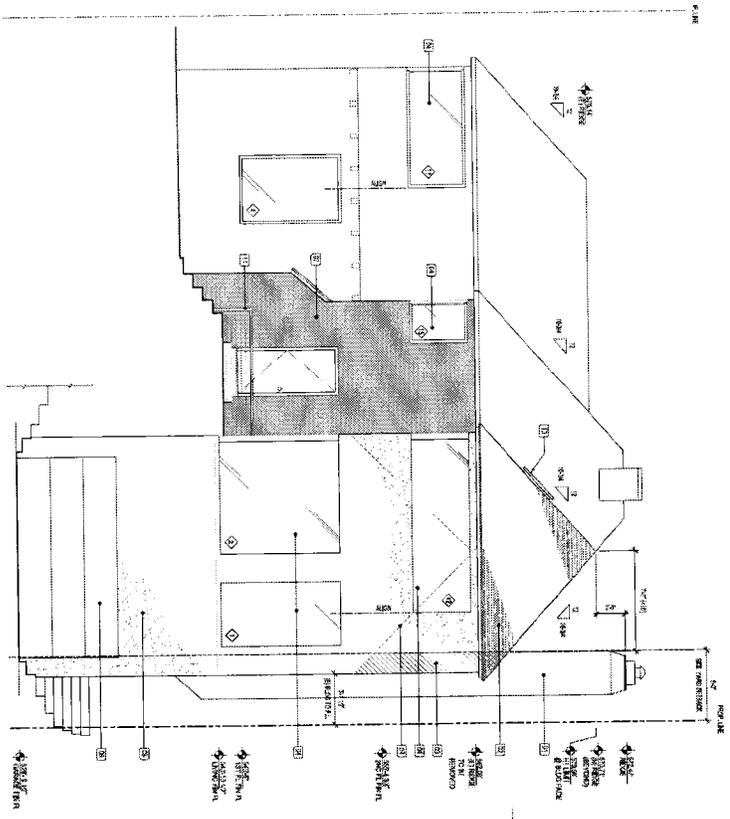
- NOTES:**
- (1) FINISH FLOOR TO FINISH FLOOR
 - (2) FINISH FLOOR TO FINISH FLOOR
 - (3) FINISH FLOOR TO FINISH FLOOR
 - (4) FINISH FLOOR TO FINISH FLOOR
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 - (10) FINISH FLOOR TO FINISH FLOOR
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DATE: 10/15/11
 SCALE: 1/8" = 1'-0"
 PROJECT: 1011

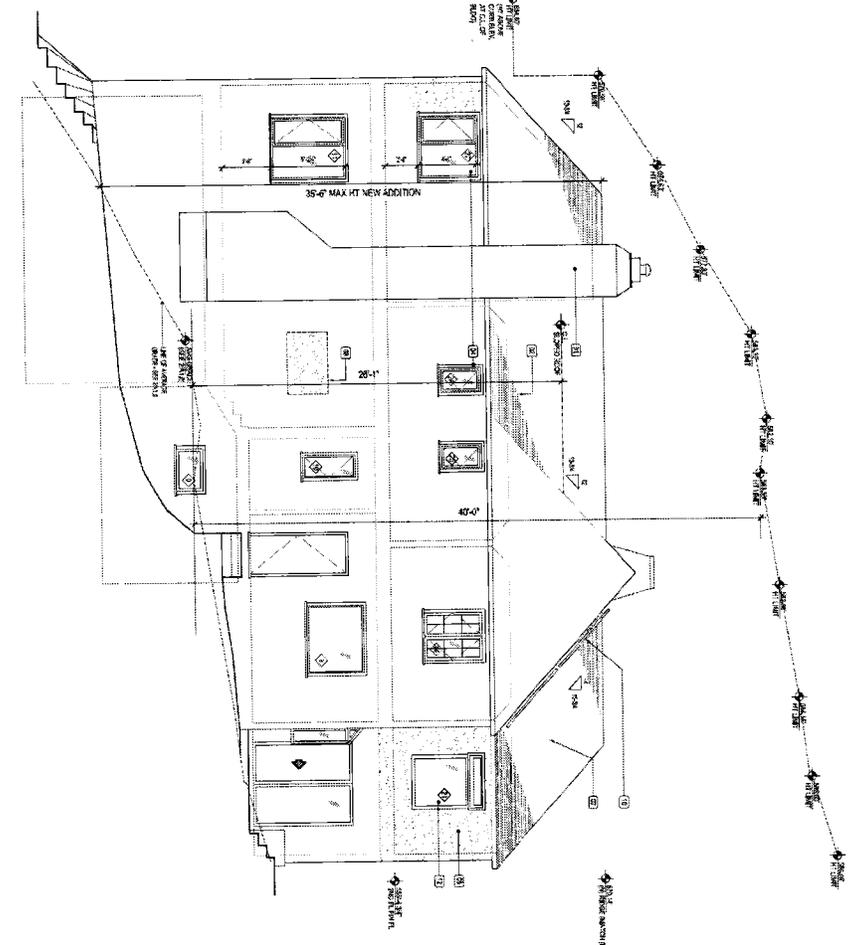
NO.	DATE	DESCRIPTION
1	10/15/11	PROPOSED SECOND FLOOR PLAN
2	10/15/11	PROPOSED SECOND FLOOR PLAN

FINE RESIDENCE
 135 BELGRAVE AVENUE
 SAN FRANCISCO, CA 94117

JENNIFER WEISS ARCHITECTURE
 1005 SANSOME STREET, SUITE 232
 SAN FRANCISCO, CA 94111
 T 415 398 1700
 WWW.JENNIFERWEISSARCHITECTURE.COM



2 - PROPOSED NORTH SIDE ELEVATION



1 - PROPOSED WEST SIDE ELEVATION

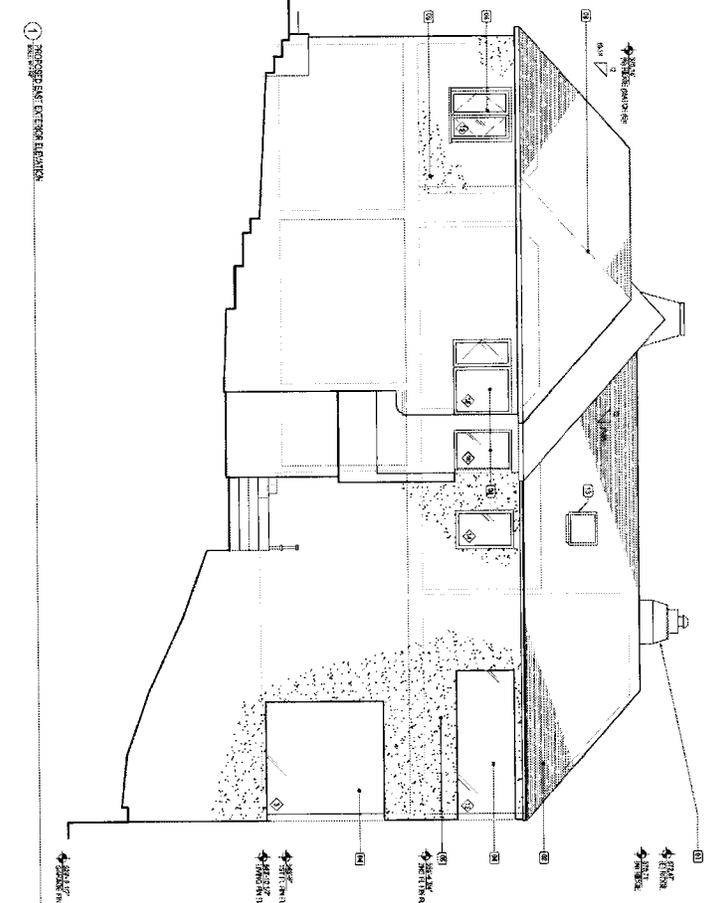
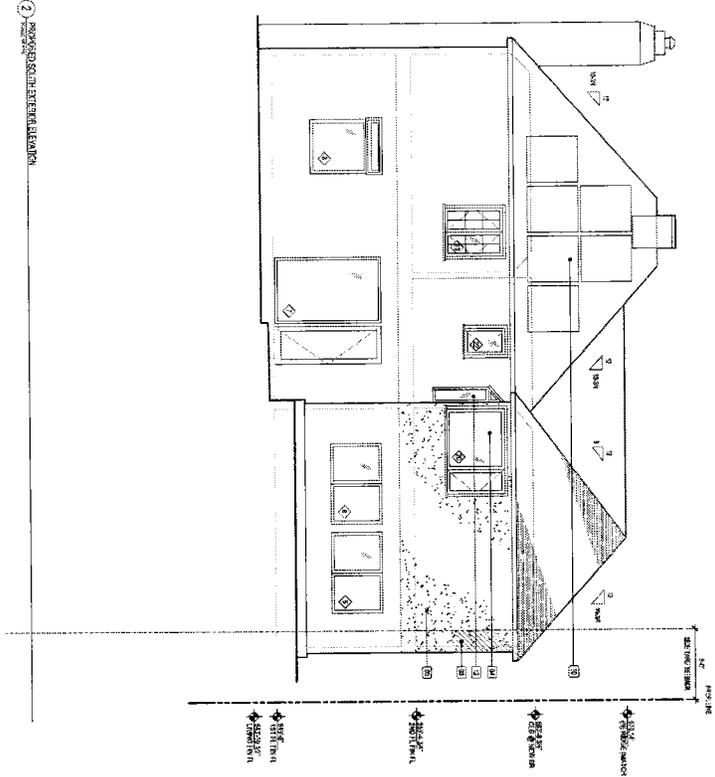
- NOTES
- 1) NEW ADDITION TO EXISTING 4-UNIT TOWNHOMES
 - 2) SHOWN WITH EXISTING ROOF AND EXTERIOR WALLS
 - 3) EXISTING ROOF AND EXTERIOR WALLS TO REMAIN
 - 4) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED
 - 5) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 6) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 7) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 8) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 9) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 10) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 11) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 12) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 13) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 14) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 15) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 16) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 17) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 18) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 19) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS
 - 20) EXISTING ROOF AND EXTERIOR WALLS TO BE DEMOLISHED AND REPLACED WITH NEW ROOF AND EXTERIOR WALLS

SCALE	DATE	PROJECT
1/8" = 1'-0"	08.15.13	PROPOSED EXTERIOR ELEVATIONS
A3.2		

PROPOSED
EXTERIOR
ELEVATIONS

FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117

JENNIFER WEISS ARCHITECTURE
1005 SANBOME STREET, SUITE 232
SAN FRANCISCO, CA 94111
T: 415.398.1700
WWW.JENNIFERWEISSARCHITECTURE.COM



- REVISIONS**
- (1) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (2) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (3) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (4) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (5) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (6) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (7) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (8) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (9) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (10) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (11) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (12) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (13) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (14) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (15) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (16) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (17) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (18) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (19) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION
 - (20) REVISIONS IN THE PROPOSED EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"	DATE 04/20/10	PROJ.# A3.3	SHEET PROPOSED EXTERIOR ELEVATIONS	FINE RESIDENCE 133 BELGRAVE AVENUE SAN FRANCISCO, CA 94117	JENNIFER WEISS ARCHITECTURE 1005 SANBOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T: 415.398.1700 WWW.JENNIFERWEISSARCHITECTURE.COM
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Exhibit 3 – 135 Belgrave New Project Artist Renderings

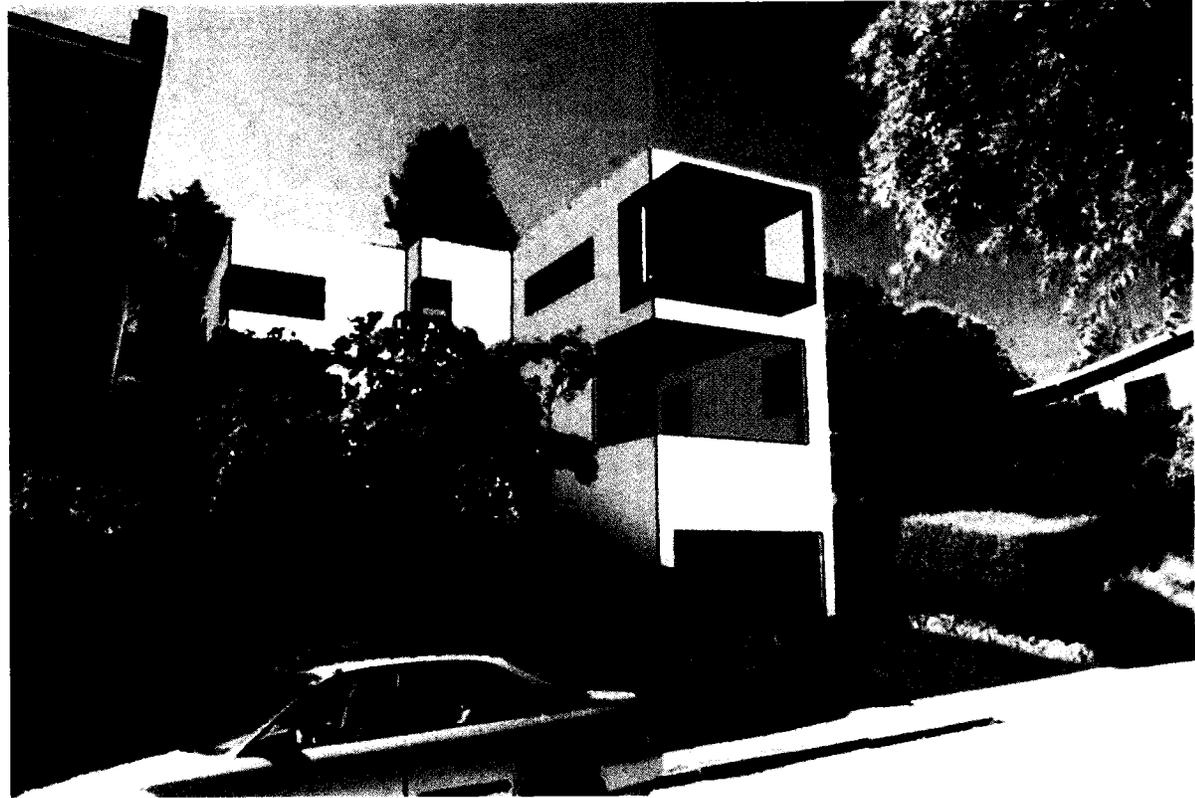
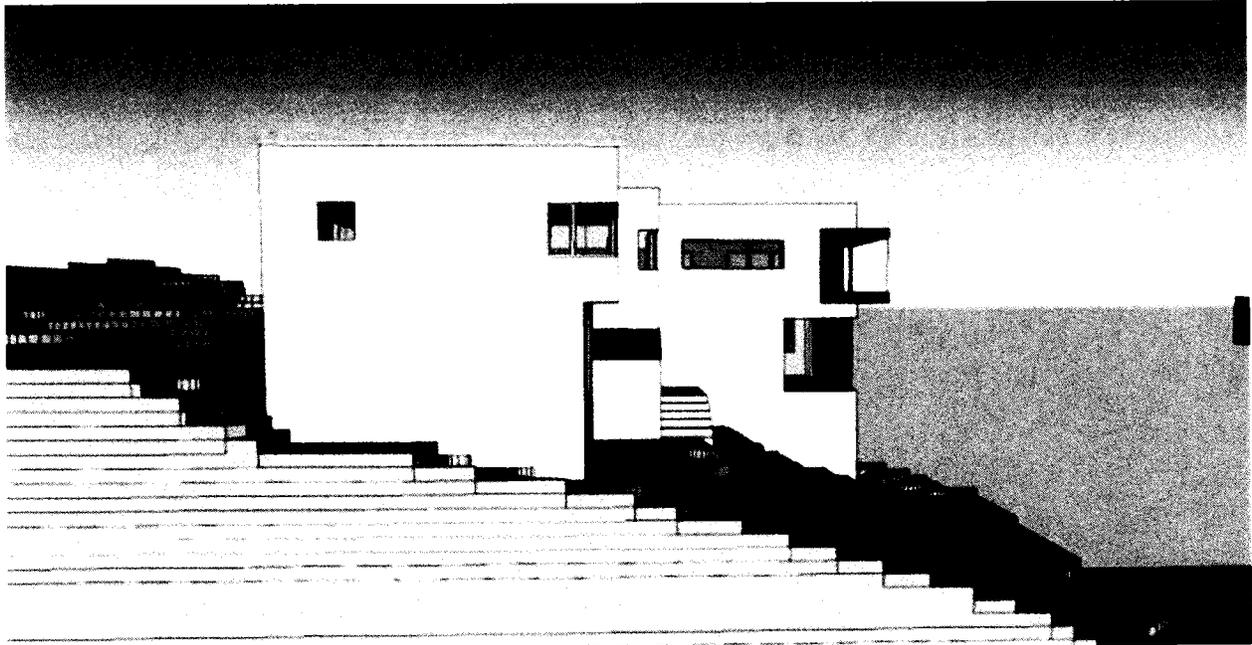
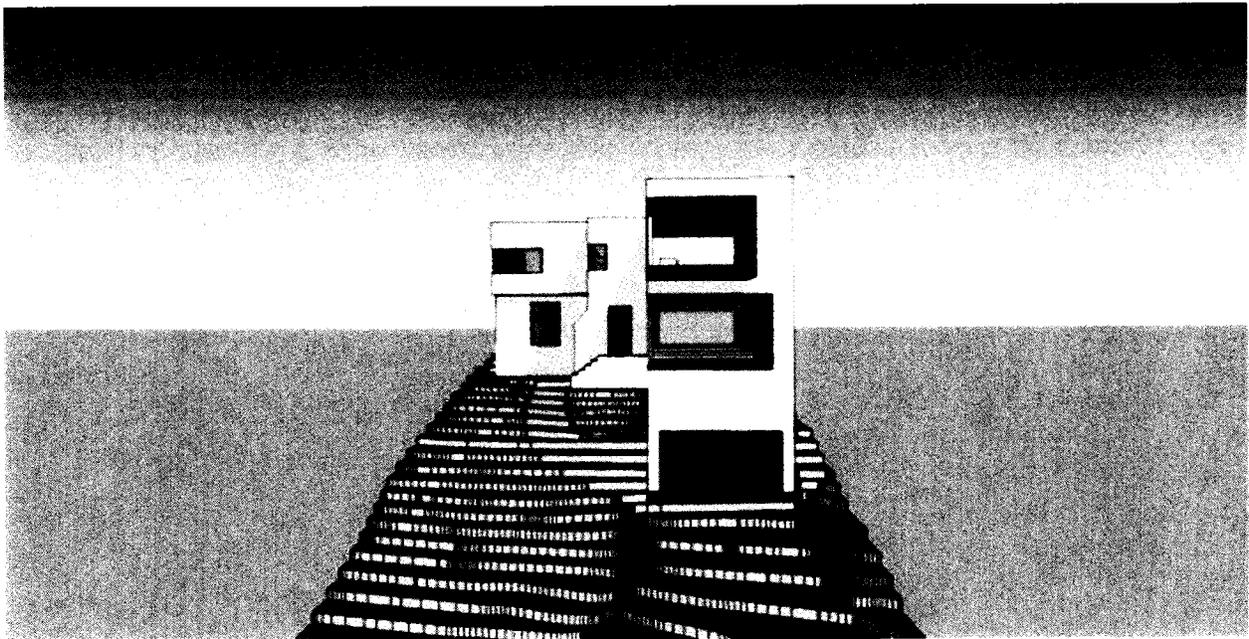


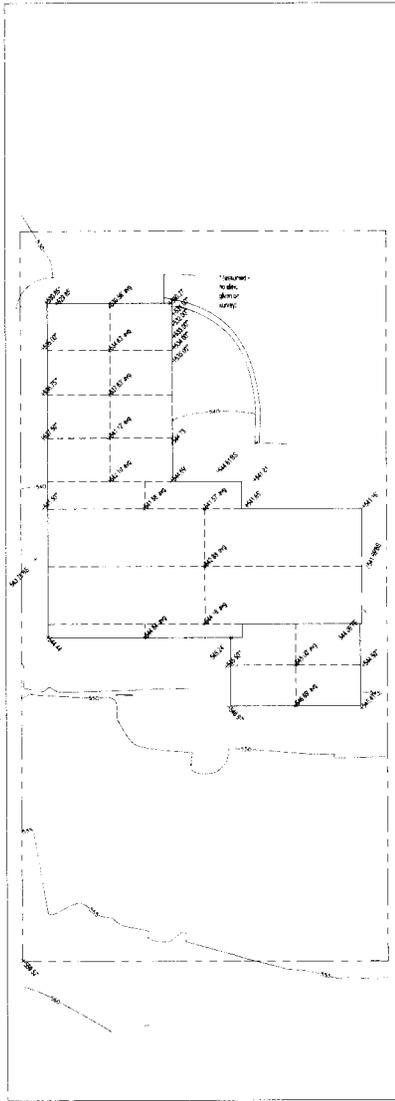
Exhibit 4 – 135 Belgrave New Project Artist Renderings



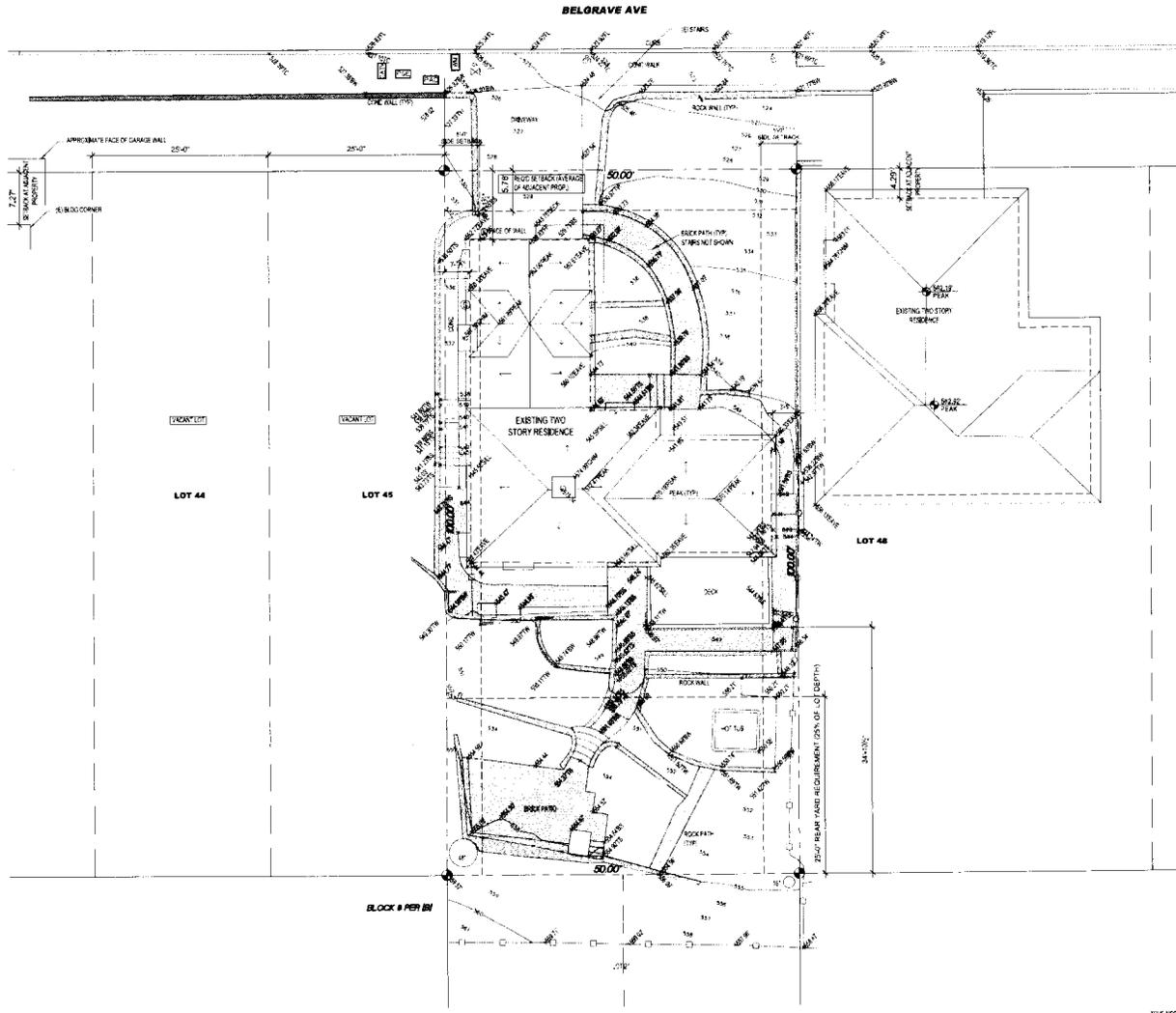
Side View Facing West



Front View from Street



2 AVG GRADE CALC
A1.0 1/8"=1'-0"

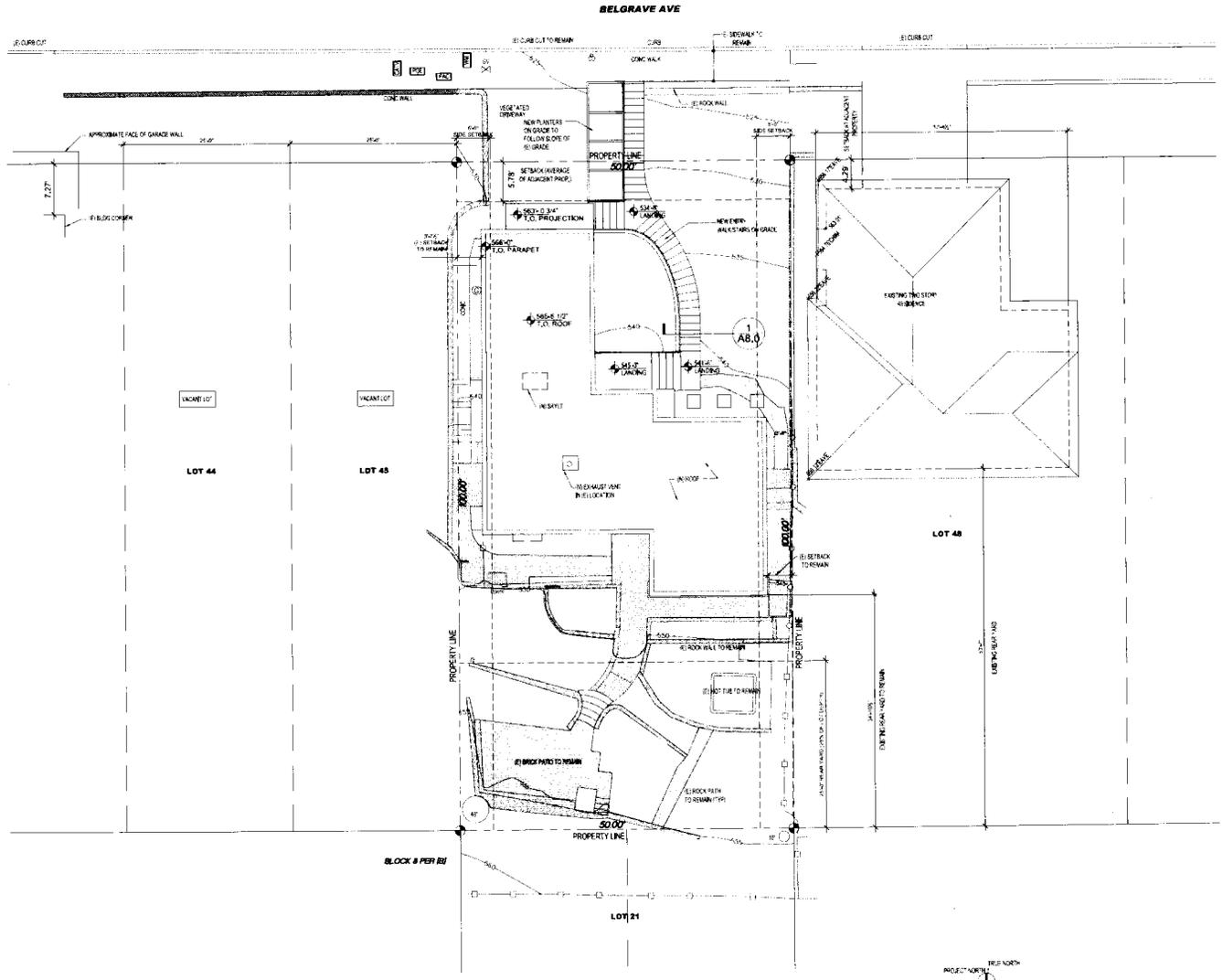


1 EXIST'G SITE/ROOF PLAN
A1.0 1/8"=1'-0"

NOTE: TOPOGRAPHIC & SPOT ELEVATION INFORMATION FOR LOT 46 PROVIDED TO OWNER BY OTHERS. JWA NOT RESPONSIBLE FOR ANY INACCURACIES

JENNIFER WEISS ARCHITECTURE 1005 SANSOME STREET, SUITE 232 SAN FRANCISCO, CA 94111 T. 415.398.1700 WWW.JWEISSARC.COM	
FINE RESIDENCE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 <small>BY PLANNING VARIANCE BY CASE #201707819</small>	
SHEET SCALE 1/8"=1'-0" A1.0	TITLE EXISTING SITE/ROOF & PLOT PLAN GRADE CALC
REVISIONS	ISSUE 12/26/13 VARIANCE REVISION AND SITE PERMIT

NOTE: TOPOGRAPHIC & SPOT ELEVATION INFORMATION FOR LOT 46 PROVIDED TO OWNER BY OTHERS. JWA NOT RESPONSIBLE FOR ANY INACCURACIES



1 A1.1 PROPOSED SITE/ROOF & PLOT PLAN

1/8"=1'-0"
0 4 8 16

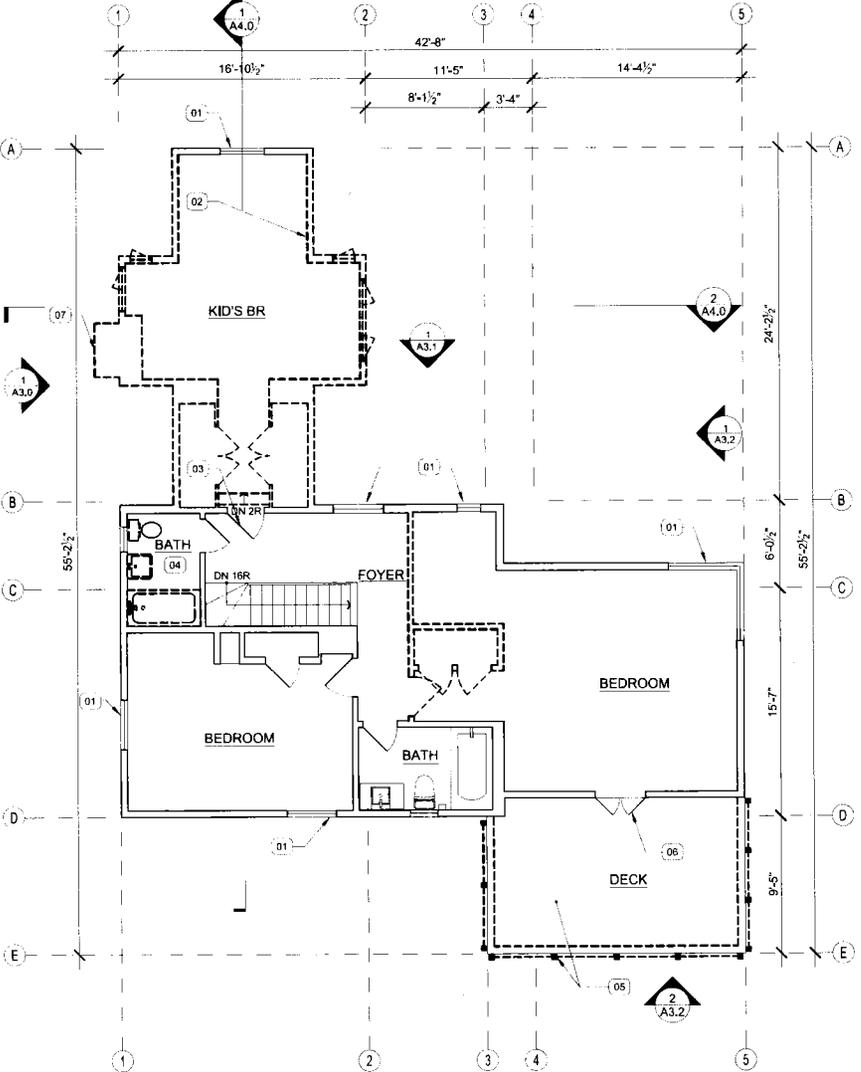
SHEET	SCALE	1/8"=1'-0"	TITLE	PROPOSED SITE/ROOF & PLOT PLAN	ISSUE	12.06.13 VARIANCE REVISION AND SITE PERMIT	JENNIFER WEISS ARCHITECTURE 1055 SANSONE STREET, SUITE 230 SAN FRANCISCO, CA 94111 T. 415.398.1700 WWW.JWEISSARCH.COM
	REVISIONS						
							FINE RESIDENCE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117 <small>BY PLANNING VARIANCE IN NAME # 201307819</small>
A1.1							

- DEMOLITION KEYNOTES:**
- 01 REMOVE (E) WDWs.
 - 02 REMOVE (E) WALLS & ROOF AS REQ'D BY (N) WORK.
 - 03 REMOVE/STORE/PROTECT (E) DOORS AS REQ'D BY NEW WORK - SEE DOOR SCHED.
 - 04 REMOVE (E) BATH FIXTURES.
 - 05 REMOVE (E) WOOD & GLASS DECK RAILING; REMOVE (E) DECK MATLS AS REQ'D BY (N) ADDITION.
 - 06 REMOVE (E) DOORS.
 - 07 REMOVE (E) CHIMNEY.

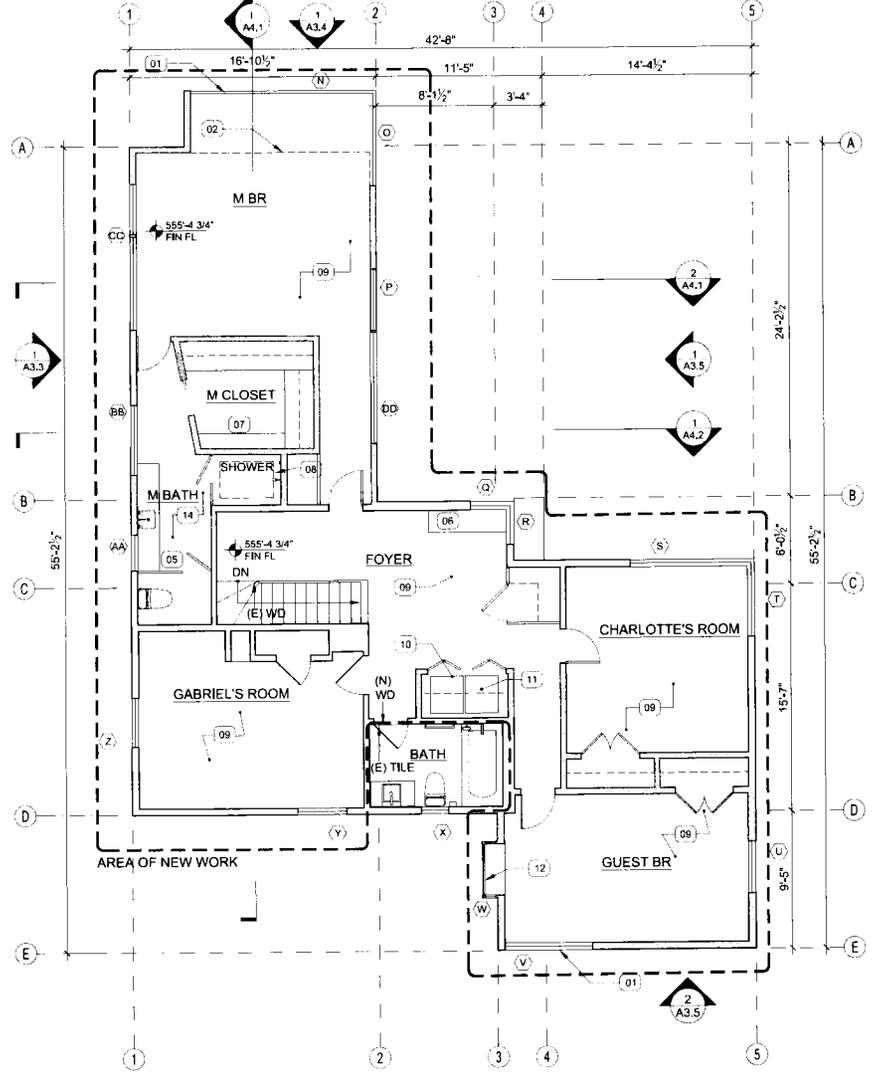
- LEGEND:**
- ===== (E) WALL TO REMAIN
 - (E) WALL TO BE REMOVED
 - ===== (N) WALL

- NEW WORK KEYNOTES:**
- 01 (N) DUAL GLAZED WINDOW - SEE SCHED.
 - 02 LINE OF (N) RAISED CLG ABOVE.
 - 03 (NOT USED)
 - 04 (NOT USED)
 - 05 (N) LAV, CAB, COUNTERTOP, TOILET, TILE SHOWER & GLASS PARTITIONS / DOORS AT M. BATH
 - 06 NEW STORAGE/BENCH CASEWORK.
 - 07 CLOSET CASEWORK - PROVIDE ALLOWANCE, TYP.
 - 08 (N) SKYLIT ABV SHOWER.
 - 09 (N) W-1 FLOORING TO MATCH (E) @ 1ST FL - PROVIDE ALLOWANCE BASED ON SQ. FTG.
 - 10 (N) PTD GWB WALLS, TYP. (E) WID TO BE RELOCATED.
 - 11 (E) ATTIC ACCESS TO BE RELOCATED.
 - 12 (N) GREENHOUSE WDW SIM. TO (E) AT 1ST FL.
 - 13 (NOT USED)
 - 14 (N) TILE FLOOR T-1

NOTE: STRUCTURAL OR POTENTIAL STRUCTURAL ITEMS ARE ONLY TO BE REMOVED, ALTERED, OR MODIFIED AS OUTLINED IN STRUCTURAL DRAWING SET, OR WITH PRIOR EXPRESS WRITTEN PERMISSION OF STRUCTURAL ENGINEER, TYP.



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



1 PROPOSED SECOND FLOOR PLAN 1/4"=1'-0" N

JENNIFER WEISS ARCHITECTURE
100 SANSOME STREET, SUITE 237
SAN FRANCISCO, CA 94111
T. 415.398.1702 WWW.JWARCH.COM

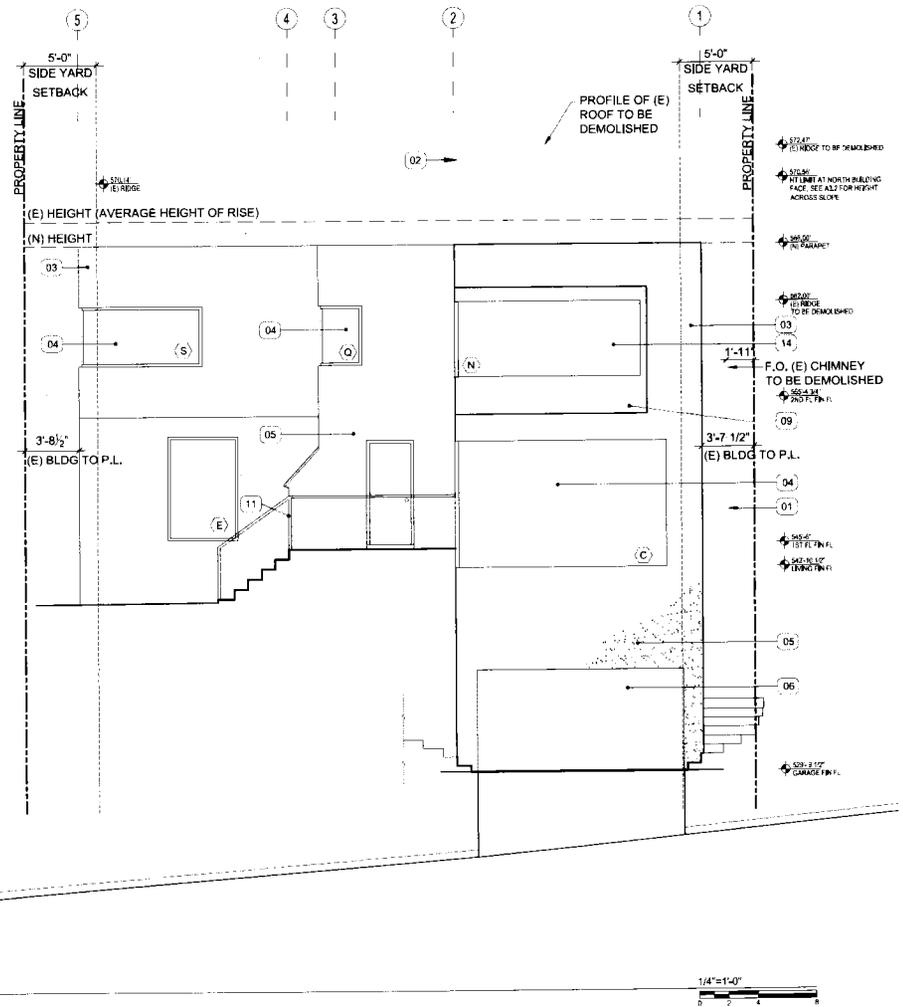
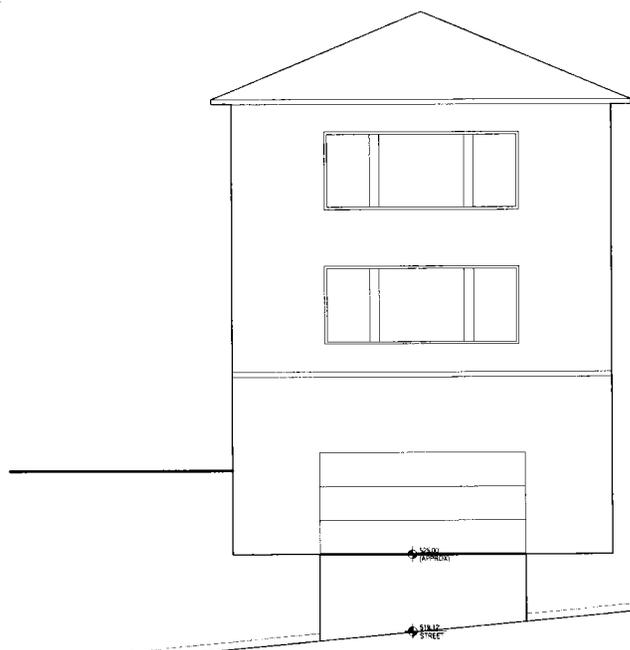
FINE RESIDENCE
135 BELGRAVE AVENUE
SAN FRANCISCO, CA 94117
SF PLANNING VARIANCE IN CASE # 20130774

ISSUE	REVISIONS	TITLE	SCALE	SHEET
12.06.13	VARIANCE REVISION AND SITE PERMIT	EXIST'G DEMO AND PROPOSED SECOND FLOOR PLANS	1/4"=1'-0"	A2.2
02.26.14	VARIANCE REVISION AND SITE PERMIT #1			

A2.2

- KEYNOTES**
- 01 LINE OF (E) CHIMNEY TO BE REMOVED
 - 02 (E) SLOPED ROOF TO BE REMOVED
 - 03 HATCHED AREA INDICATES AREA OF NEW ADDITION WITHIN SIDE SETBACK - REQUIRES VARIANCE
 - 04 NEW WINDOW
 - 05 NEW EXTERIOR PLASTER TO MATCH EXISTING
 - 06 (N) STAINED WOOD GARAGE DOOR
 - 07 (NOT USED)
 - 08 (NOT USED)
 - 09 (N) STAINED WOOD TO MATCH GARAGE DOOR
 - 10 (NOT USED)
 - 11 NEW RAILING AT REVISED ENTRY
 - 12 NEW GREENHOUSE WINDOW SIMILAR TO EXISTING AT FIRST FL.
 - 13 NEW SKYLIGHT
 - 14 NEW BAY WINDOW

- 5'-0" SIDE YARD SETBACK
- 5'-0" SIDE YARD SETBACK



1 A3.3 PROPOSED NORTH (STREET) EXT. ELEVATION WITH NEIGHBOR

JENNIFER WEISS ARCHITECTURE <small>1008 CALSOGA STREET, SUITE 202 SAN FRANCISCO, CA 94111 T. 415.399.1700 WWW.JWEISSARCH.COM</small>
FINE RESIDENCE 135 BELGRAVE AVENUE SAN FRANCISCO, CA 94117
12.06.13 VARIANCE REVIEWER AND SITE PERMIT
SHEET SCALE: 1/4"=1'-0" TITLE: PROPOSED EXTERIOR ELEVATIONS REVISIONS: ISSUE:
A3.3

135 BELGRAVE AVE



135 BELGRAVE AVE



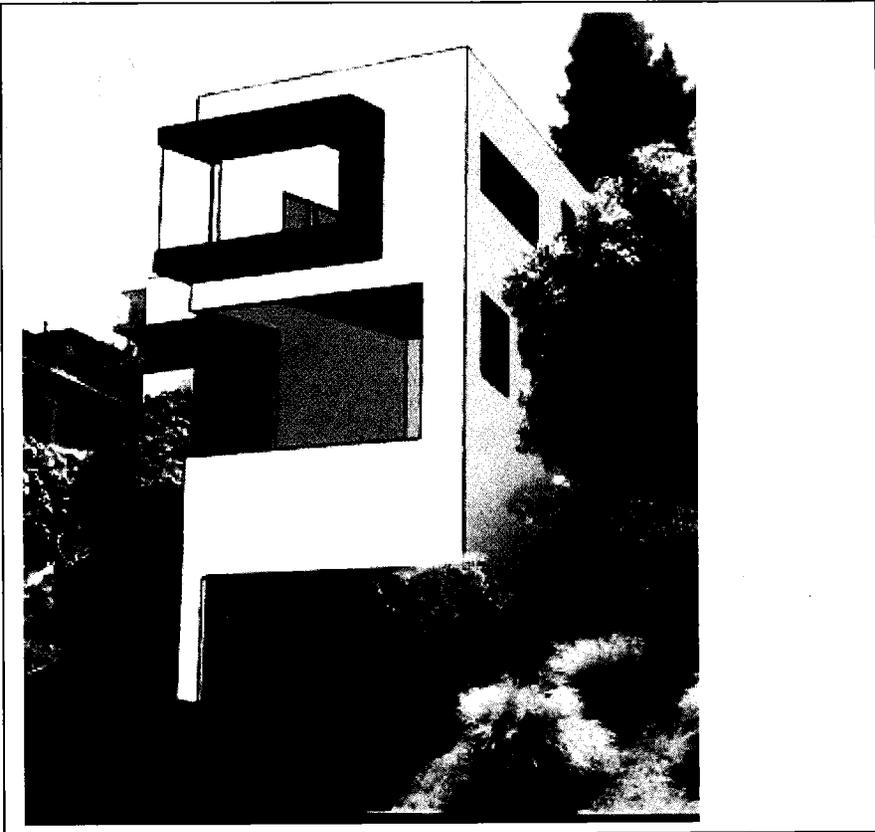
SOUTH BLOCK OF BELGRAVE AVE

JENNIFER WEISS ARCHITECTURE

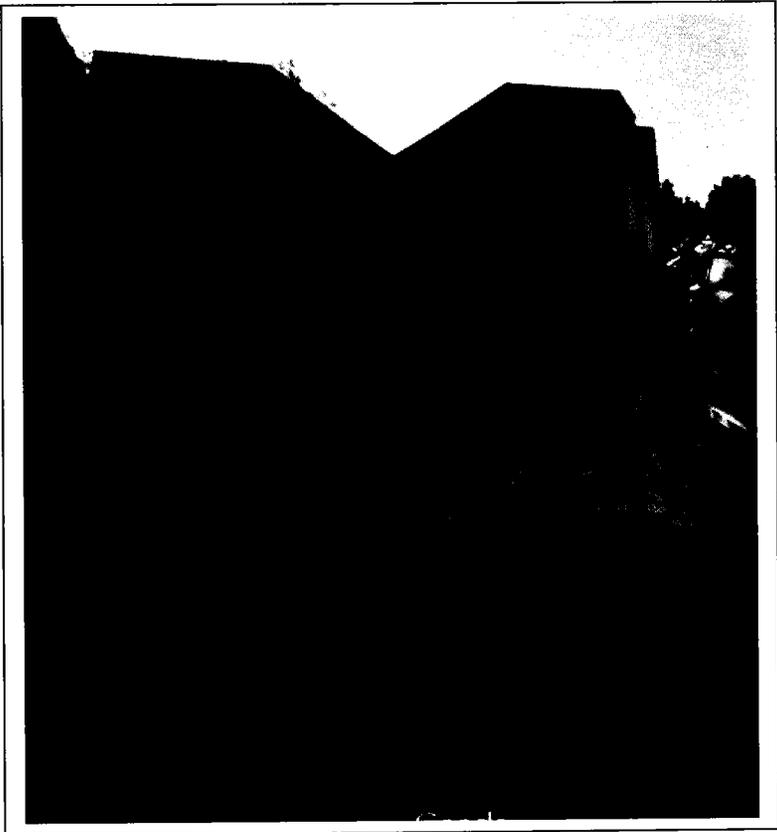
Exhibit 6 – Belgrave Windows that contribute to the architectural character – Repeating Shapes & Forms

15 Belgrave and 19 Belgrave also have large bay windows. The bay window design is repeated so that the large bay structures are integrated into the overall design and not an isolated architectural element. Additionally, the bay windows are 15 Belgrave are not rectangular which reduces the impact of the window size, and each bay window has multiple lights instead of huge uninterrupted panes of glass.

135 New Project



15 Belgrave



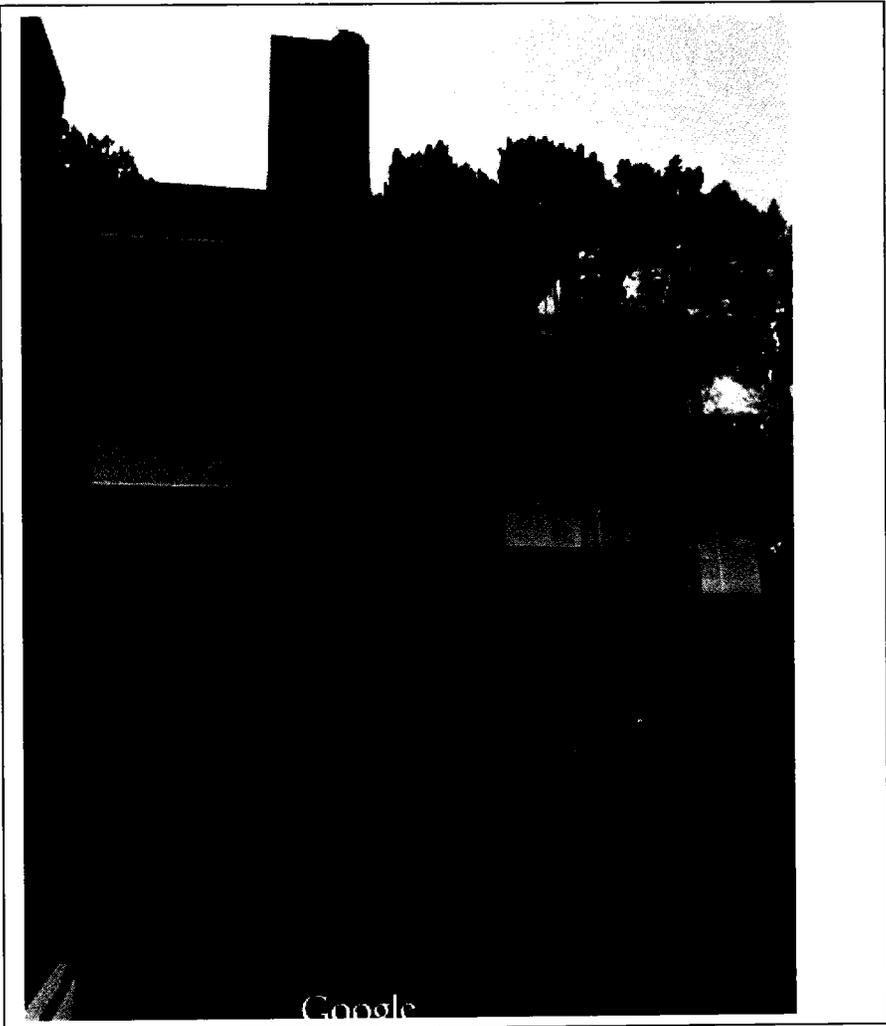
NOTE: Bay bay windows are 15 Belgrave are not rectangular which reduces the impact of the window size, and each bay window has multiple lights instead of huge uninterrupted panes of glass.

Exhibit 6 – Belgrave Windows that contribute to the architectural character – Repeating Shapes & Forms

135 New Project



19 Belgrave

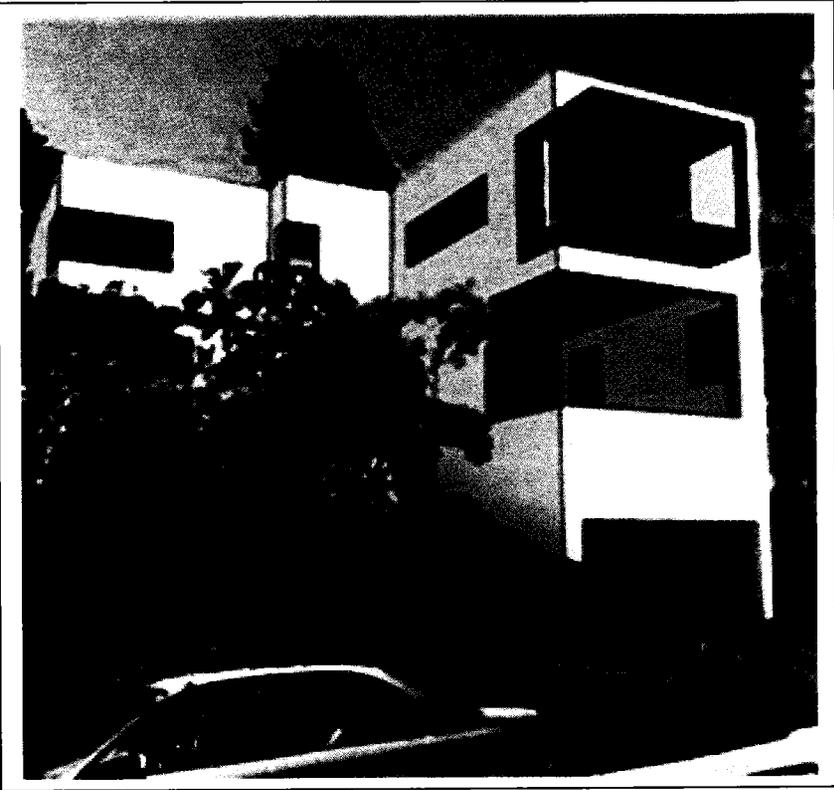


NOTE: Differing sizes and overhangs combined with lower height from curb and common window trim integrate the bay windows with each other and the main home.

Exhibit 7– Belgrave Windows that contribute to the architectural character – 2 Story Bay Windows

165 Belgrave and 201 Belgrave also have large bay windows. These bay windows are 2 stories so they don't create the top heavy feeling of the 135 NEW PROJECT. Both 201 and 165 Belgrave use massing of smaller windows to create large window that preserves human scale an architectural character.

135 NEW PROJECT



201 Belgrave

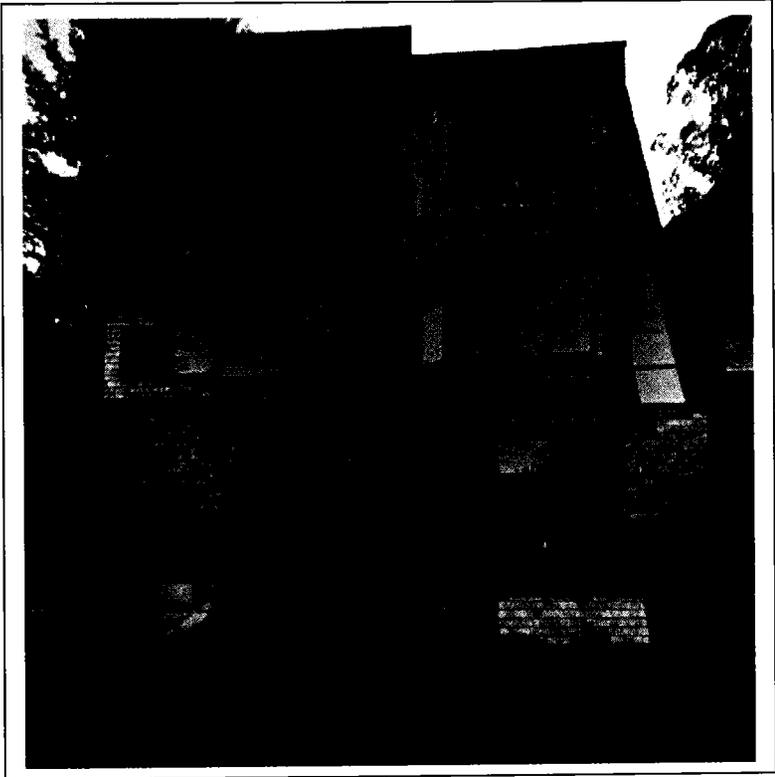
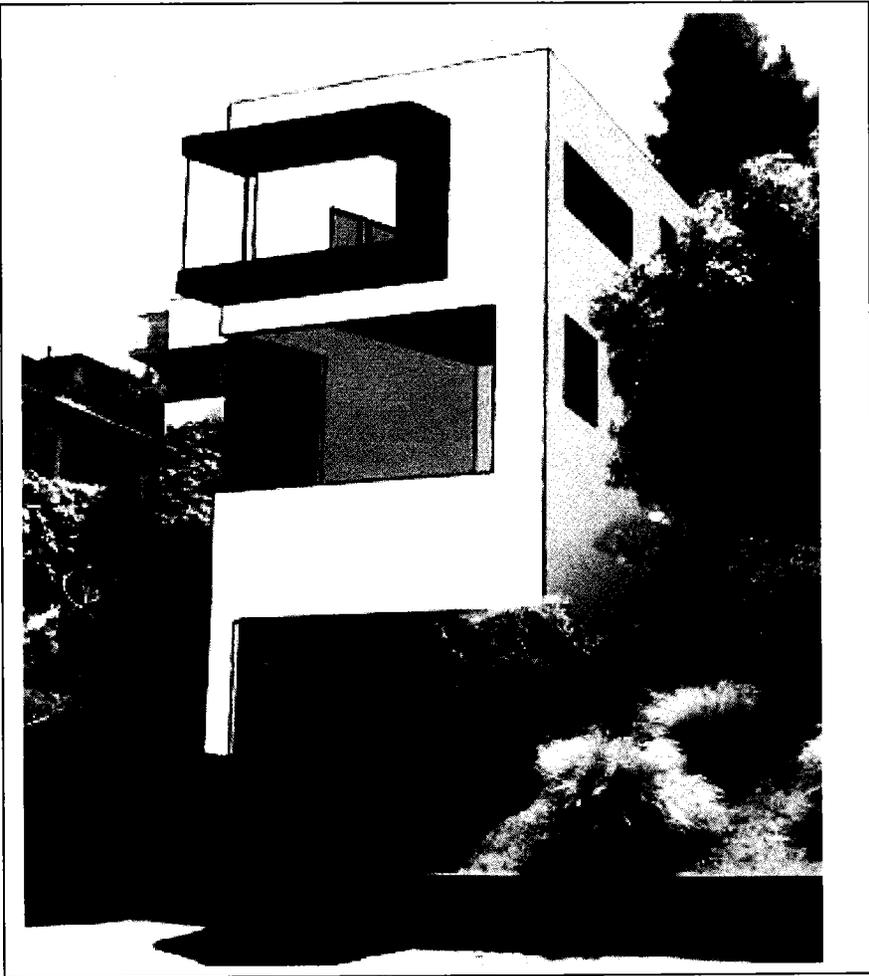
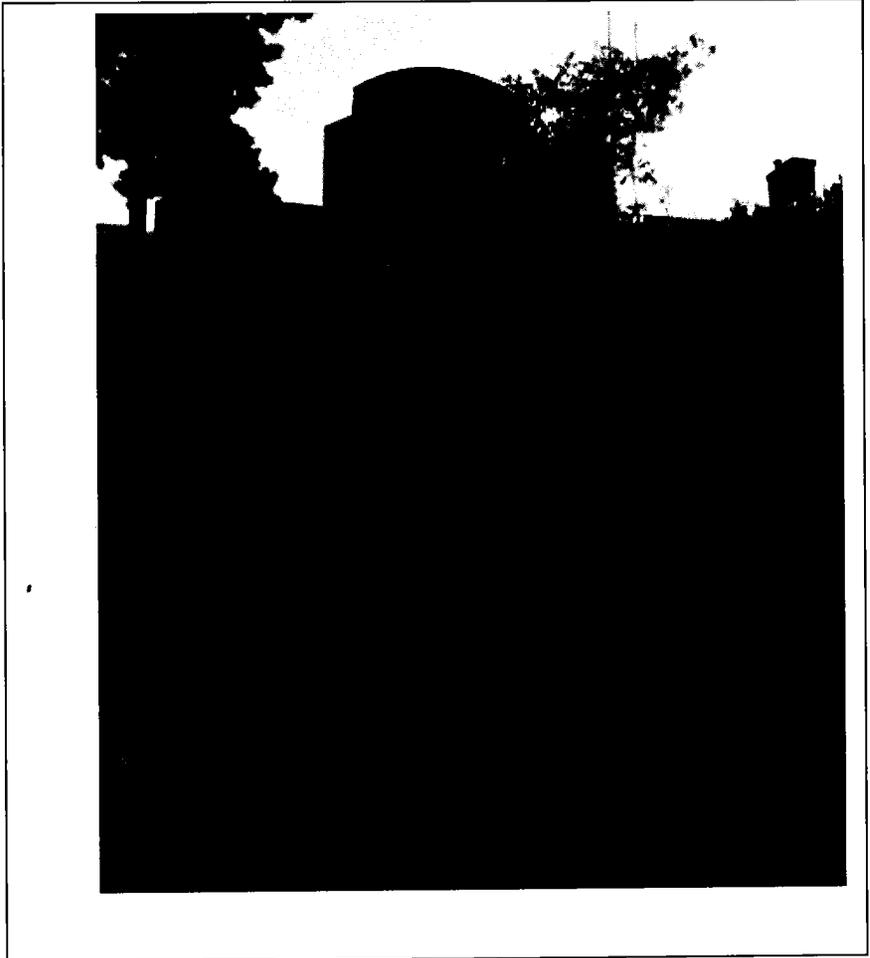


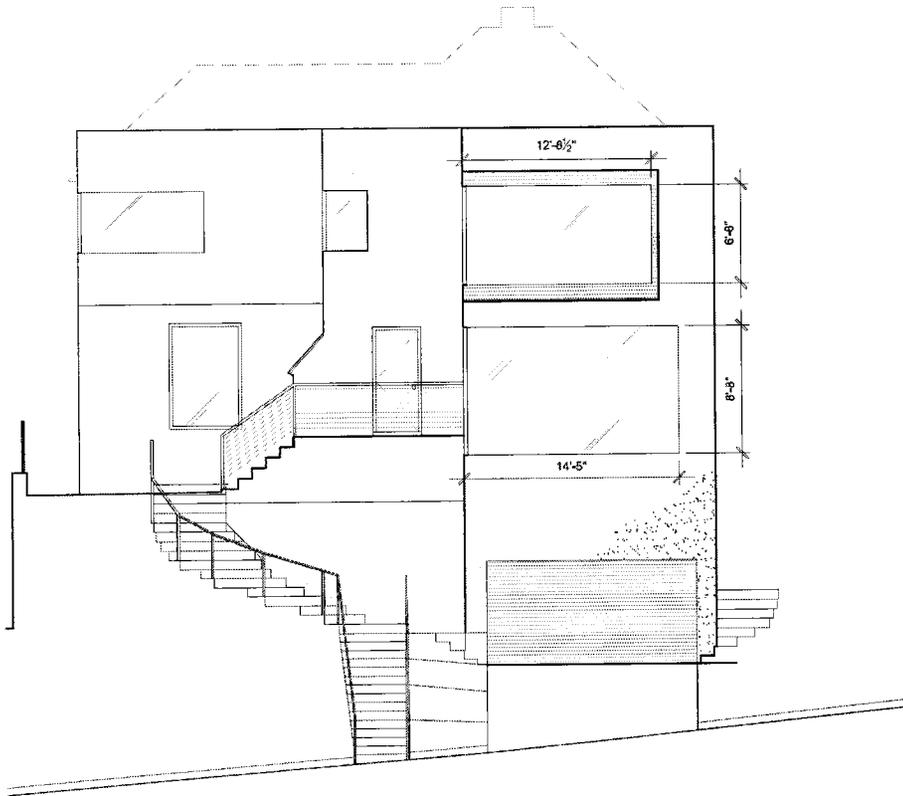
Exhibit 7– Belgrave Windows that contribute to the architectural character – 2 Story Bay Windows

135 New Project

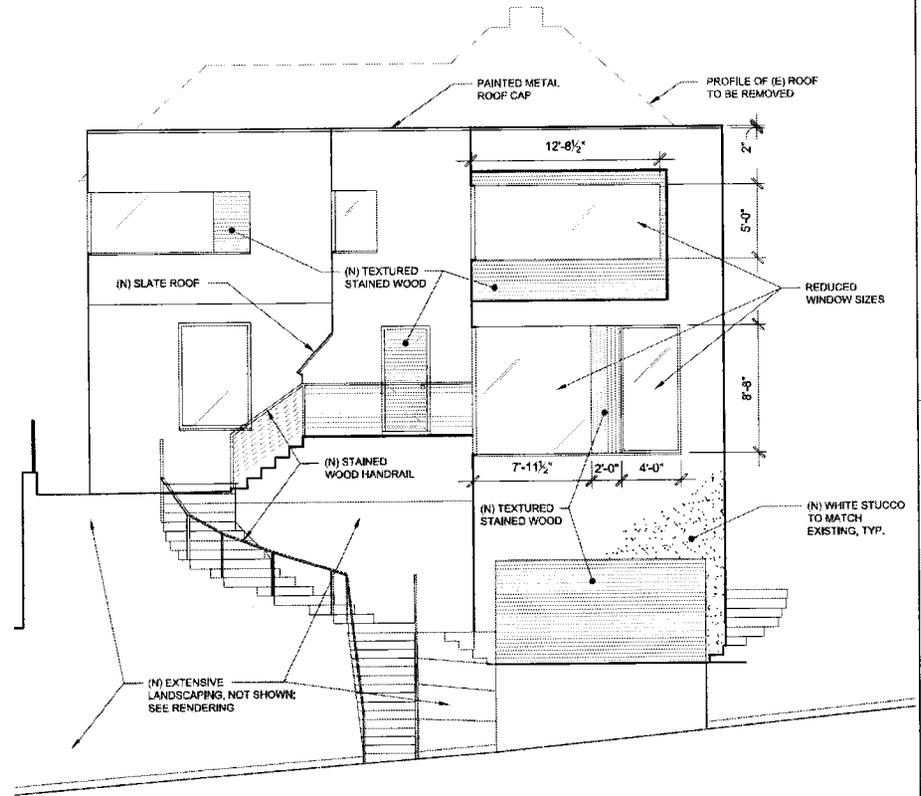


165 Belgrave





PREVIOUS NORTH ELEVATION



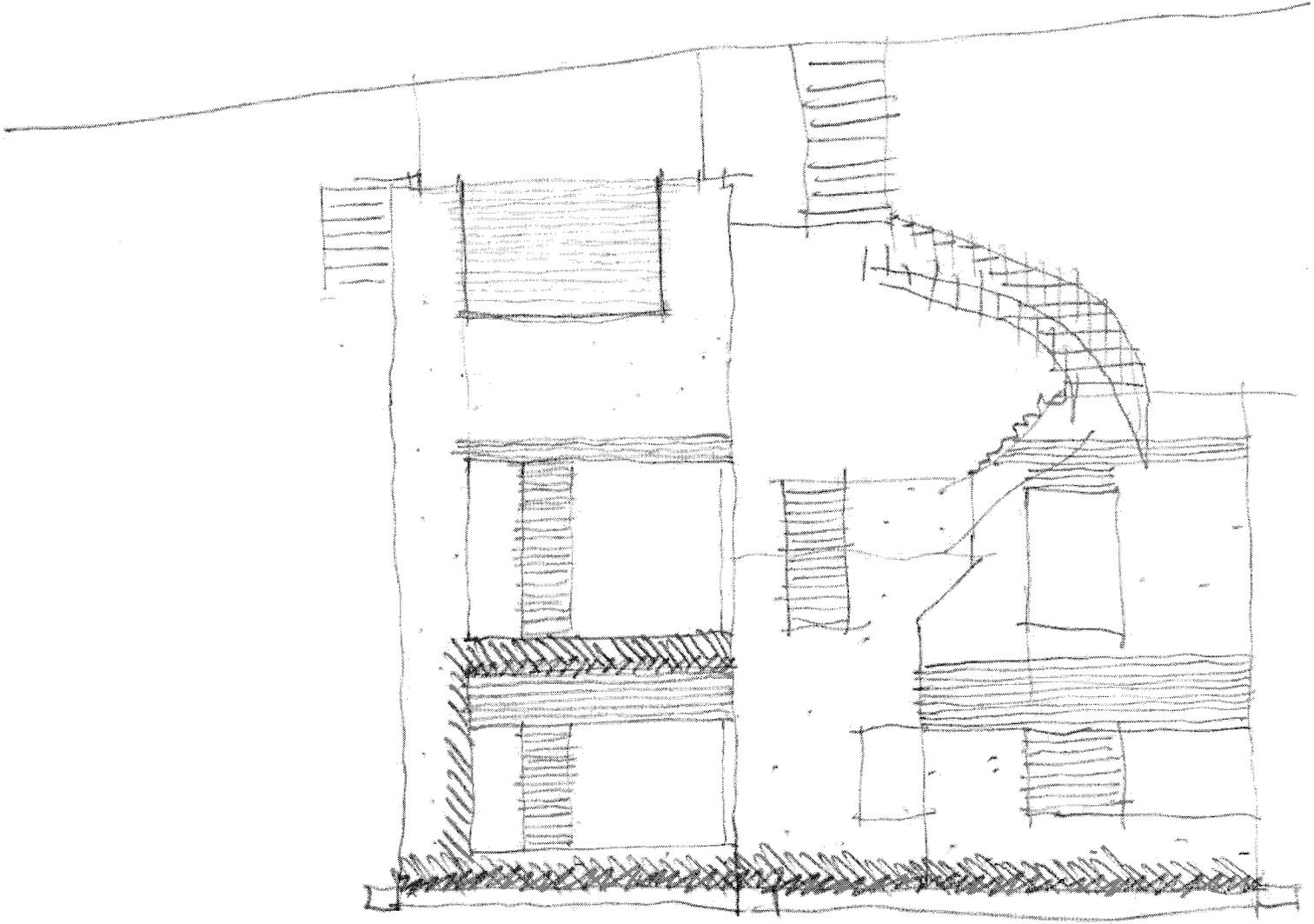
UPDATED NORTH ELEVATION

CLIENT: 135 BELGRAVE AVE	TITLE: OLD & NEW NORTH ELEVATION	DATE: 07.14.2014
PROJECT #	JENNIFER WEISS ARCHITECTURE	SHEET
SCALE: 1/8"=1'-0"	1005 SANSOME STREET, SUITE 202 SAN FRANCISCO, CA 94111 T: 415.398.1700 WWW.JENNIFERWEISS.COM	

3

1

2





LERNER + ASSOCIATES
ARCHITECTS

July 28, 2014

David Burns and Debra Dout
140 Belgrave Avenue
San Francisco, CA 94117

Re: Review of Plans for Height Limits
135 Belgrave Avenue
San Francisco, CA 94117

Dear Mr. Burns and Ms. Dout:

The purpose of this letter is to describe, at your request, my findings after reviewing the plans you supplied me of the proposed remodel of the Fine Residence located at 135 Belgrave Avenue in San Francisco. The drawings I reviewed were from Jennifer Weiss Architecture and had the following issue dates:

- 12.06.13 VARIENCE REVISION AND SITE PERMIT
- 02.20.14 VARIENCE REVISION AND SITE PERMIT R1

At issue is whether the proposed alterations exceed the maximum height limits of the San Francisco Planning Code ("SFPC"). To reach my conclusions, I referenced the drawing set noted above, a survey prepared by Meridian Surveying Engineering, Inc., and the current edition of the SFPC. In summary, it is my professional opinion that the plans as presented exceed the required height limits allowed by for this property by the SFPC.

In looking at the plans, the drawings give conflicting dimensions as to just where the existing front wall of the building are in relation to the front property line. On Sheet A1.0, Existing Site/Roof & Plot Plan; Grade Calc., the setback dimension has several notes written on top of each other with the setback apparently noted as 11'-01/2". On Sheet A1.1, Proposed Site/roof & Plot Plan, no dimension at all is given. Therefore, the only reliable dimension for the distance of the front of the building wall from the front property line is that given by Meridian Surveying which is 9.9 ft.

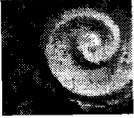
In looking at the building height, Sheet A3.3, Proposed Exterior Elevations, the new height of the building is noted as 566.00 ft. which is the new parapet. This is an incorrect height of the building since the measurement of the height of a building is defined in the SFPC Section 260 where it says:

- (a) (2) The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, ..

The actual height of the proposed roof is 565.46 ft. (565 ft.-5 1/2 in.) as noted on Sheet A1.1, T.O. Roof.

The SFPC defines where the height of a building should be taken in Section 102.12 where it says:

...such point shall be taken at the centerline of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the centerline of each building step.



Projecting the centerline of the existing ridge of the house extension facing the street shown on Sheet AI.0 (assumed center), the centerline coincides with a Flow Line (street elevation at the bottom of the curb) of FL 524.60 ft. To get an average top of curb (TC) elevation at this point (from which the building height can be determined), the TC/FL elevations shown west of the centerline were used. 525.65 ft. TC minus 525.34 ft. FL equal a curb height of .31 ft. So the top of curb at the centerline of the building step at the front of the property is considered to be $524.60 + .31 = 524.91$ ft. TC (I used the word "considered" since this is a driveway with no curb, only a flow line and I assumed that height measurements are taken starting at the top of what is an assumed curb in the absence of an actual one at a driveway).

Section 261 of the SFPC, as amended by Ordinance 56-13, states in (b) (1) (A):

The permitted height shall be increased to 40 feet as measured at curb per section 102.12, where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof (the drawing shows this 40 ft. height limit extending back from the front property line 10 ft.)

The allowable maximum height of the roof 10 ft. back from the property line is therefore 524.91 ft. + 40 ft. = 564.91 ft. The height of the roof shown on the plans is 565.46 ft. The proposed building height is therefore 0.55 ft. (6-5/8 in.) higher than the SFPC allows.

The San Francisco Planning Code does not allow any variances on height. Therefore this project violates the Planning Code for height of a building allowed.

Please let me know if you have any questions about my analysis.

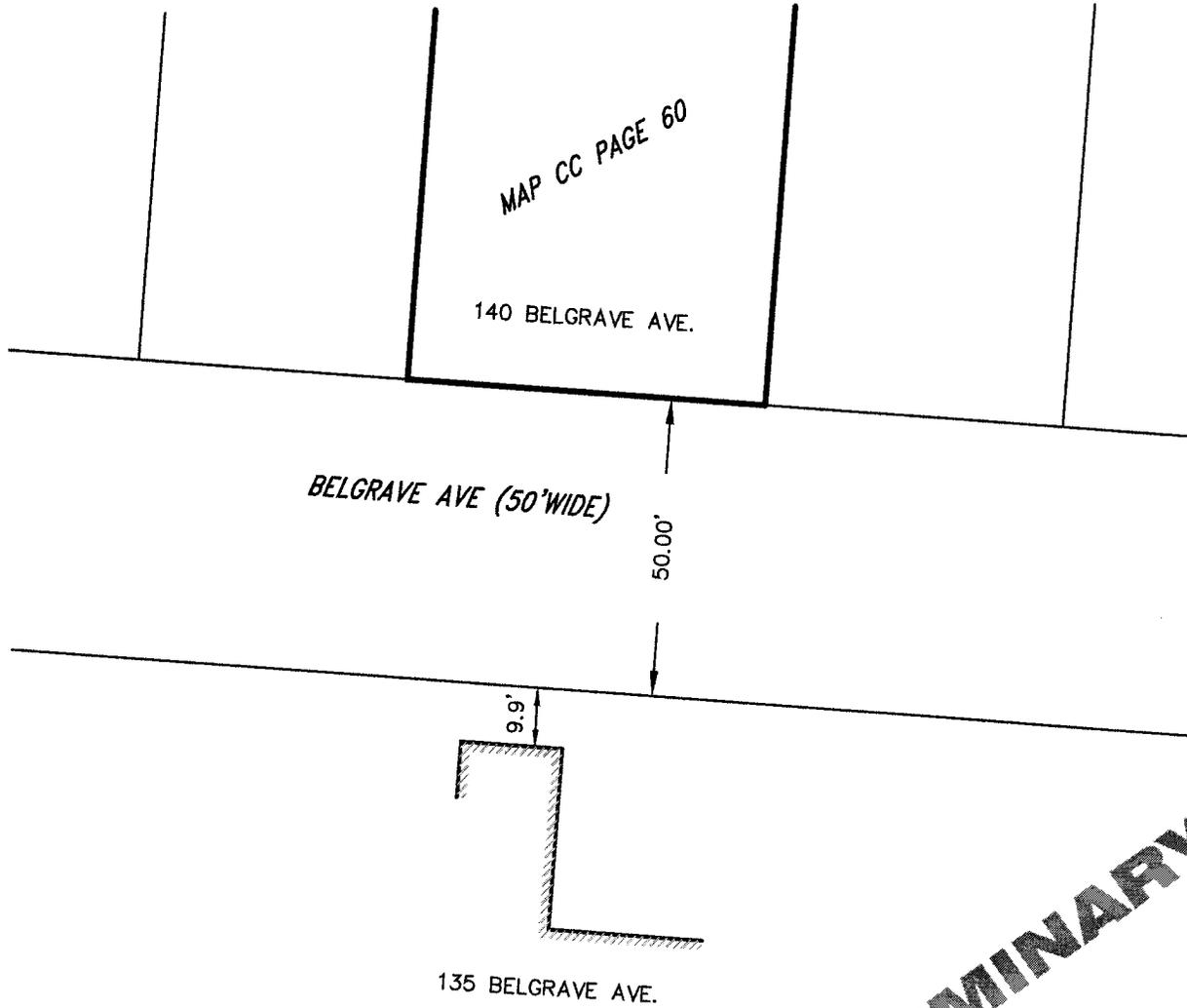
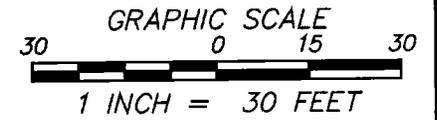
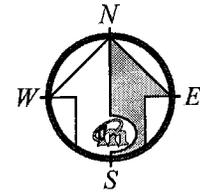
Respectfully,

Digitally signed by Arnie Lerner
DN: cn=Arnie Lerner, o=Lerner +
Associates Architects, ou,
email=arnie@lernerarch.com, c=US
Date: 2014.07.27 14:09:11 -07'00'

Arnie Lerner, AIA, CASp

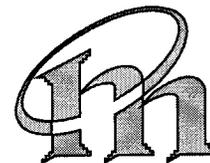
CA Architectural License 12670

Attachment: Meridian Survey



PRELIMINARY

EXHIBIT



MERIDIAN SURVEYING
ENGINEERING, INC.

2958 VAN NESS AVENUE (JOB NO.) 777 GRAND AVENUE, #202
SAN FRANCISCO, CA 94109 SAN RAFAEL, CA 94901
(415) 440-4131 info@meridiansurvey.com (415) 456-5450