



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

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

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

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

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Information:
415.558.6377



**SAN FRANCISCO
PLANNING DEPARTMENT**

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, 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: 217 Arkansas Street Cross Street(s): 18th & Mariposa Streets Block /Lot No.: 4004 / 028 Zoning District(s): RH-3 / 40-X Area Plan:	Case No.: 2010.0209V Building Permit: 2010.03.25.8917 Applicant/Agent: Andrew Morrall Telephone: (415) 282-0616

PROJECT DESCRIPTION

The proposal is to construct a second floor deck in the required rear yard above an existing parking area in a four unit building.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a minimum rear yard depth equal to 45 percent of the total depth of the lot or 45 feet. The deck will be located above a legal non-conforming parking area within the rear yard and will match the existing grade at the rear property line. The proposal would create a rear yard and open space area for one of the existing units where there previously was none. The existing multi family residence extends 7 feet into the required rear yard. The proposed deck will extend approximately an additional 28 feet into the required rear yard to within 9 feet of the rear property line. Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Erika S. Jackson** Telephone: **(415) 558-6363** E-Mail: erika.jackson@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/2010.0209V.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. **The mailing of such notification will be performed separately.**

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.

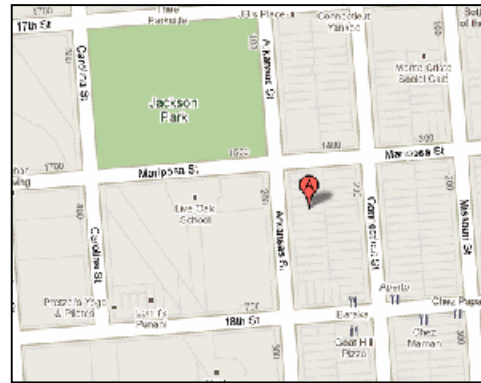
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

VICINITY MAP



PROJECT DATA

ALL WORK HEREIN SHALL BE ACCORDING TO THE MOST CURRENT CODES, THE 2007 CALIFORNIA BUILDING CODE, ELECTRICAL CODE, PLUMBING CODE, AND MECHANICAL CODE.
 PROJECT ADDRESS: 217 ARKANSAS STREET, SAN FRANCISCO CA. 94107
 BLOCK AND LOT NO.: 4004 / 028
 ZONING: RH3
 OCCUPANCY: R2 4 UNITS WITH U OCCUPANCY GARAGE (UNDER 1,000 S.F.)
 STORIES: 3
 BUILDING TYPE: V - A PARTIALLY SPRINKLERED (GROUND FLOOR LOBBY IS SPRINKLERED)
 EXISTING SQUARE FOOTAGE:
 4,418 S.F. GROSS (3,515 R2, 903 S.F. U)
 DESCRIPTION OF PROJECT:
 STRENGTHEN EXISTING RETAINING WALLS AT REAR OF PROPERTY. BUILD A NEW DECK 1 STORY ABOVE GRADE FOR UNIT NO. 2 AT REAR OF BUILDING.
 OWNER CONTACT:
 TONY RYAN
 217 ARKANSAS STREET
 SAN FRANCISCO CA 94107
 415-431-5639
 ARCHITECT:
 ANDREW MORRALL
 2730 MISSION STREET
 SAN FRANCISCO CA. 94110
 415-282-0616
 STRUCTURAL ENGINEER:
 PETER SCHMIDT
 A.G. SCHMIDT INC.
 4415 COWELL RD., SUITE 200 D
 CONCORD CA. 94518
 925-689-0130

SHEET INDEX

- A-0.1 REVISED SITE PLAN, EXISTING SITE PLAN
- A-1.1 REVISED DECK PLANS
- A-2.1 REVISED REAR DECK ELEVATION, EXISTING REAR ELEVATION
- A-2.2 REVISED RIGHT AND LEFT DECK ELEVATION
- A-2.3 EXISTING RIGHT AND LEFT ELEVATION
- A-3.1 DECK AND BUILDING SECTION A-A
- A-4.1 EXISTING PLANS

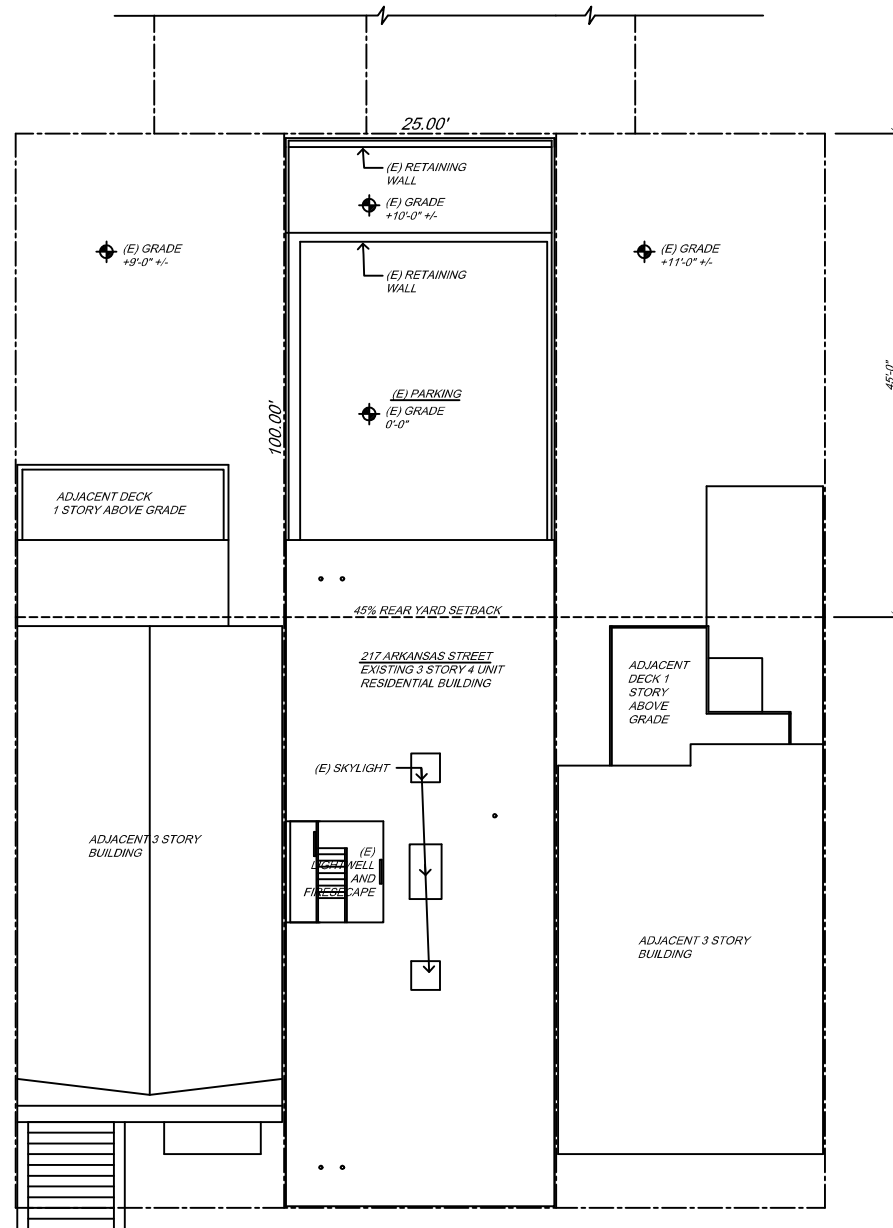
ANDREW MORRALL ARCHITECT
 www.andrewmorralldesign.com
 2730 MISSION STREET
 SAN FRANCISCO CA. 94110
 PHONE: 415-282-0616

IMPROVEMENTS FOR THE RESIDENCE OF:
 TONY AND REBECCA RYAN
 217 ARKANSAS STREET
 SAN FRANCISCO, CA.

SHEET TITLE:
 EXISTING SITE PLAN
 REVISED SITE PLAN

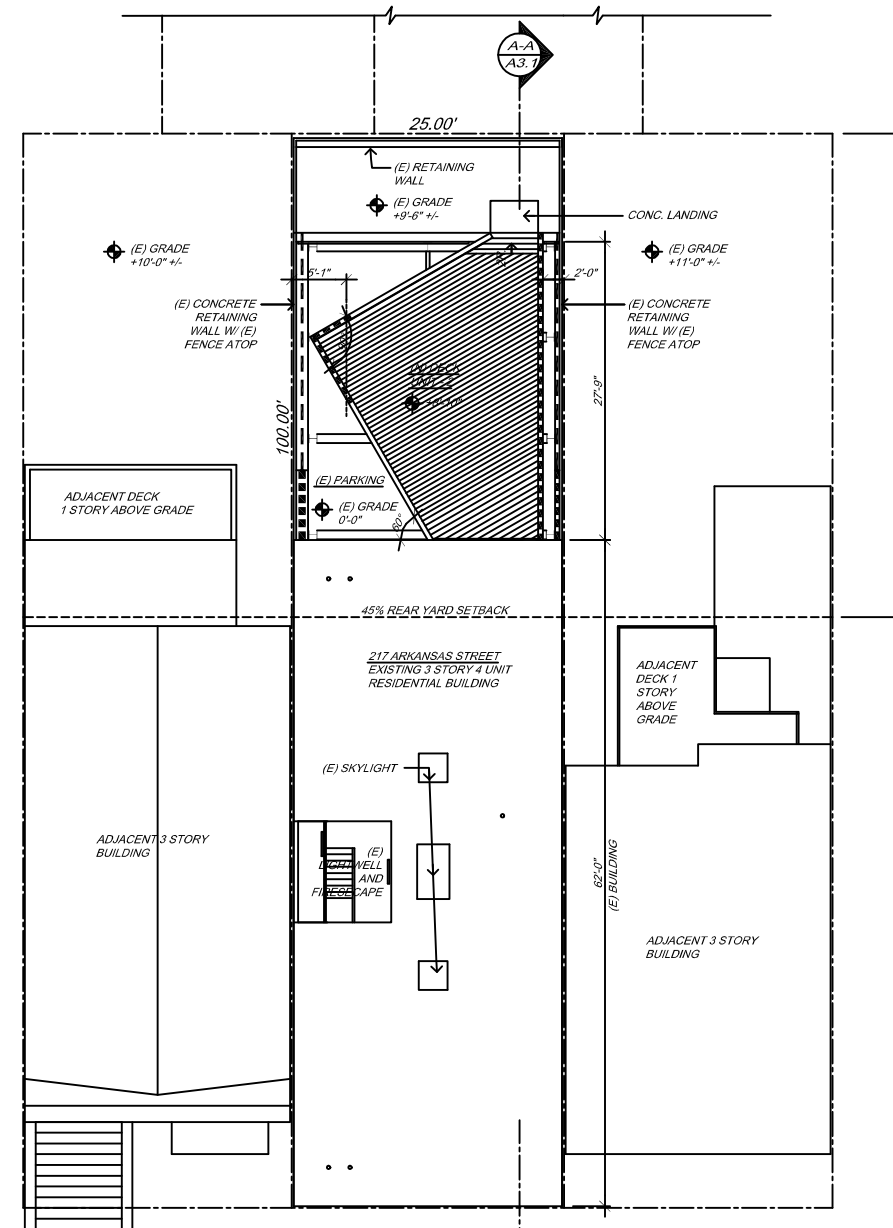
DATE : 3.25.10
 ISSUANCE: PERMIT SUBMITTAL

SHEET NUMBER:
A-0.1



EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0"

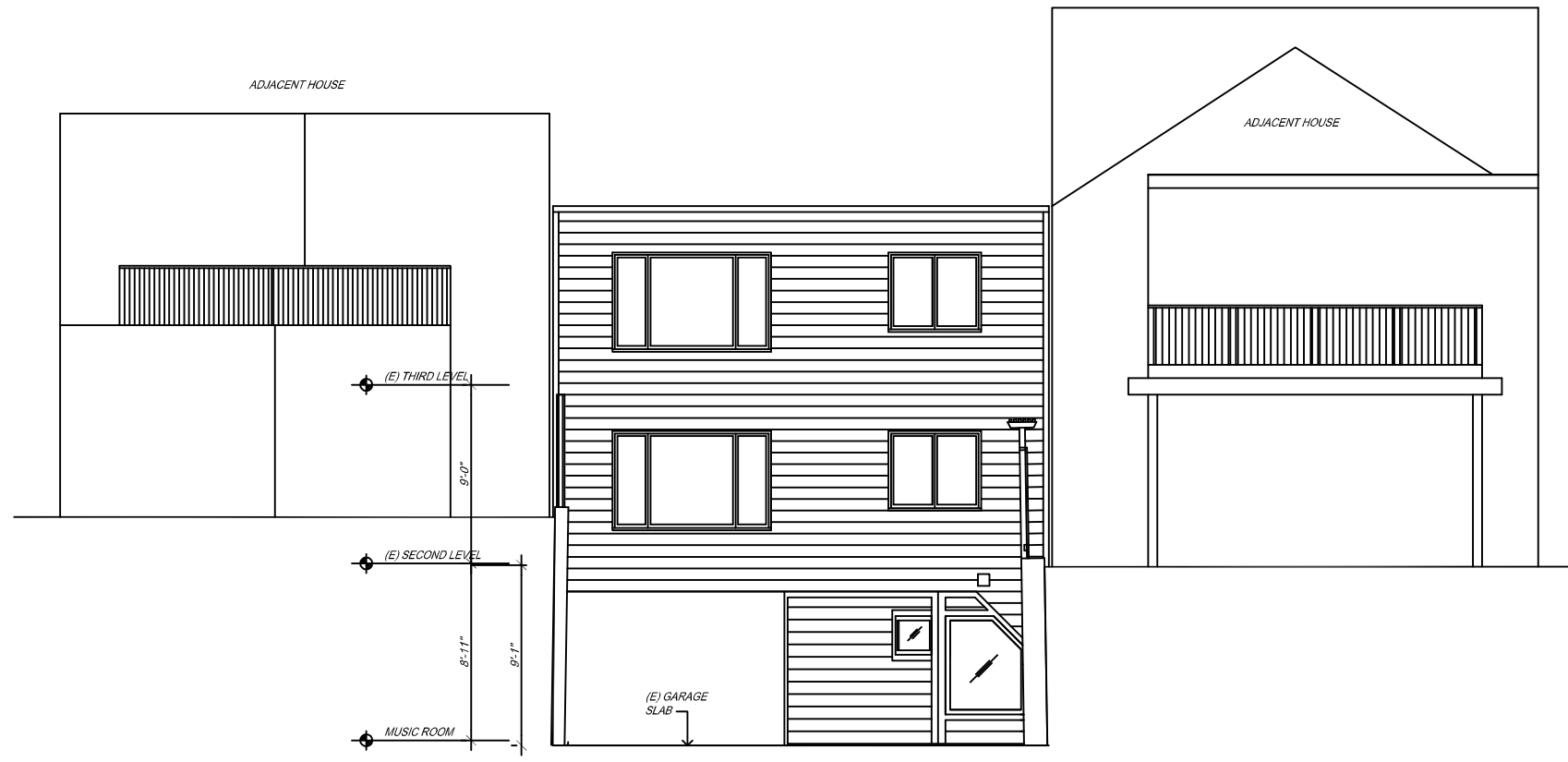
PROJECT NORTH



PROPOSED REVISED SITE PLAN
 SCALE: 1/8" = 1'-0"

PROJECT NORTH

IMPROVEMENTS FOR THE RESIDENCE OF:
 TONY AND REBECCA
 RYAN
 217 ARKANSAS STREET
 SAN FRANCISCO, CA.

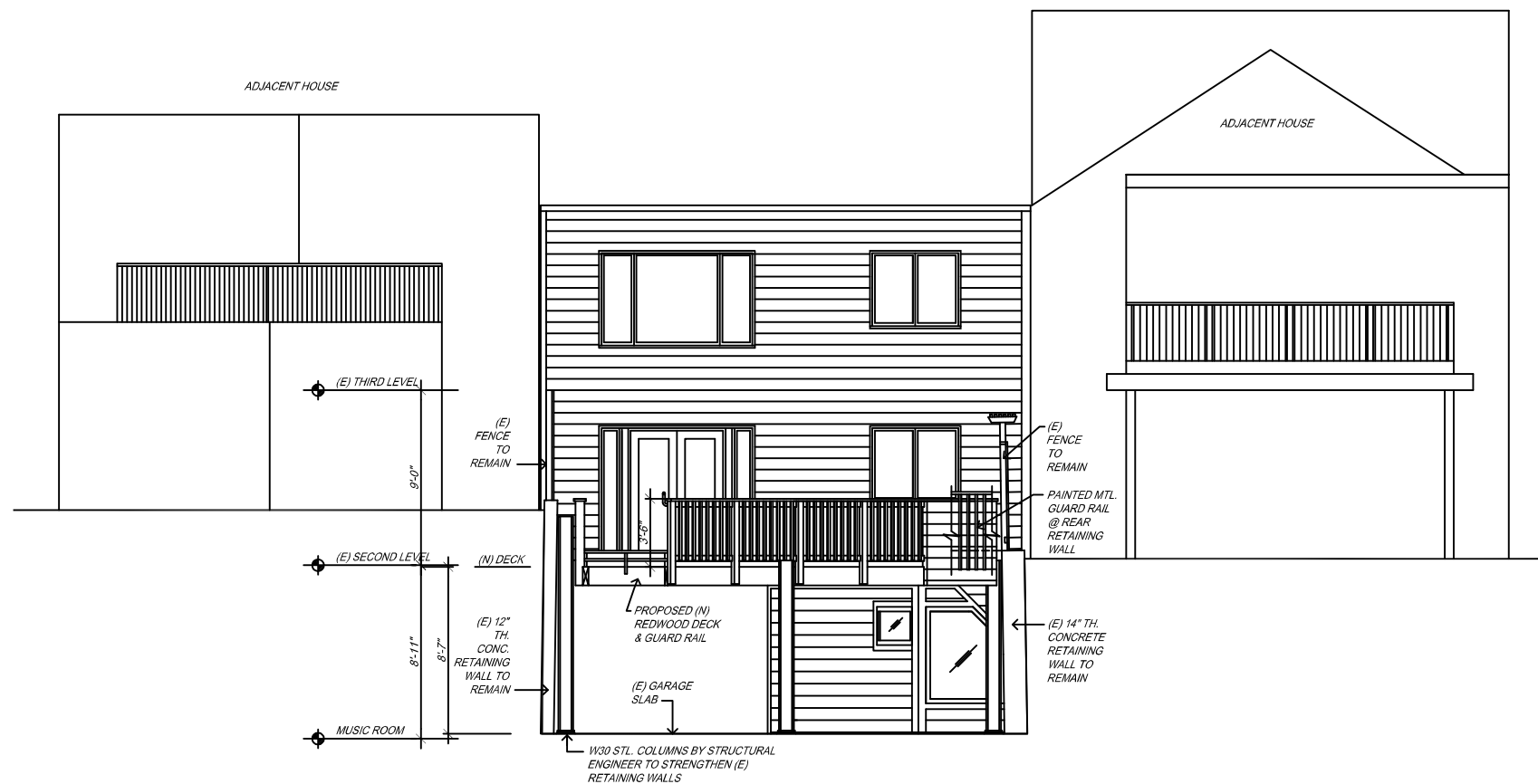


EXISTING REAR ELEVATION (LOOKING EAST)

SCALE: 1/4" = 1'-0"

SHEET TITLE:

PROPOSED REVISED REAR
 DECK ELEVATION, EXISTING
 REAR ELEVATION



PROPOSED REVISED REAR ELEVATION (LOOKING EAST)

SCALE: 1/4" = 1'-0"

DATE : 3.25.10
 ISSUANCE: PERMIT SUBMITTAL

SHEET NUMBER:

A-2.1

IMPROVEMENTS FOR THE RESIDENCE OF:
TONY AND REBECCA RYAN
217 ARKANSAS STREET
SAN FRANCISCO, CA.

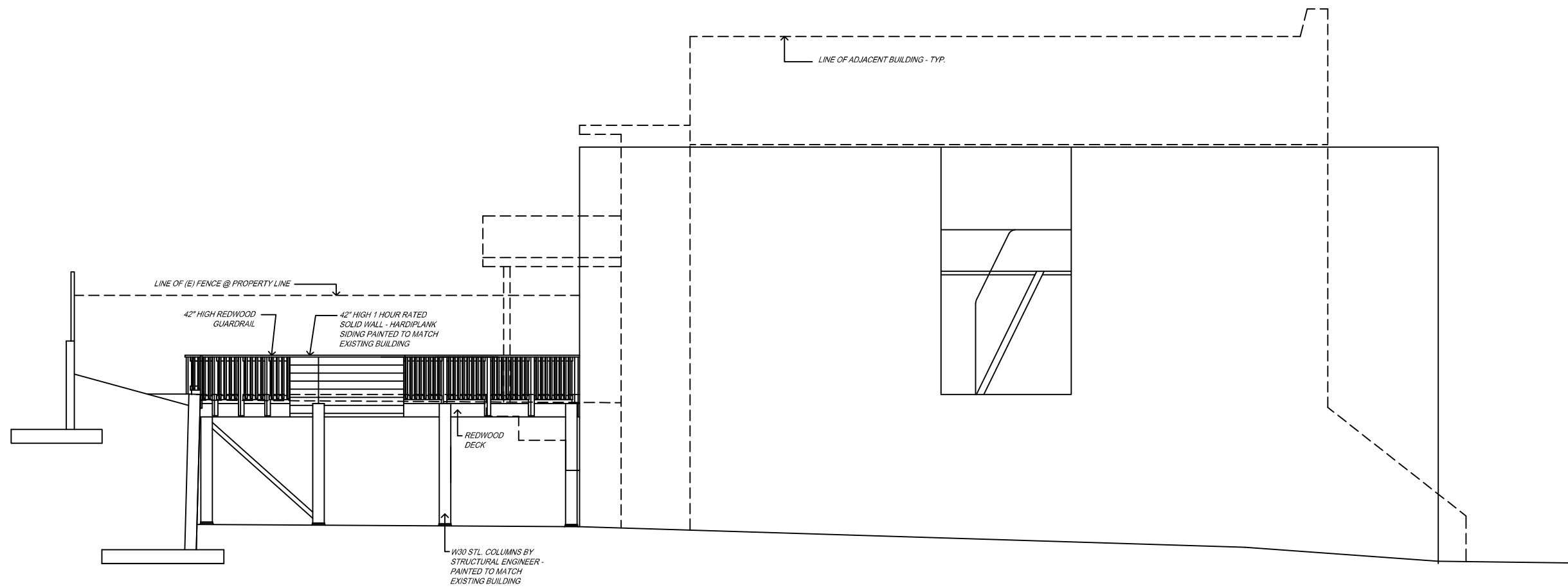
SHEET TITLE:

**PROPOSED REVISED
RIGHT & LEFT DECK
ELEVATION**

DATE : 3.25.10
ISSUANCE: PERMIT SUBMITTAL

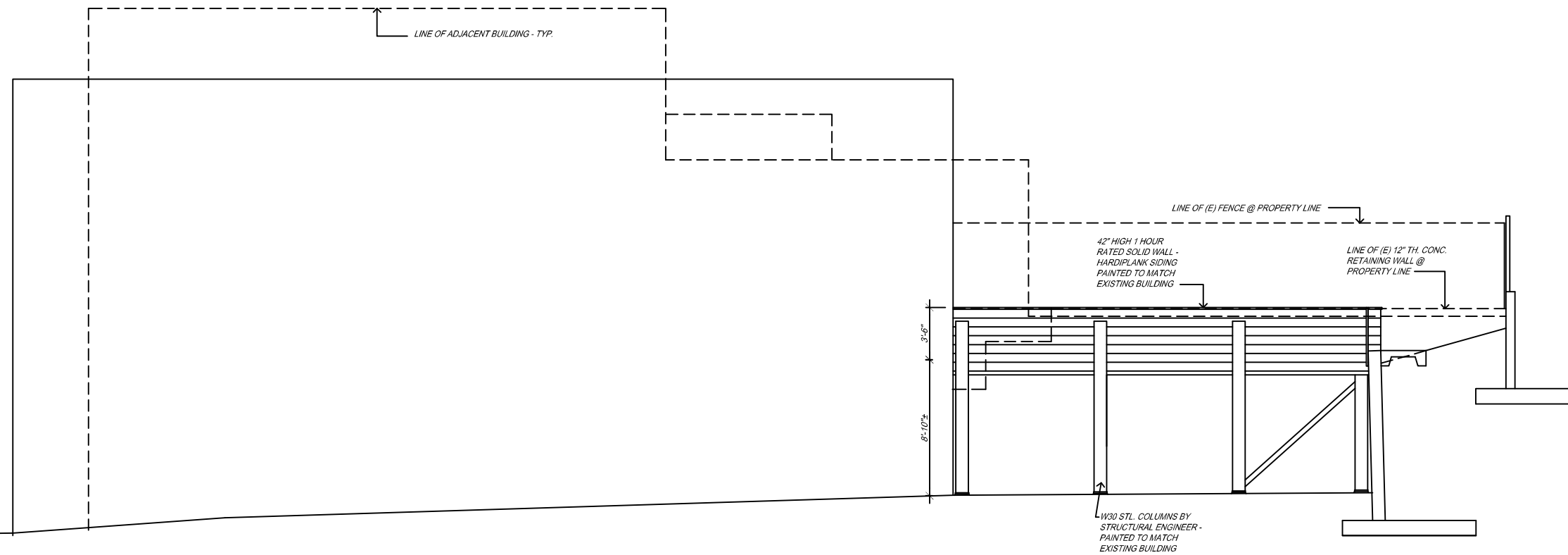
SHEET NUMBER:

A-2.2



PROPOSED REVISED LEFT SIDE ELEVATION (LOOKING SOUTH)

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION (LOOKING NORTH)

SCALE: 1/4" = 1'-0"

IMPROVEMENTS FOR THE RESIDENCE OF:

TONY AND REBECCA
RYAN
217 ARKANSAS STREET
SAN FRANCISCO, CA.

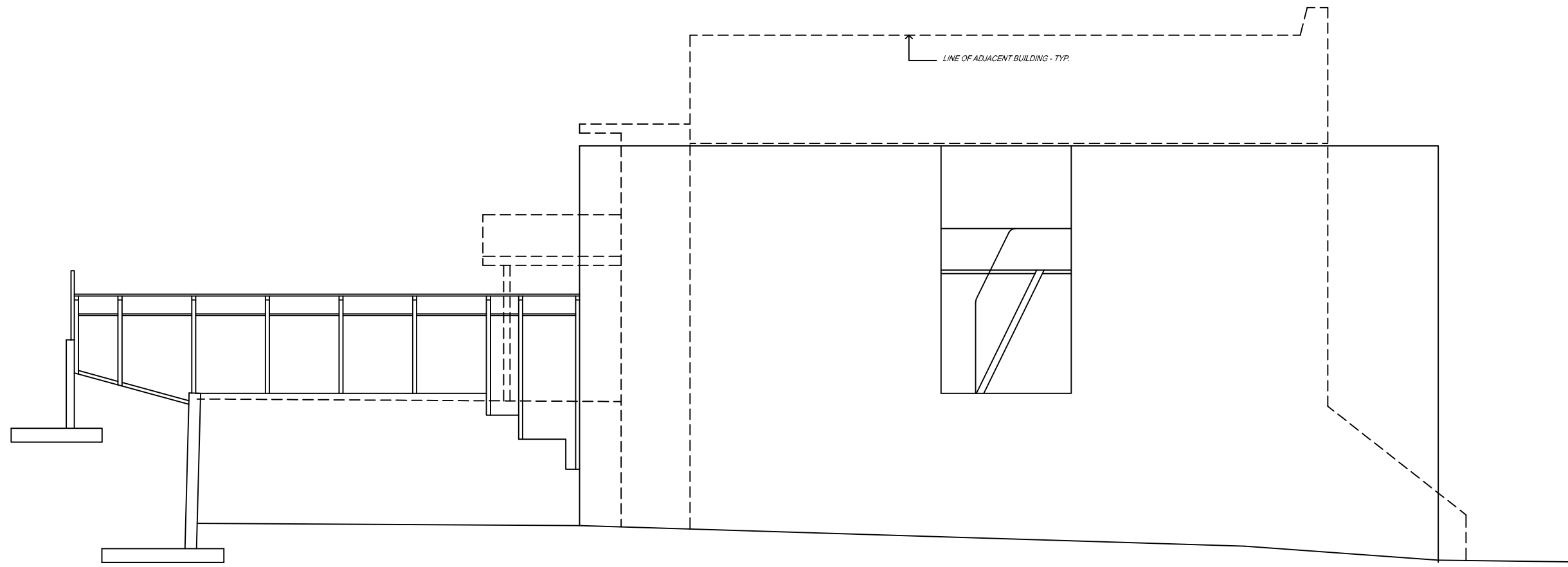
SHEET TITLE:

EXISTING RIGHT & LEFT
ELEVATIONS

DATE : 3.25.10
ISSUANCE: PERMIT SUBMITTAL

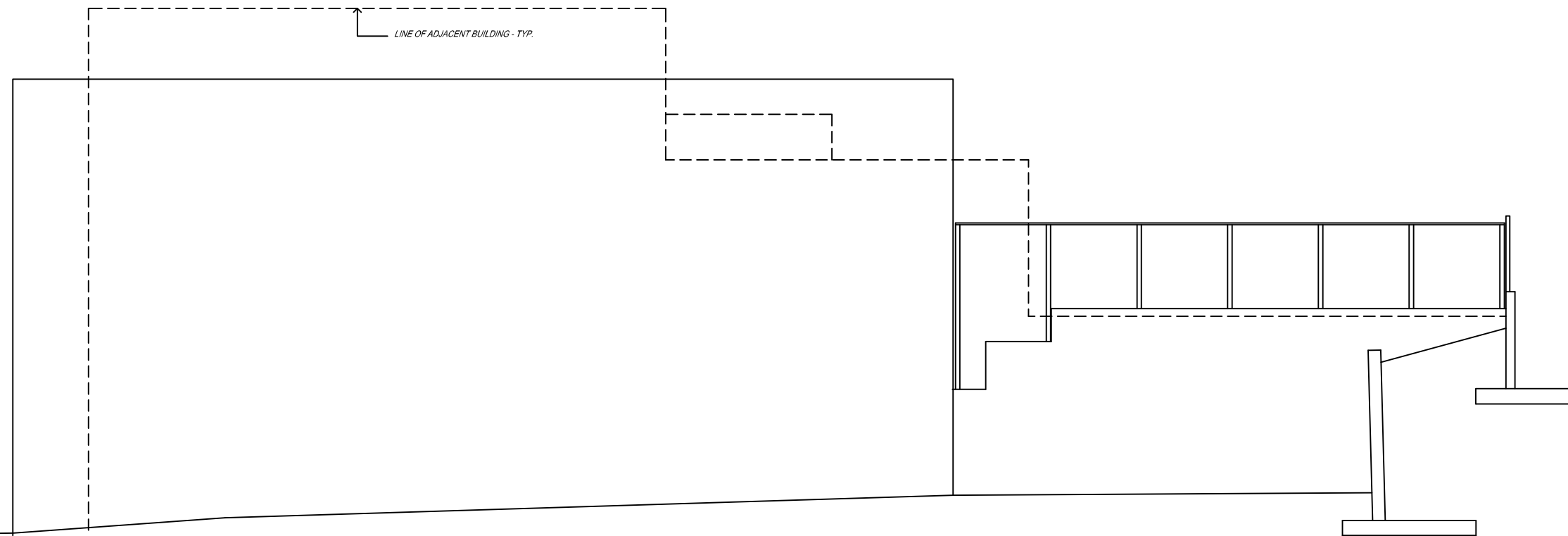
SHEET NUMBER:

A-2.3



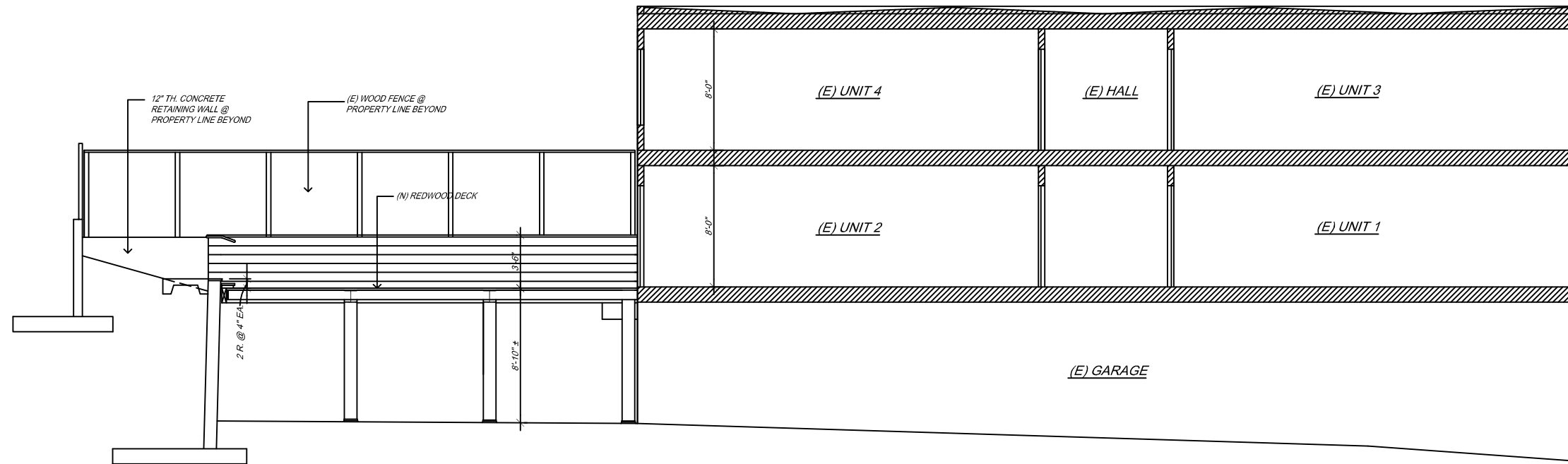
EXISTING LEFT SIDE ELEVATION (LOOKING SOUTH)

SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION (LOOKING NORTH)

SCALE: 1/4" = 1'-0"



DECK & BUILDING SECTION A-A

SCALE: 1/4" = 1'-0"

IMPROVEMENTS FOR THE RESIDENCE OF:

TONY AND REBECCA
RYAN
217 ARKANSAS STREET
SAN FRANCISCO, CA.

SHEET TITLE:

PROPOSED DECK &
BUILDING SECTION A-A

DATE : 3.25.10
ISSUANCE: PERMIT SUBMITTAL

SHEET NUMBER:

A-3.1