



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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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 & Noncomplying Structure)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 104-114 Presidio Avenue	Case No.: 2010.0221V
Cross Street(s): Jackson St./Washington St.	Building Permit: 2010.0428.1271
Block /Lot No.: 0983/022	Applicant/Agent: Butler Armsden Architects
Zoning District(s): RH-2 / 40-X	Telephone: (415) 674-5554
Area Plan: n/a	E-Mail: alabau@butlerarmsden.com

PROJECT DESCRIPTION

The proposal is to demolish the top two floors of the existing central wing located at the rear of the four-story-over garage, seven-unit building and then expand the lower two floors of the central wing, the top of which will serve as an open courtyard for the subject building. The proposal also includes adding dormers to the north side elevation and an elevator penthouse at the rear of the north side elevation. The proposal will result in a 271 sq. ft. net decrease in floor area.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard that measures approximately 18.5' in depth. Currently the existing structure covers almost the entire lot. The proposed addition and the proposed elevator penthouse at the rear will be located within the required rear yard. In addition, one of the proposed dormers would be located within the required fourth floor rear setback, described under Planning Code section 134(c)(1).

PER SECTION 188(a) OF THE PLANNING CODE noncomplying structures are not permitted to be expanded. The existing building is considered a legal noncomplying structure because portions of the building already encroach into the required rear yard. Therefore, the proposed expansion would be contrary to Section 188 of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Aaron Starr** Telephone: **(415) 558-6362** E-Mail: aaron.starr@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/2010.0221V.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 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.

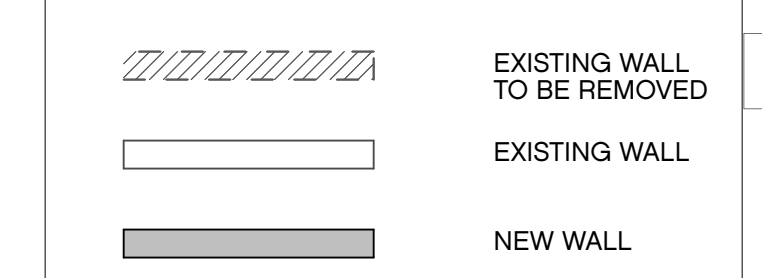
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

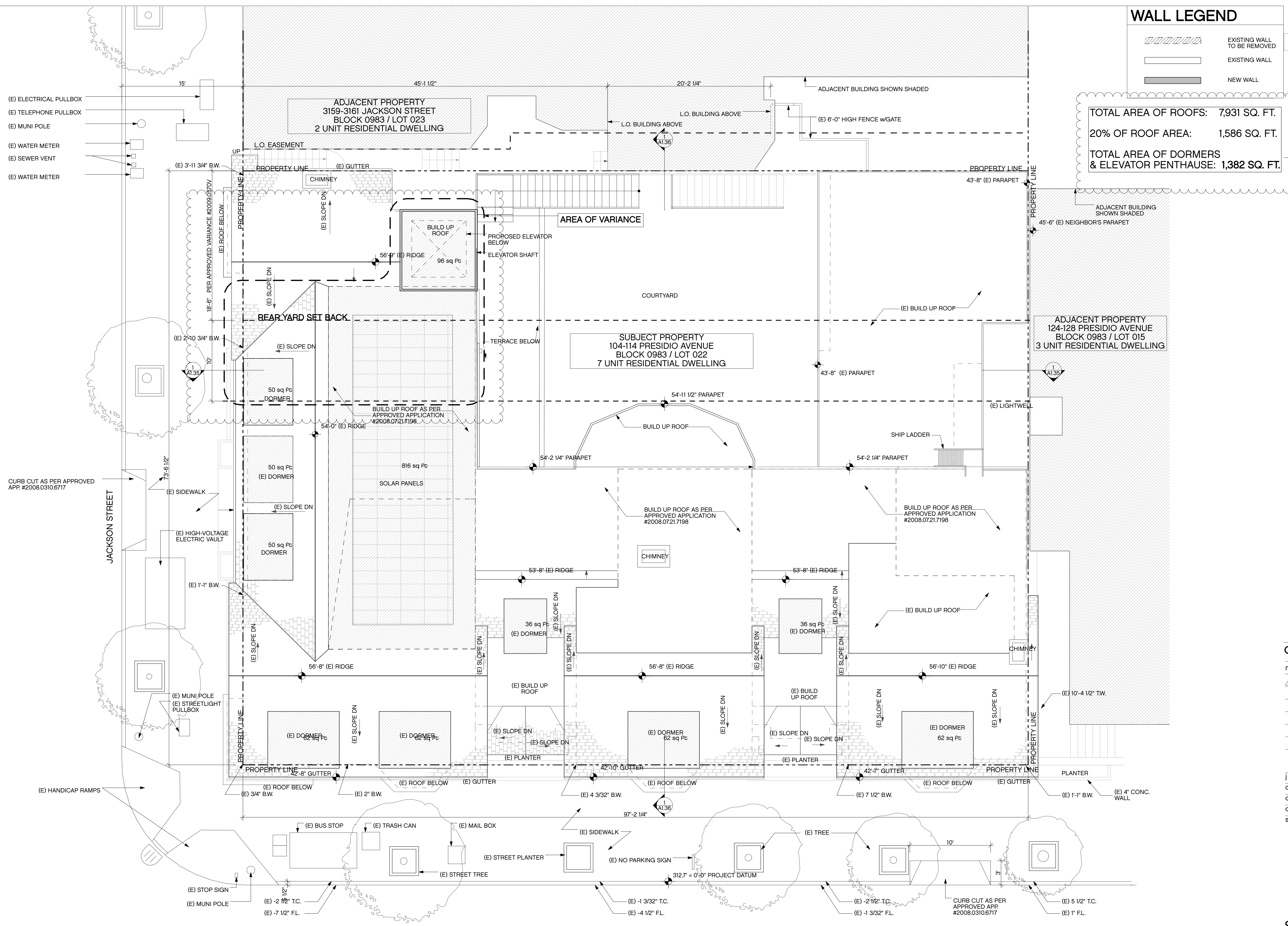
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

WALL LEGEND



TOTAL AREA OF ROOFS: 7,931 SQ. FT.
20% OF ROOF AREA: 1,586 SQ. FT.
TOTAL AREA OF DORMERS
& ELEVATOR PENTHOUSE: 1,382 SQ. FT.

104 PRESIDIO AVE LLC
104-114 PRESIDIO AVENUE, SAN FRANCISCO, CA 94115



COURTYARD VARIANCE


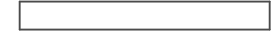

revisions	by:
Revision 1-06/02/2010	

job #:	0905
date:	23 MAR. 10
drawn:	MA
checked:	GF
scale:	AS NOTED

1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

SITE PLAN

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL



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 e architects@butlerarmsden.com
 www.butlerarmsden.com

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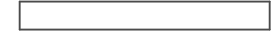

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1 WEST ELEVATION DEMOLITION
 SCALE: 1/4" = 1'-0"

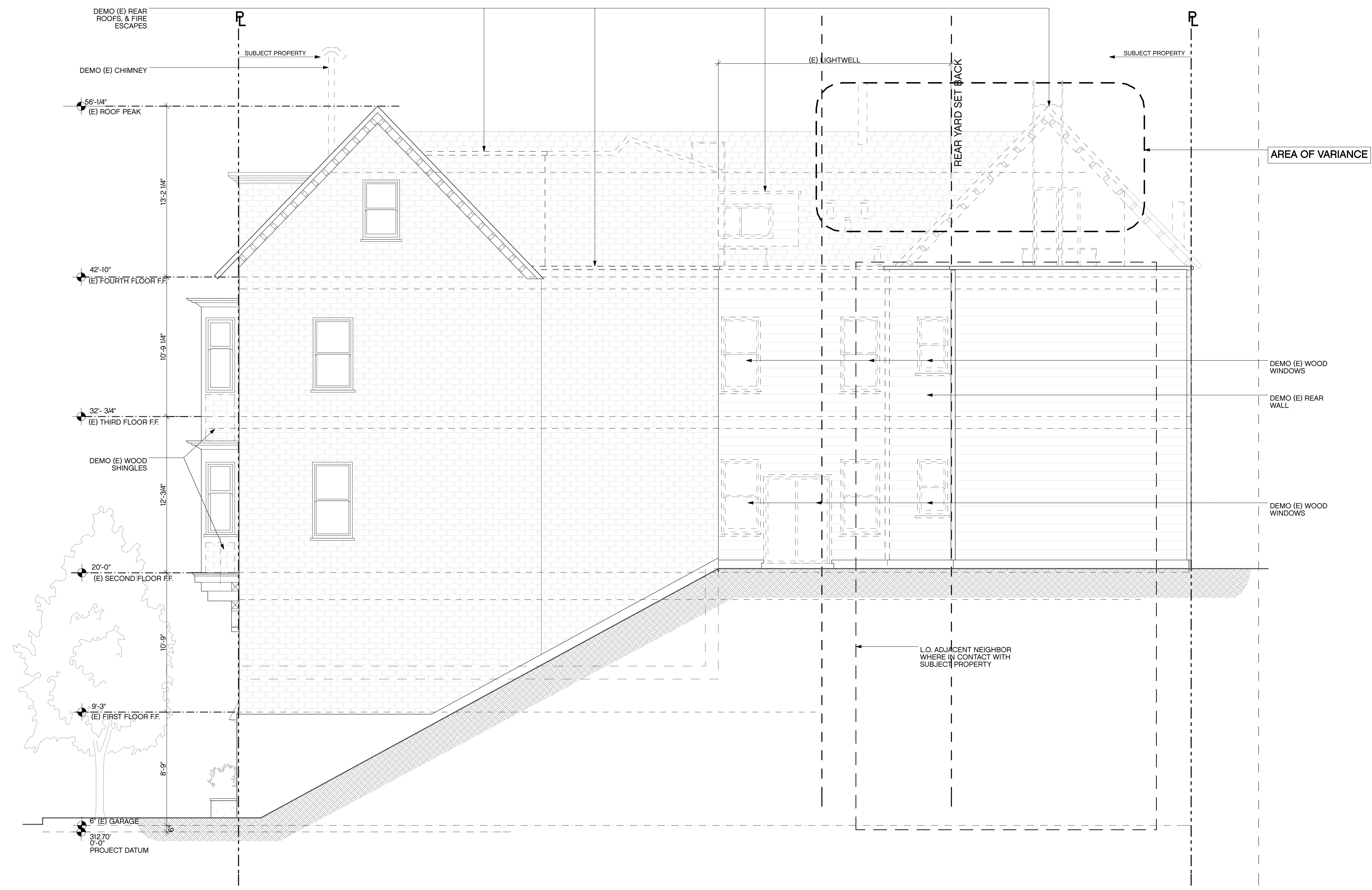
**WEST ELEVATION
 DEMOLITION**

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

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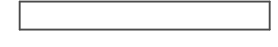

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1 SOUTH ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

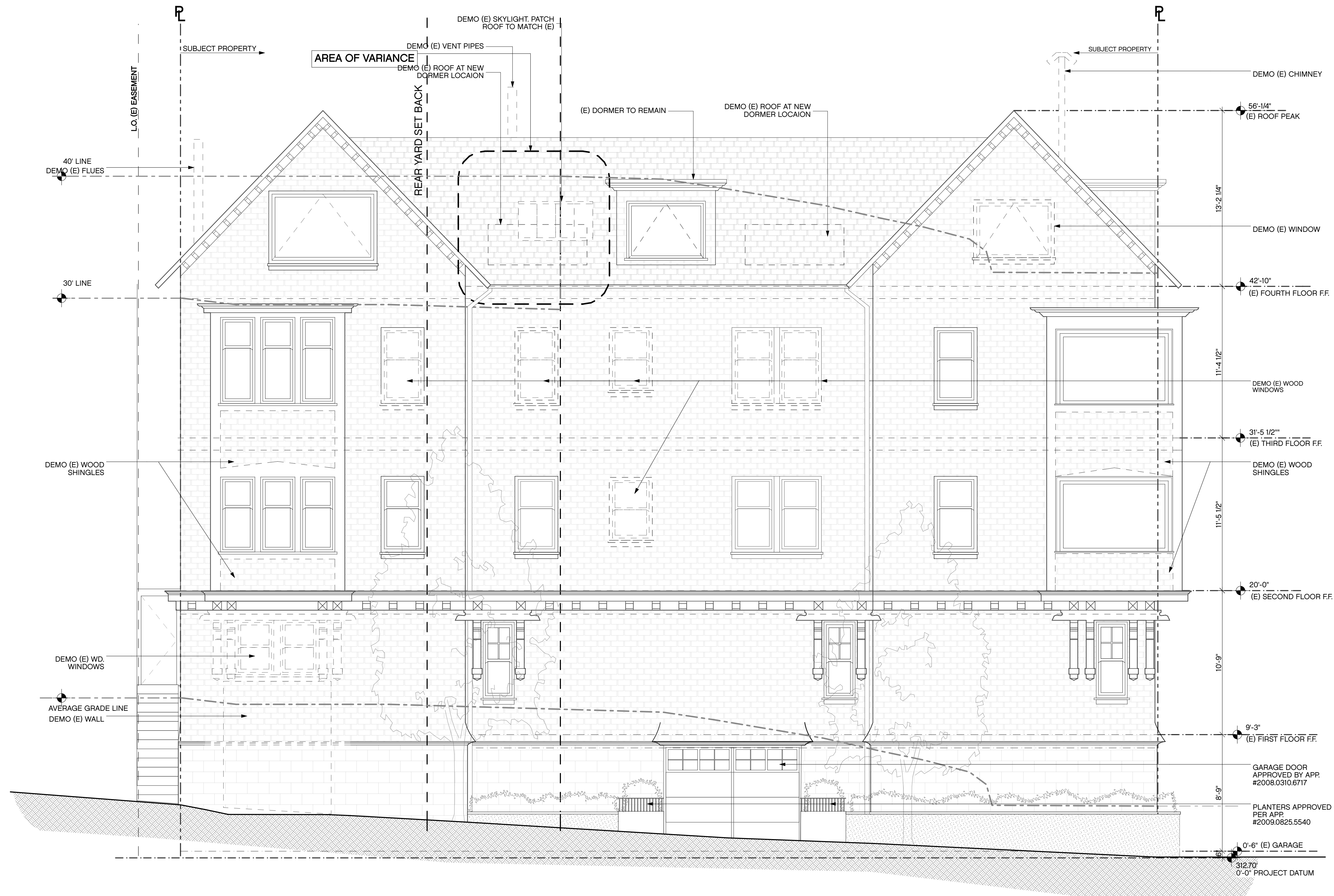
SOUTH ELEVATION DEMOLITION

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

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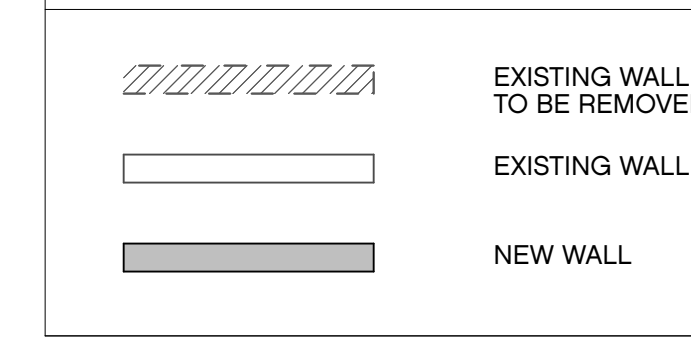
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1 NORTH ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

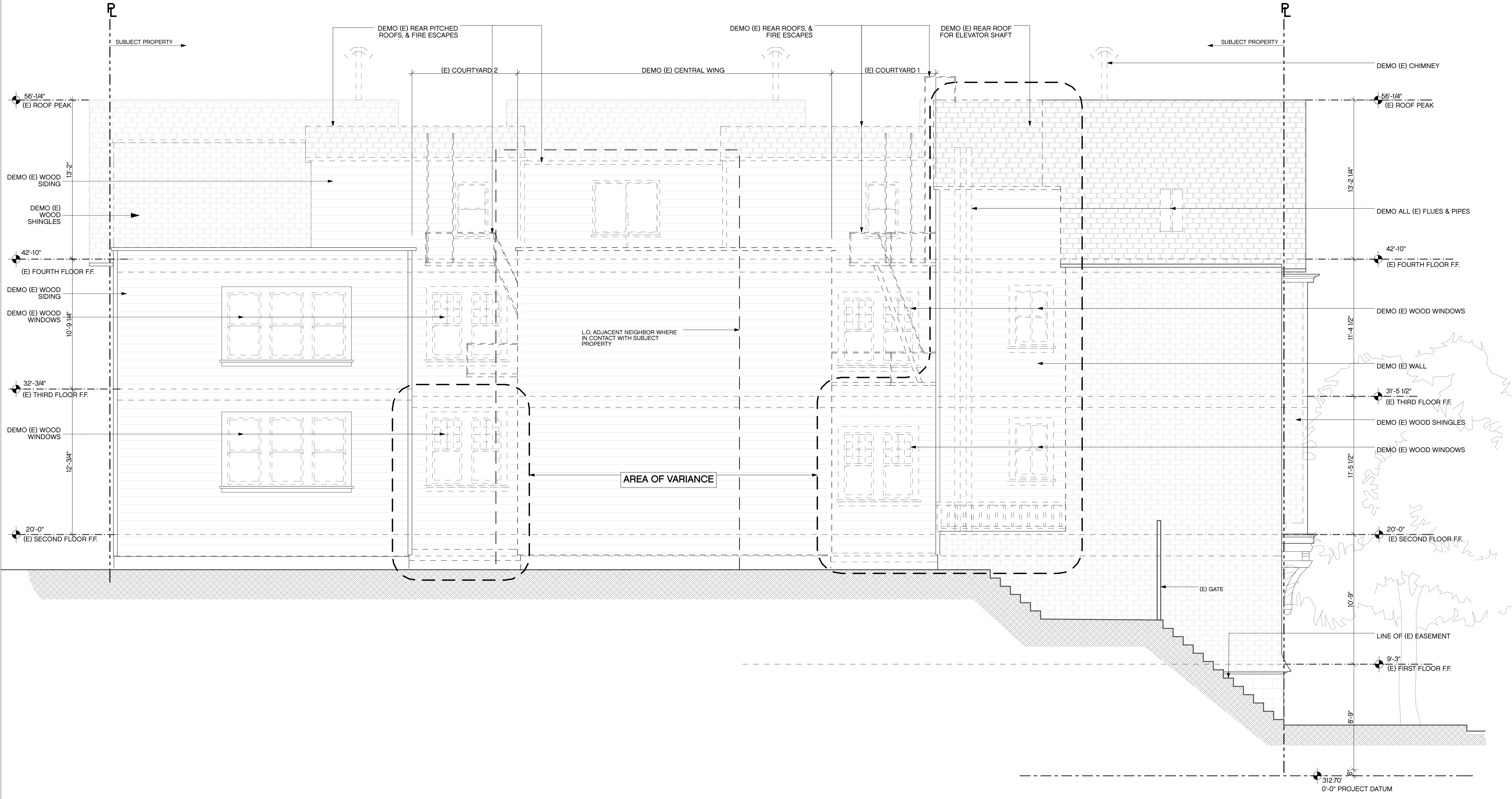
NORTH ELEVATION DEMOLITION

WALL LEGEND



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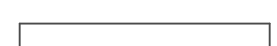

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1 EAST ELEVATION DEMOLITION
SCALE: 1/4" = 1'-0"

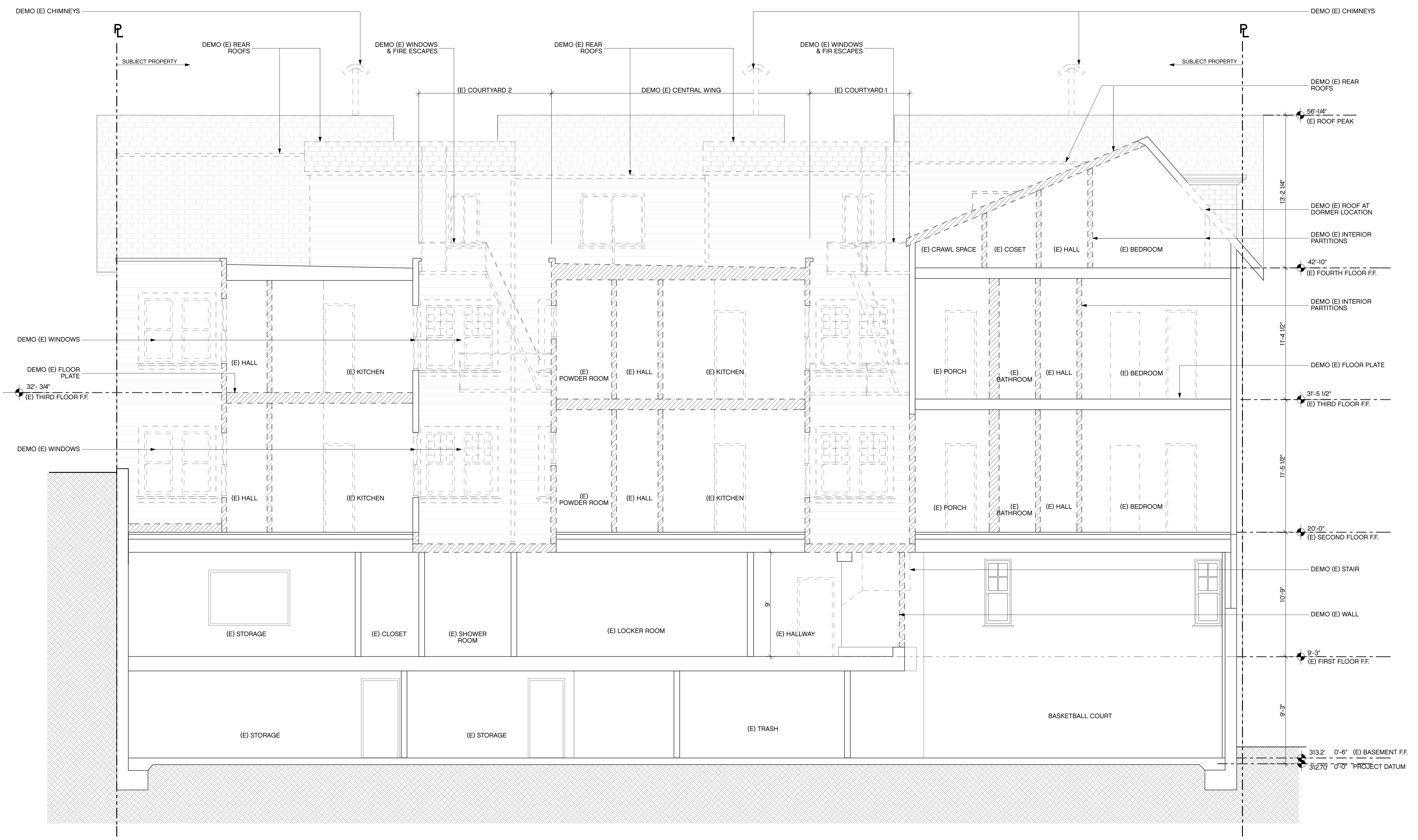
EAST ELEVATION DEMOLITION

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

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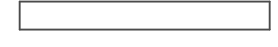

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1 DEMOLITION NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0"

DEMOLITION
NORTH-SOUTH
SECTION

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

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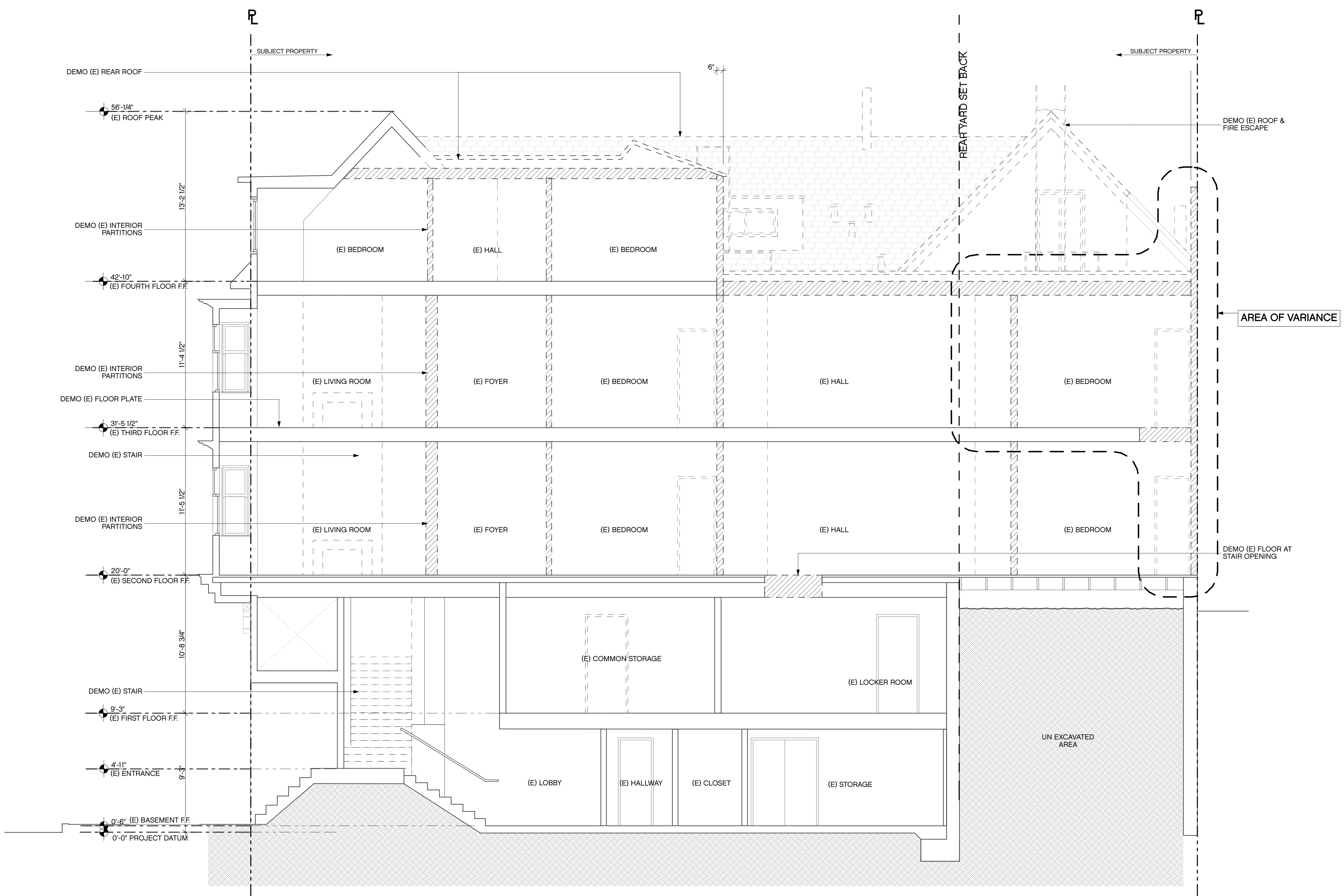
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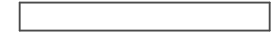

DEMOLITION EAST-WEST SECTION

A1.12



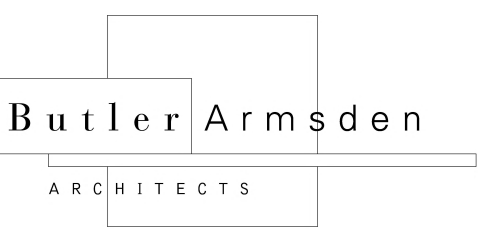
1 DEMOLITION EAST-WEST SECTION
SCALE: 1/4" = 1'-0"

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

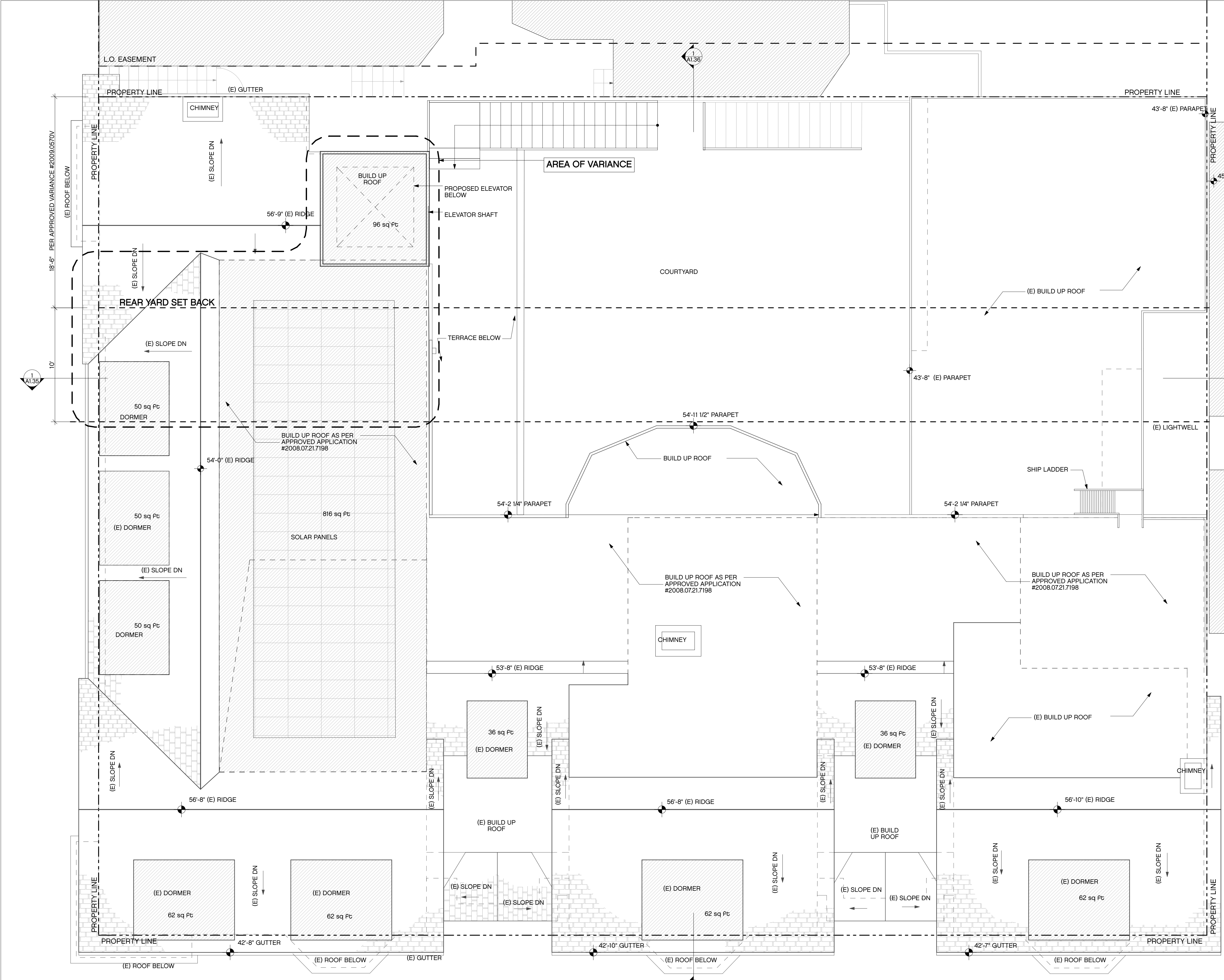
GENERAL NOTES

1. FOR DOORS AND WINDOWS, SEE DOOR AND WINDOW SCHEDULE, SHEET A2.X.
2. FOR PLUMBING FITTINGS AND FIXTURES SEE SCHEDULES, SHEET A2.X.
3. FOR FINISHES, SEE FINISH SCHEDULE, SHEET A2.X.



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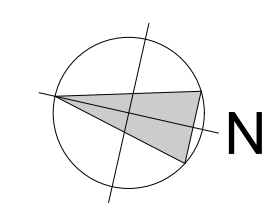


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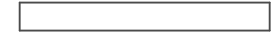

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ROOF PROPOSED PLAN



1 PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL



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COURTYARD VARIANCE

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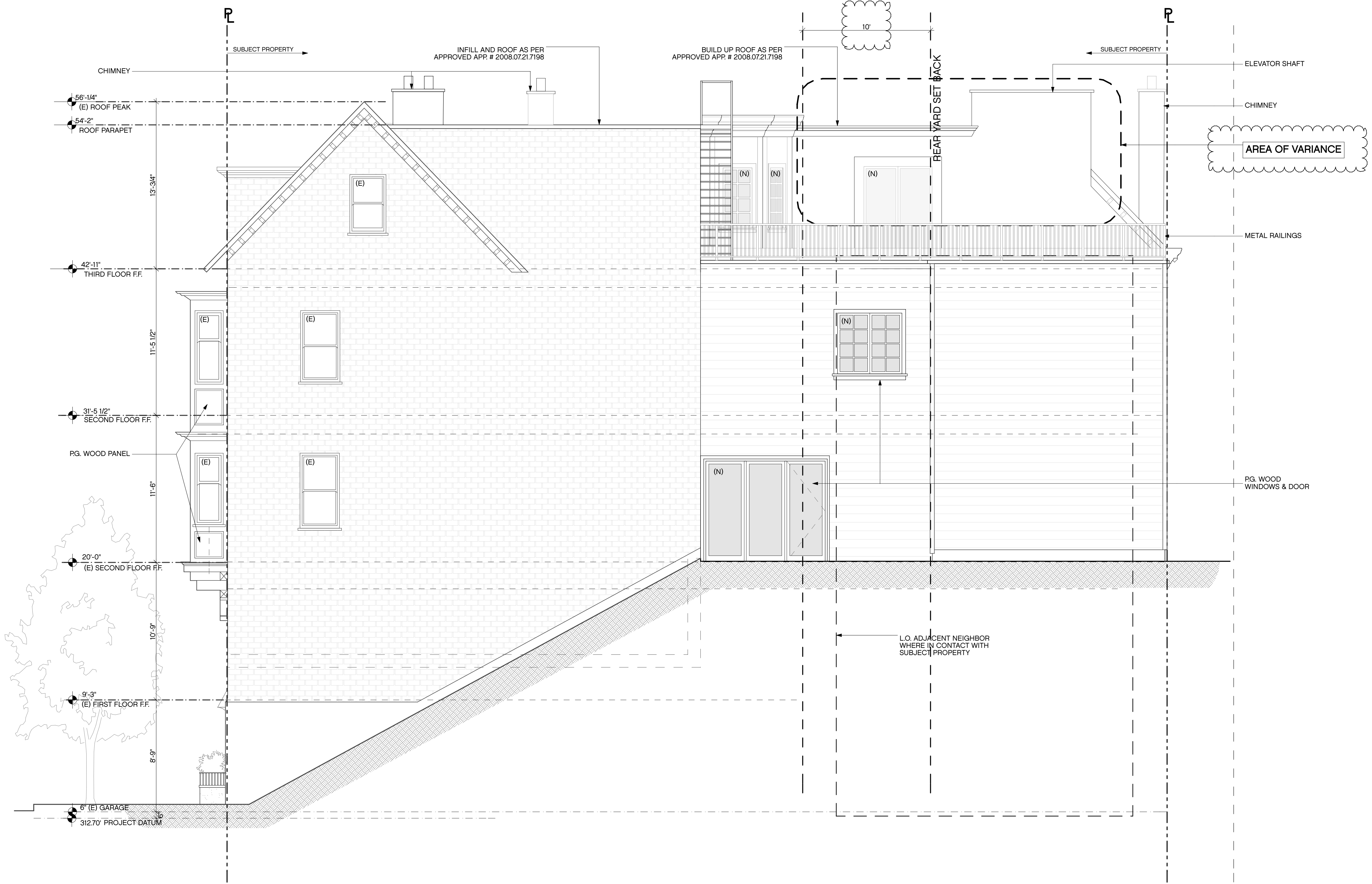
1 PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION

WALL LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL
	NEW WALL

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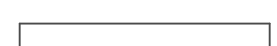

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▲ Revision 1-06/02/2010	

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1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

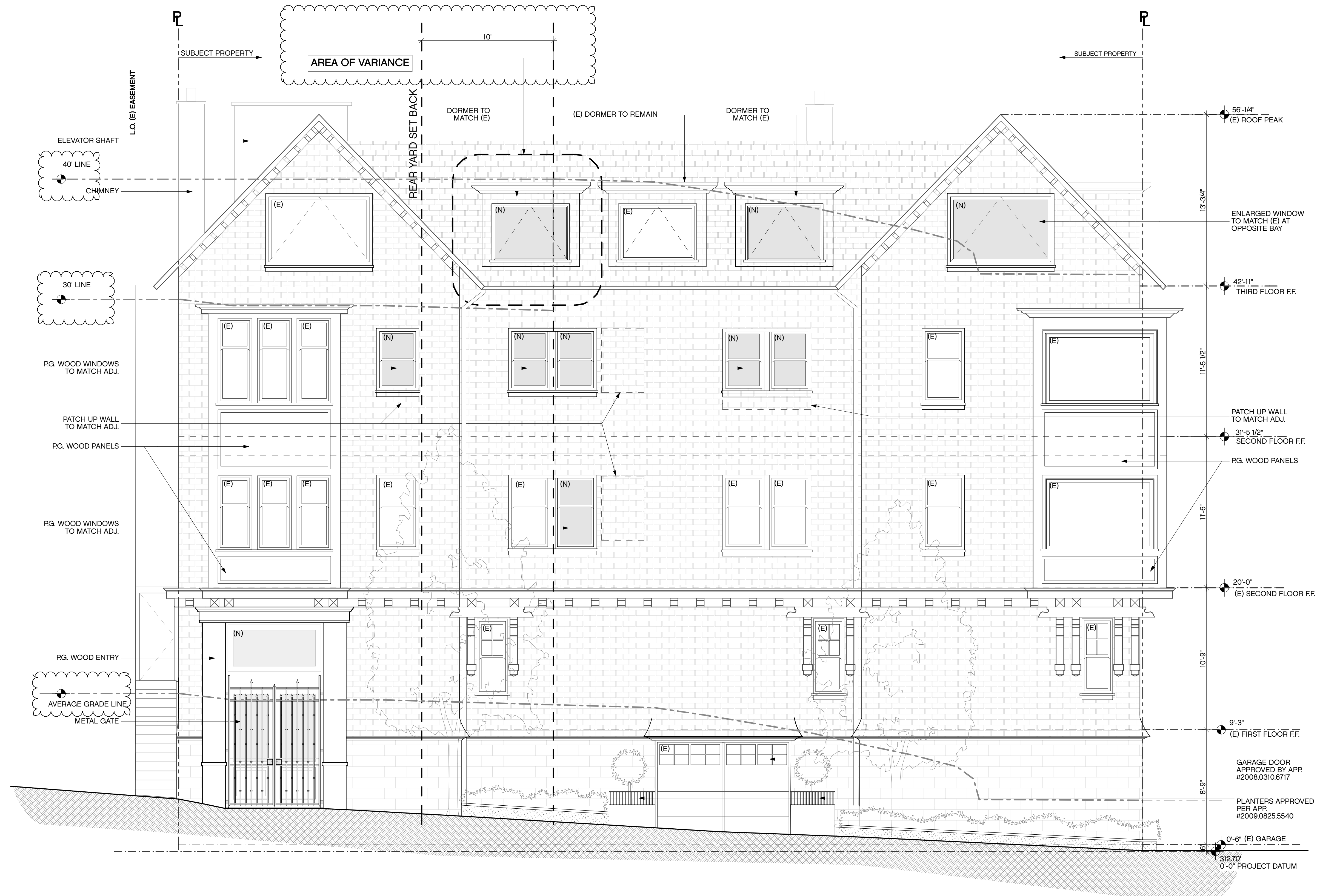
PROPOSED SOUTH ELEVATION

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL



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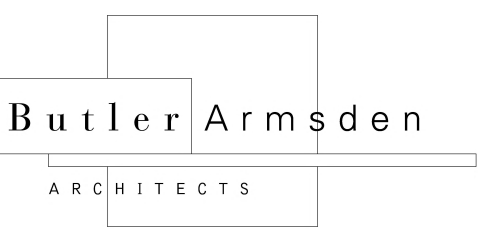
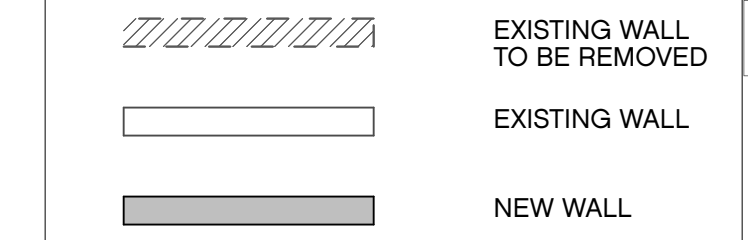
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↑ Revision 1-06/02/2010	

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1 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

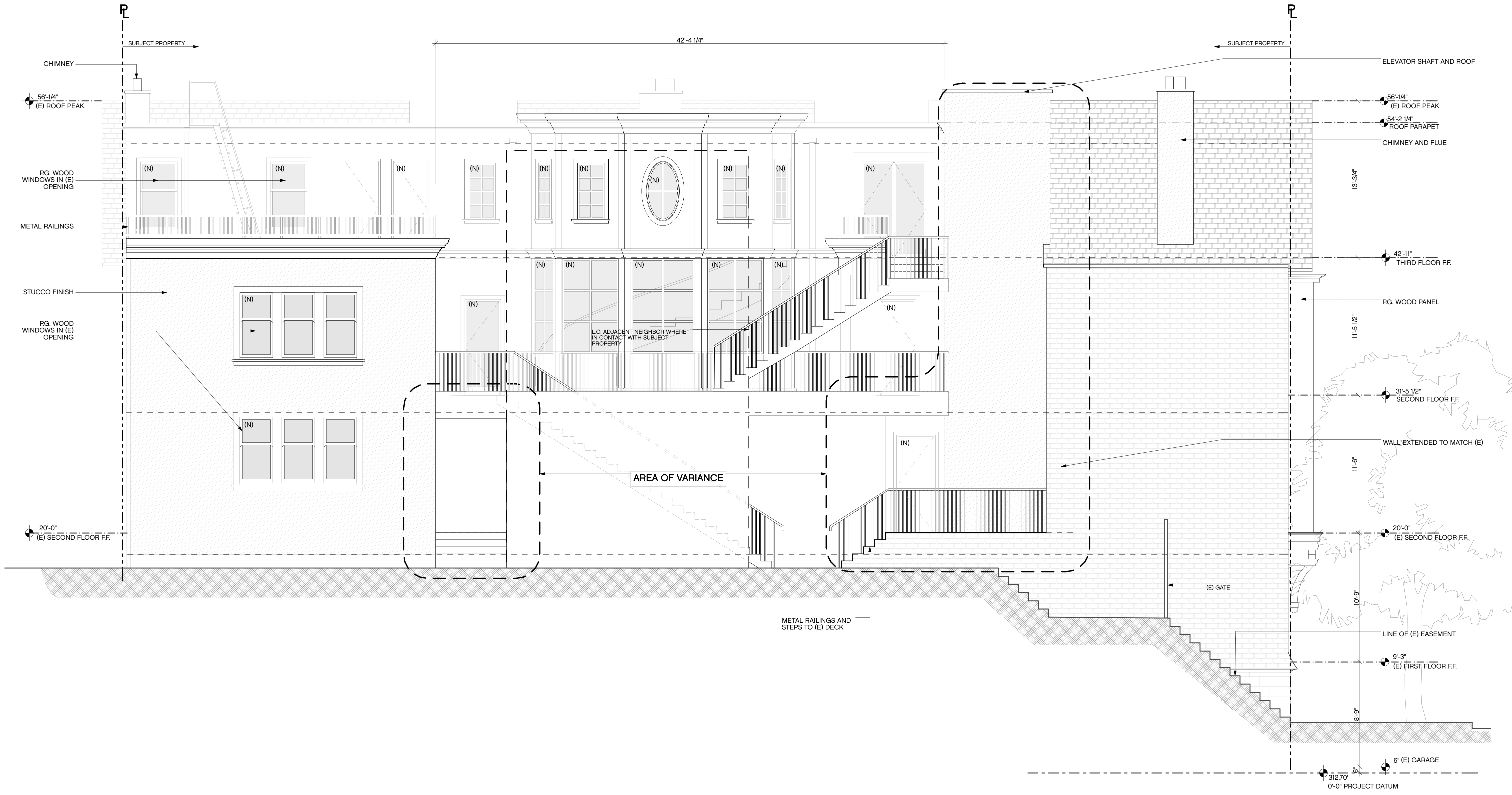
PROPOSED
 NORTH
 ELEVATION

WALL LEGEND



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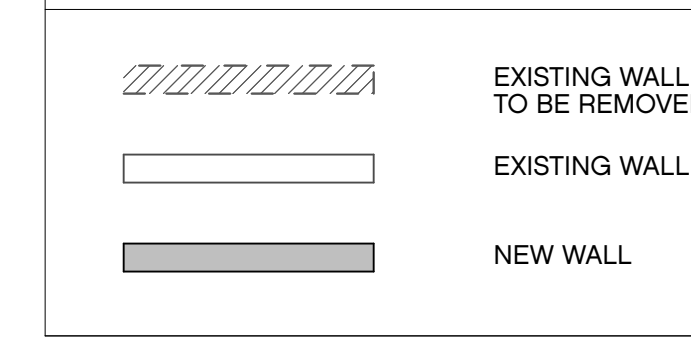
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1 PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

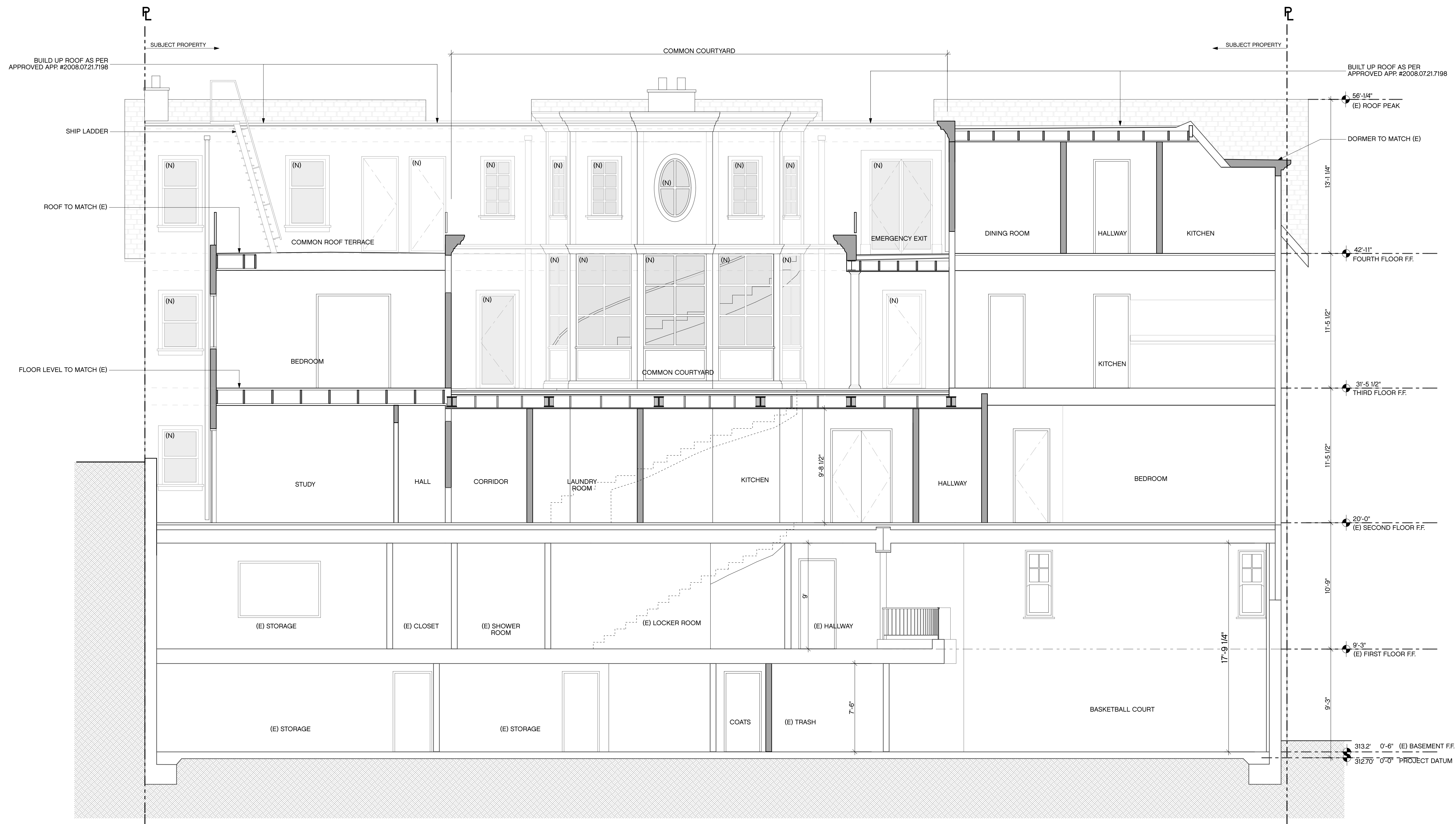
PROPOSED EAST ELEVATION

WALL LEGEND



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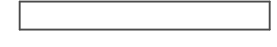

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1 PROPOSED NORTH-SOUTH SECTION
SCALE: 1/4" = 1'-0"

NORTH-SOUTH SECTION

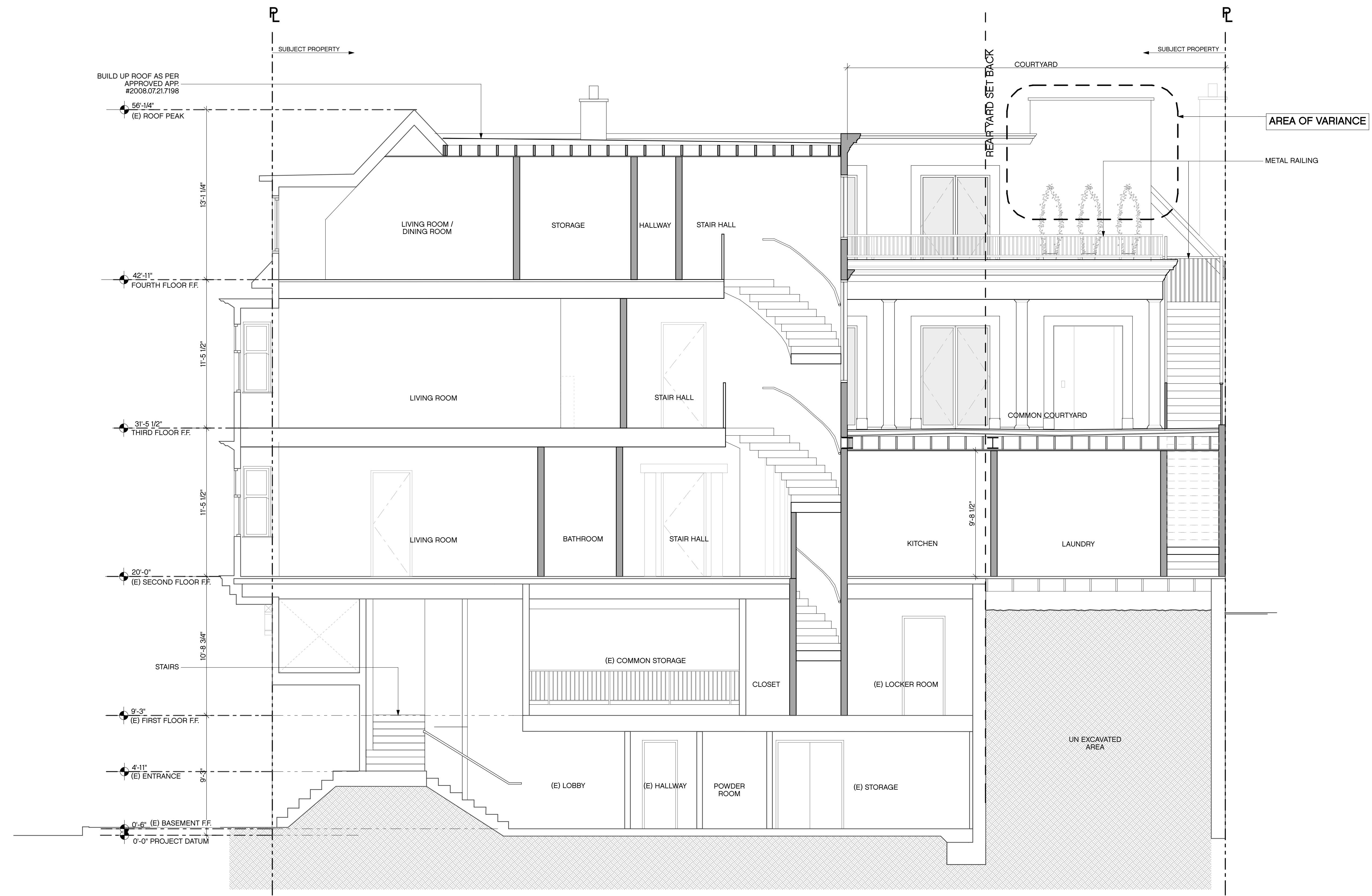
A3.5

WALL LEGEND

-  EXISTING WALL TO BE REMOVED
-  EXISTING WALL
-  NEW WALL

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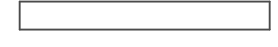

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EAST-WEST SECTION

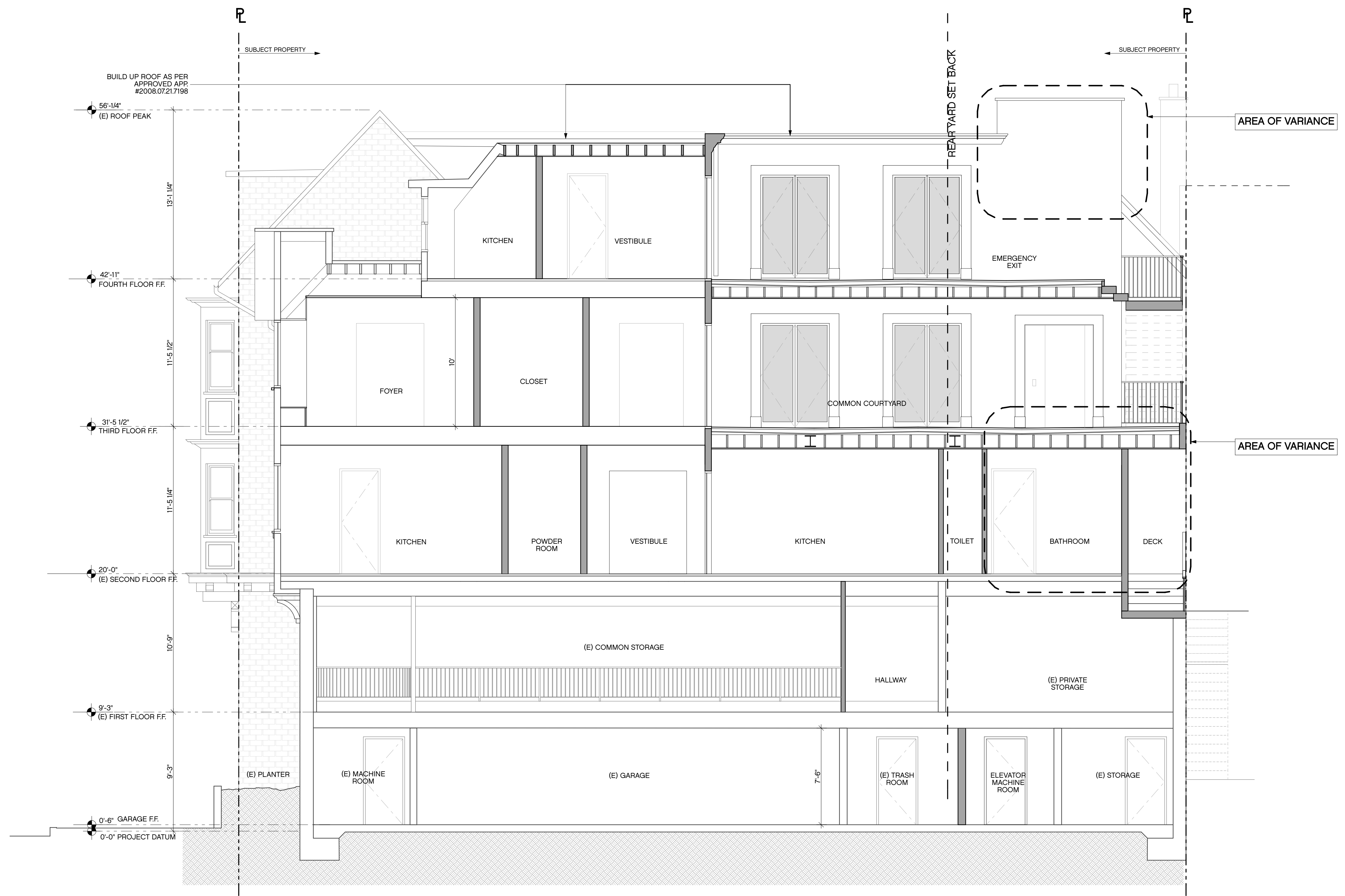
WALL LEGEND

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	EXISTING WALL
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1 PROPOSED COURTYARD NORTH ELEVATION
SCALE: 1/4" = 1'-0"


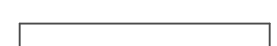

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COURTYARD
NORTH
ELEVATION

WALL LEGEND

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-  EXISTING WALL
-  NEW WALL

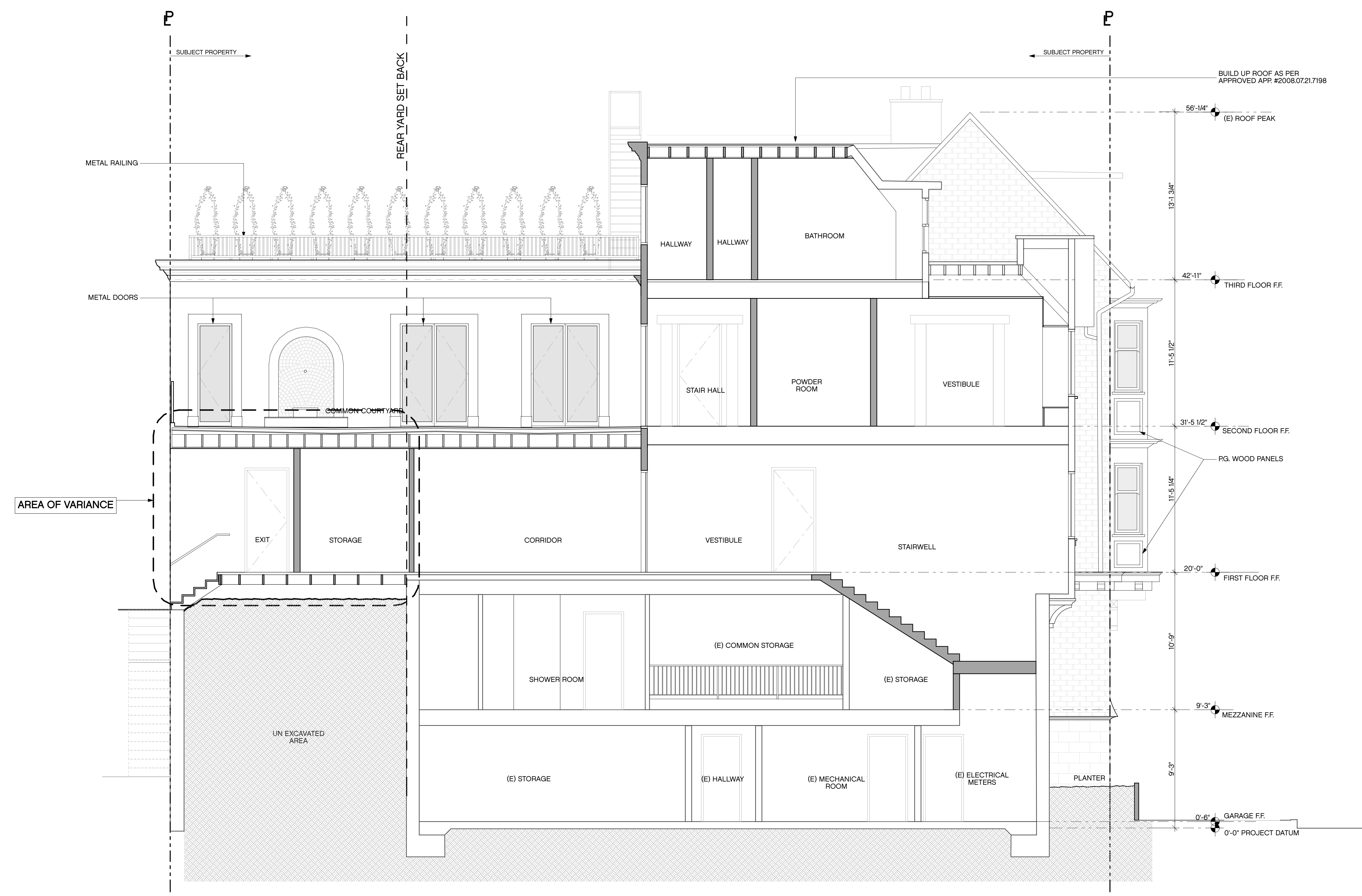
GENERAL NOTES

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2. FOR PLUMBING FITTINGS AND FIXTURES SEE SCHEDULES, SHEET A2.X.
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1 PROPOSED COURTYARD SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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SOUTH
ELEVATION