



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, June 23, 2010**
 Time: **Beginning at 9:30 AM**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
 Case Type: **Variance (Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 216 Sadowa Street	Case No.: 2010.0144V
Cross Street(s): Capitol & Orizaba Avenues	Building Permit: 2009.11.24.2077
Block /Lot No.: 7114/002A	Applicant/Agent: Mary Ann Linh
Zoning District(s): RH-1 / 40-X	Telephone: (415) 531-1695
Area Plan: N/A	E-Mail: malinh_otr@ymail.com

PROJECT DESCRIPTION

The project site is a landlocked parcel that is accessed from 216 Sadowa Street, which is an adjacent parcel to the south. The project is to legalize the conversion of a one-story carport into a one-story storage structure on the landlocked parcel. The one-story storage structure is approximately 18 feet deep, 25 feet wide, and has a maximum height of 8.75 feet above grade.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 15 feet. The storage structure proposed for legalization encroaches into the required rear yard; therefore requires a variance from the rear yard requirement of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Adrian C. Putra** Telephone: **(415) 575-9079** E-Mail: **adrian.putra@sfgov.org**

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2010.0144V.pdf>

中文詢問請電: **558.6378**

Para información en Español llamar al: **558.6378**

GENERAL INFORMATION ABOUT PROCEDURES

VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing.

BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311/312, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. *On 5/11/10, the Department issued the required Section 311/312 notification for this project (expires 6/10/10).*

BOARD OF APPEALS

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

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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

ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

216 SADOWA STREET
BLOCK 7114, LOT 002A

SHED ENCLOSURE

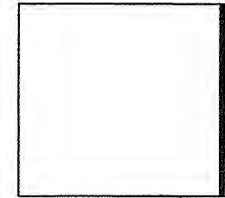
- A1 - SITE PLAN
- A2 - SITE PLAN
- A3 - EXISTING PLAN
- A4 - FLOOR PLAN/HEADER DETAIL
- A5 - ELEVATIONS
- A6 - SECTION
- S1 - FOUNDATION PLAN
- S2 - ROOF FRAMING PLAN

TYPE OF CONSTRUCTION: 5B
NO. STORIES: 1
OCCUPANCY: U

2007 CBC + SF AMENDMENTS

SCOPE OF WORK: ENCLOSE SHED IN REAR; TO COMPLY WITH NOV #200926556

REV	DESCRIPTION	DATE



Shed Enclosure
"216" Sadowa Street
Block 7114, Lot 002A
San Francisco, California

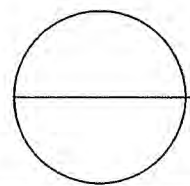
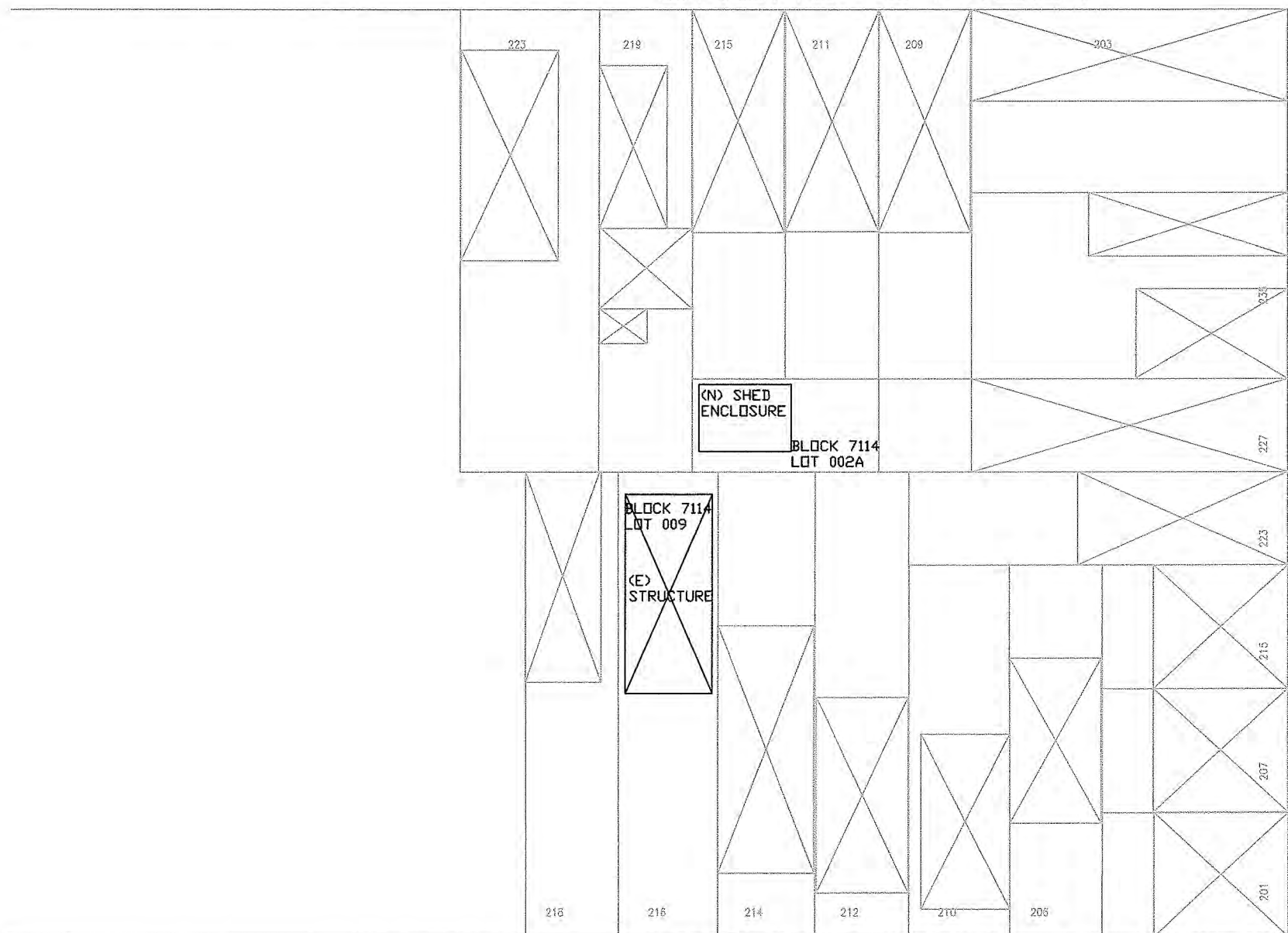


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PREPARED BY: *[Signature]*
SHEET NO: A0
SHT. 0 of 8

BROAD STREET

CAPITOL STREET

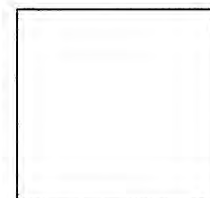
SADOWA STREET



SITE PLAN

Scale 1/4" = 10'-0"

REV	DESCRIPTION	DATE



Shed Enclosure
 "216" Sadowa Street
 Block 7114, Lot 002A
 San Francisco, California



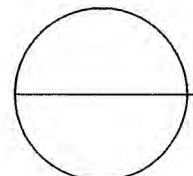
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 CAD FILE: SitePlan.dwg
 PREPARED BY: *[Signature]*
 SHEET NO: A1
 SHT. 1 of 8

<N> SHED
ENCLOSURE

BLOCK 7114
LOT 002A

BLOCK 7114
LOT 009

<E>
STRUCTURE



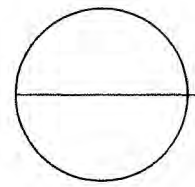
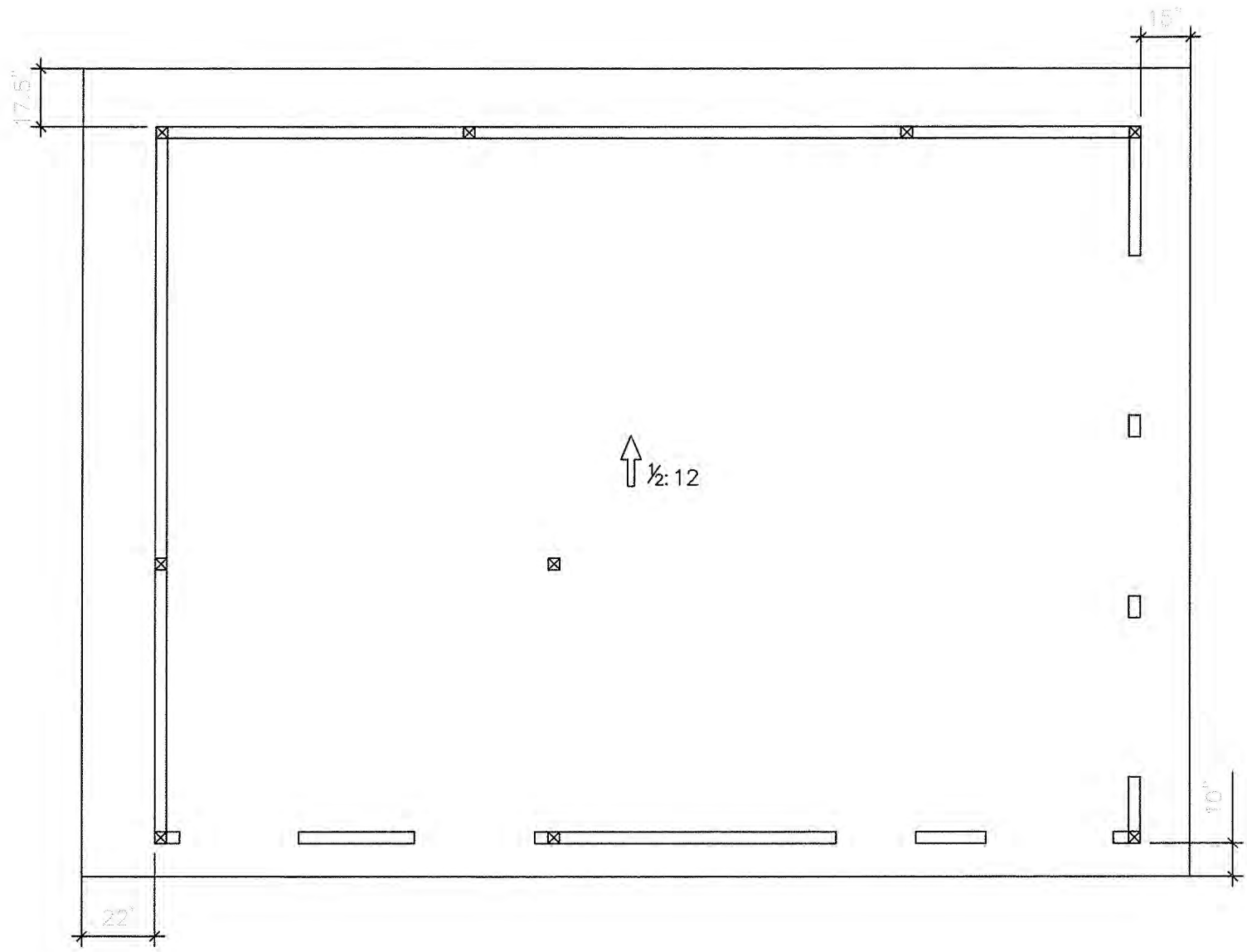
SITE PLAN

Scale 1/8" = 1'-0"

REV	DESCRIPTION	DATE

Shed Enclosure
"216" Sadowa Street
Block 7114, Lot 002A
San Francisco, California

DATE: April 24, 2010
 CAD FILE: SitePlan.dwg
 PREPARED BY: *[Signature]*
 SHEET NO: A2
 SHT. 2 OF 8



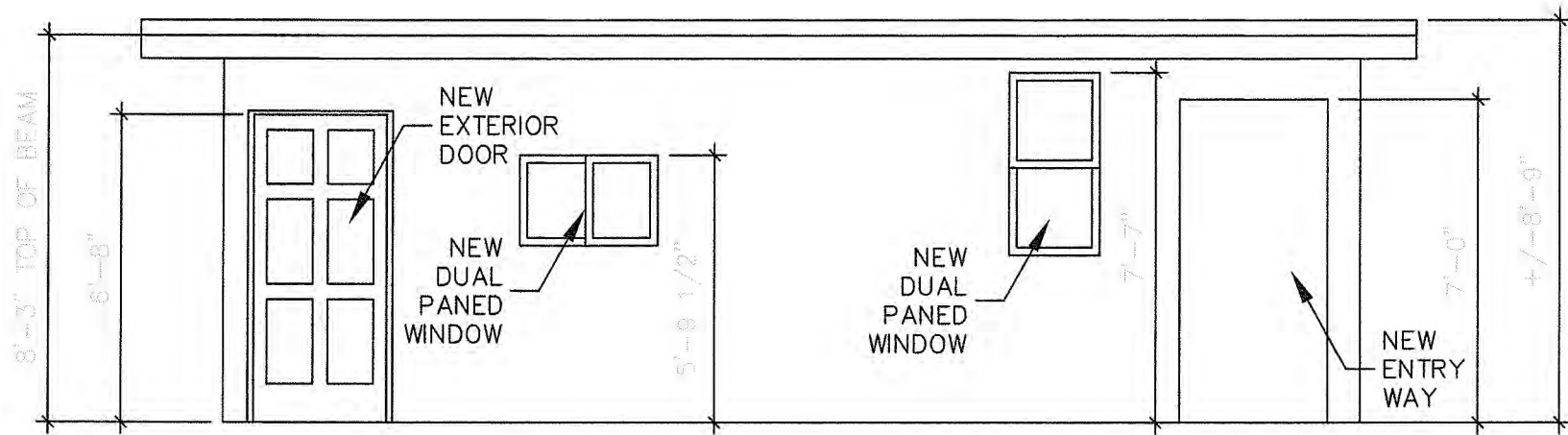
EXISTING PLAN

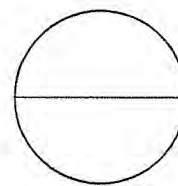
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REV	DESCRIPTION	DATE

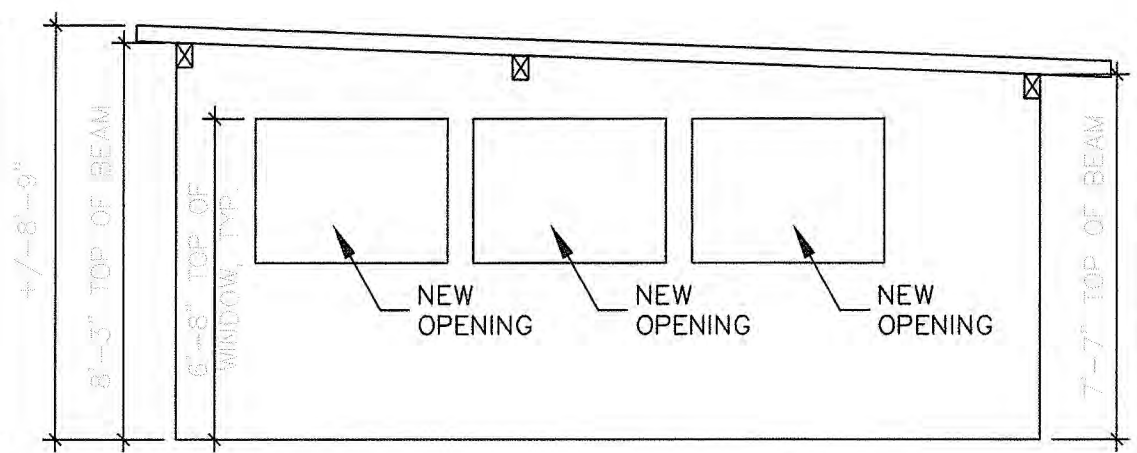
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 "216" Sadowa Street
 Block 7114, Lot 002A
 San Francisco, California

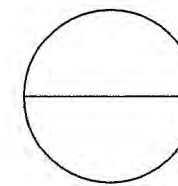
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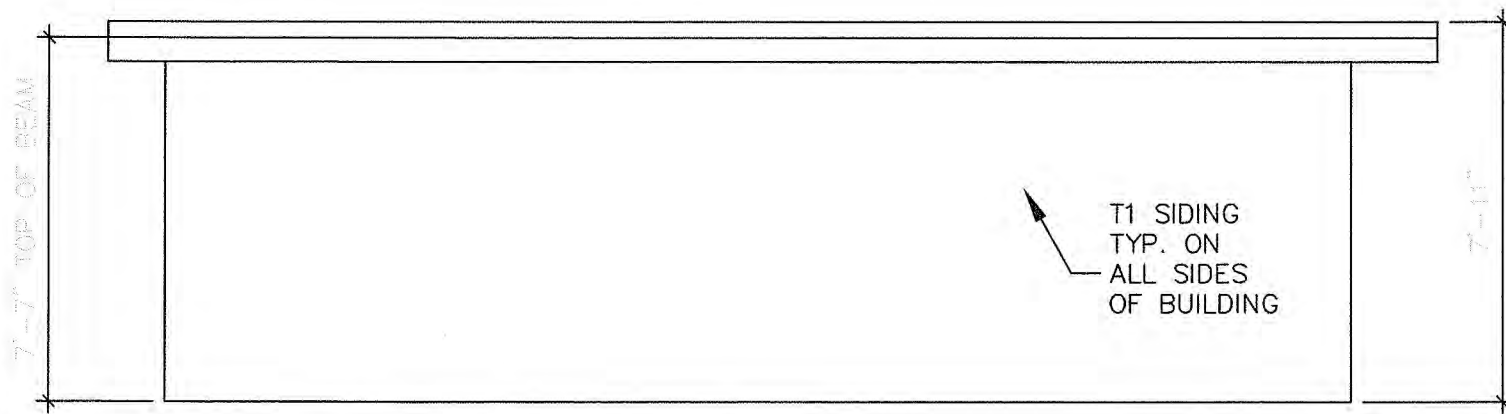
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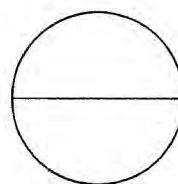
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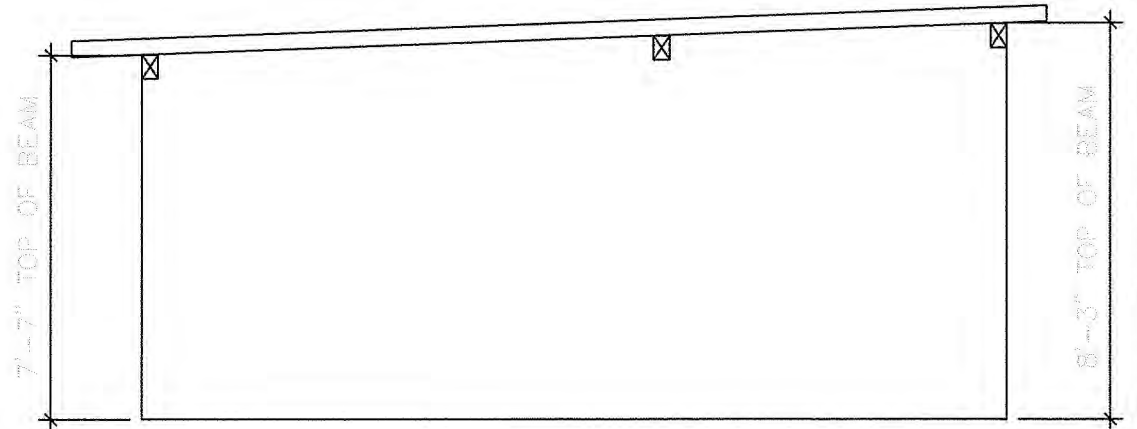
 WEST ELEVATION

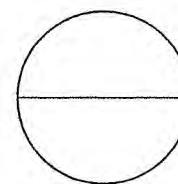
Scale 1/4" = 1'-0"



 SOUTH ELEVATION

Scale 1/4" = 1'-0"



 EAST ELEVATION

Scale 1/4" = 1'-0"

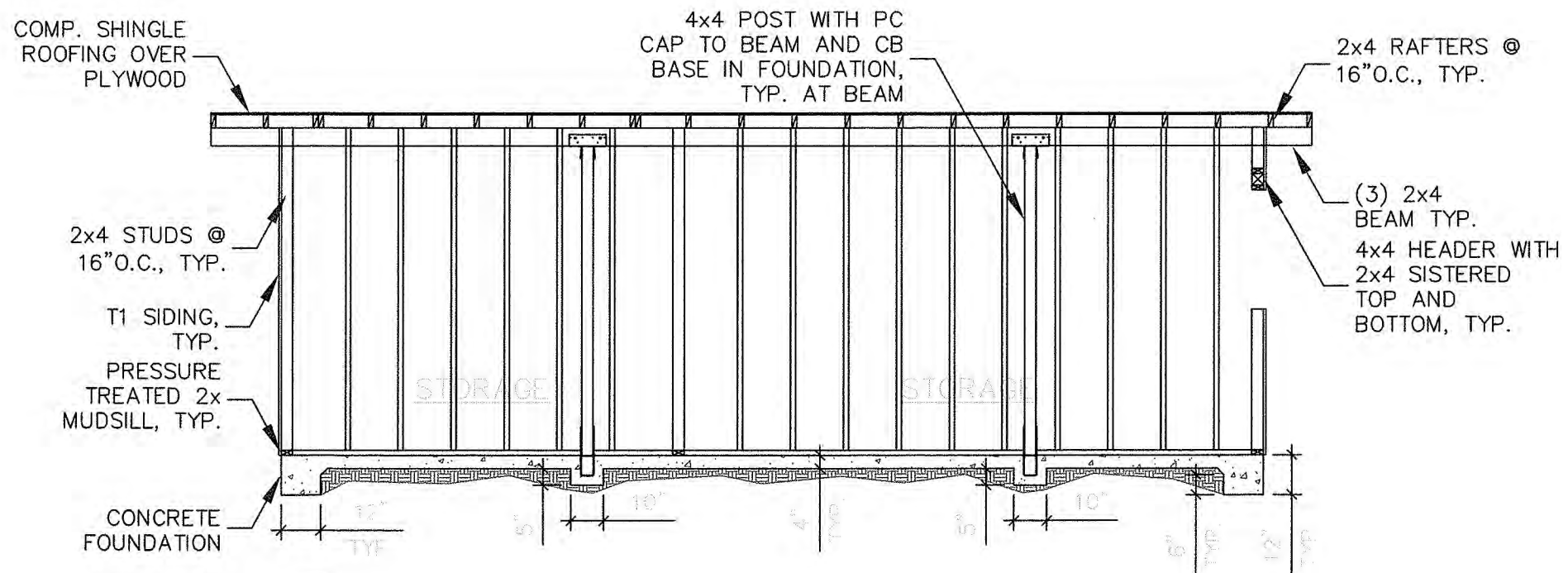
REV	DESCRIPTION	DATE

Shed Enclosure
 "216" Sadowsa Street
 Block 7114, Lot 002A
 San Francisco, California

DATE: April 24, 2010
 CAD FILE: SHED-ARCH.dwg
 PREPARED BY: *[Signature]*
 SHEET NO.:

A5

SHT. 5 of 8



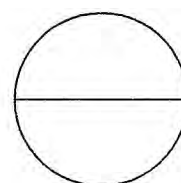
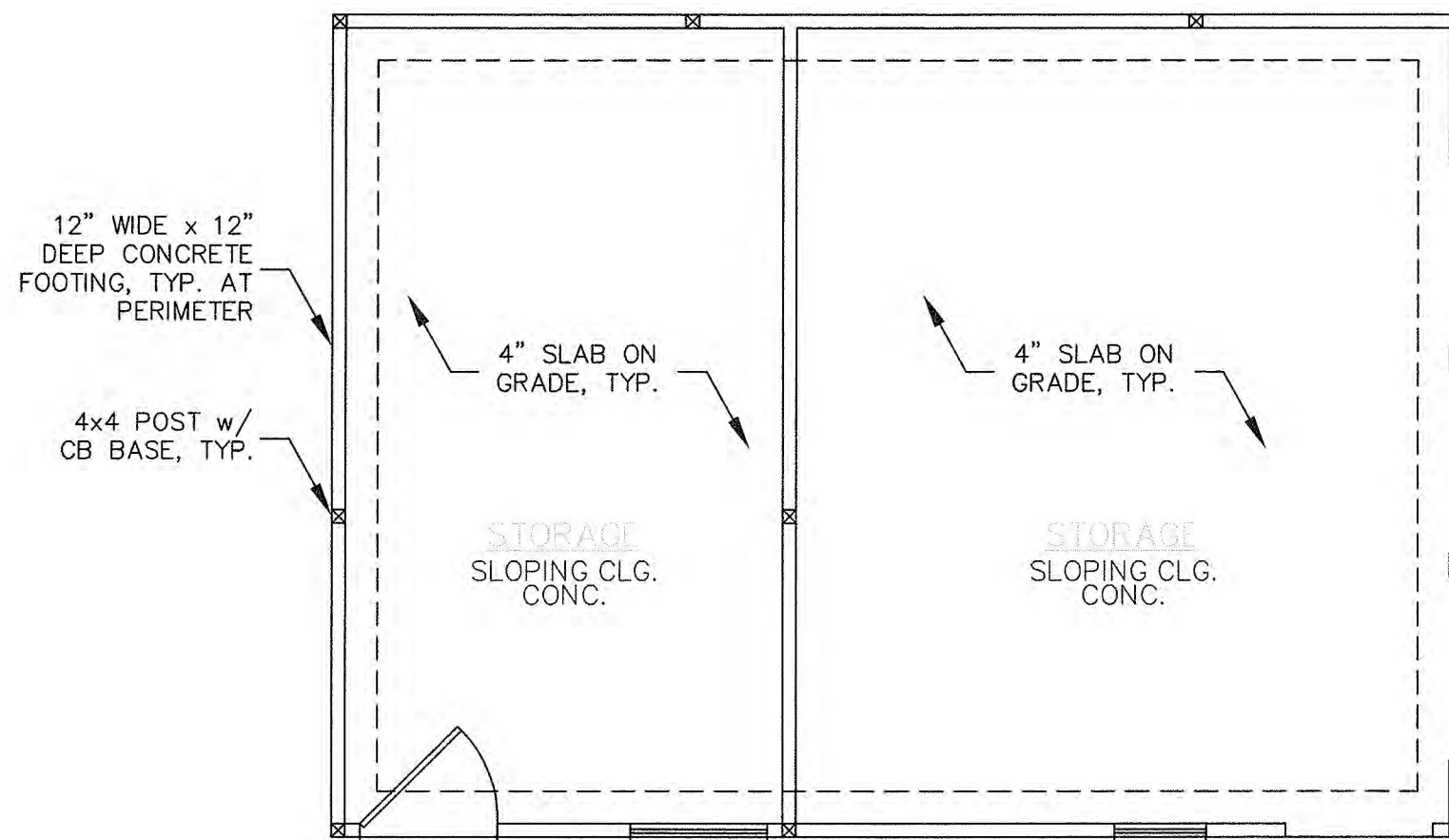
1 SECTION A
A4

Scale 1/4" = 1'-0"

REV	DESCRIPTION	DATE

Shed Enclosure
 "216" Sadova Street
 Block 7114, Lot 002A
 San Francisco, California

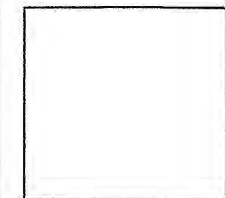
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 SHT. 6 of 8



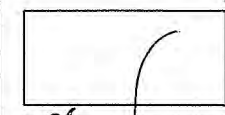
FOUNDATION PLAN

Scale 1/4" = 1'-0"

REV	DESCRIPTION	DATE



Shed Enclosure
 "216" Sadowa Street
 Block 7114, Lot 002A
 San Francisco, California



DATE	April 24, 2010
CAD FILE	SHED-STRUCT.dwg
PREPARED BY	<i>[Signature]</i>
SHEET NO.	S1
SHT.	7 OF 8

