



# 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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
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, July 28, 2010**  
 Time: **Beginning at 9:30 AM**  
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**  
 Case Type: **Variance (Rear Yard, Exposure, Parking, Nonconforming Structure)**  
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>2207 25th Street</b>	Case No.: <b>2010.0231V</b>
Cross Street(s): <b>De Haro &amp; Rhode Island</b>	Building Permit:
Block /Lot No.: <b>4282A / 023</b>	Applicant/Agent: <b>James Karrick</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(415) 816-4186</b>
Area Plan:	

### PROJECT DESCRIPTION

The proposal is to legalize an existing structure containing one dwelling unit in the rear yard. No physical construction is proposed as part of the project. The structure is approximately 415 square feet.

**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 existing structure is located completely within the required rear yard. However, there is a yard between the 2 buildings measuring 22'-9" by 25'-0". Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

**PER SECTION 140 OF THE PLANNING CODE** the subject dwelling unit is required to have at least one room that is at least 120 square feet that faces one of the following open areas: a public street or alley of at least 25 feet in width, a code complying rear yard, or an inner court measuring at least 25 feet in every direction. The proposed second unit does not meet this requirement.

**PER SECTION 151 OF THE PLANNING CODE** one off-street parking space is required for each dwelling unit. There is one existing off-street parking space for the existing single-family residence. With the addition of a second dwelling unit, the parking requirement for this project is two off-street parking spaces. No additional parking spaces are proposed by this project. Therefore a parking variance is sought for one parking space.

**PER SECTION 188 OF THE PLANNING CODE** the intensification of any discrepancy in the requirements of the Planning Code is prohibited. Therefore, the legalization of the existing nonconforming structure requires a variance from Section 188 of the Planning Code as it does not comply with Planning Code Sections 134, 140, and 151.

### ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Erika S. Jackson** Telephone: **(415) 558-6363** E-Mail: [erika.jackson@sfgov.org](mailto: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/2010.0231V.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.

**SCOPE OF WORK:**

IN COMPLIANCE TO NOTICE OF VIOLATION COMPLAINT# 201033581, DOCUMENTING PRE-EXISTING WORK DONE WITHOUT PERMITS AND CONVERTING EXISTING NONCOMPLYING STRUCTURE BY MEANS OF REAR YARD SETBACK AND OPEN SPACE VARIANCE INTO A LEGAL UNIT.

NO WORK SHALL BE PERFORMED ON STRUCTURES.

ONLY FOR DOCUMENTATION

**PROJECT INFORMATION:**

BLOCK / LOT: 4282A / 023  
 (E) USE: SINGLE FAMILY RESIDENCE  
 PROPOSED USE: SINGLE FAMILY RESIDENCE  
 ZONING: RH-2  
 HEIGHT LIMIT: 40-X  
 LOT: 25' X 100'  
 LOT AREA: 2500 SF  
 CONSTRUCTION: TYPE-V-B

**SHEET INDEX**

ARCHITECTURAL  
 A0.1 INDEX, PROJECT INFO, NOTES  
 A2.1 EXISTING FLOOR PLAN  
 A2.2 EXISTING ROOF PLAN  
 A3.1 EXISTING ELEVATIONS  
 A3.2 EXISTING ELEVATIONS

**PROJECT DIRECTORY:**

OWNER / BUILDER  
 JAMES KARRICK  
 2207 25th Street  
 San Francisco, CA 94107  
 Phone: 415.816.4186

**APPLICABLE CODES:**

2007 CALIFORNIA BUILDING CODE  
 W/ 2007 S.F. ADMENDMENTS  
 2007 CALIFORNIA FIRE CODE  
 W/ 2007 S.F. ADMENDMENTS  
 2007 CALIFORNIA PLUMBING CODE  
 W/ 2007 S.F. ADMENDMENTS  
 2007 CALIFORNIA ELECTRICAL  
 W/ 2007 S.F. ADMENDMENTS  
 2007 CALIFORNIA MECHANICAL CODE  
 W/ 2007 S.F. ADMENDMENTS  
 2007 S.F. HOUSING CODE  
 2005 CALIFORNIA ENERGY CODE  
 ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

**CLIENT:**

JAMES KARRICK  
 2207 25TH STREET  
 SAN FRANCISCO, CA 94107

**DESIGNER:**

JAMES KARRICK  
 2207 25TH STREET  
 SAN FRANCISCO, CA 94107

**REAR YARD SETBACK VARIANCE**  
**2207 25TH STREET**  
**SAN FRANCISCO, CALIFORNIA 94107**  
**BLOCK / LOT: 4282A / 022**

**PROJECT INFO.,  
 INDEX, VICINITY  
 MAP, AERIAL MAP**

Date: 03.31.10

Scale: AS NOTED

Drawn By: M.G.

Job No: ---

Sheet

**A0.1**



**4 - STREET VIEW**

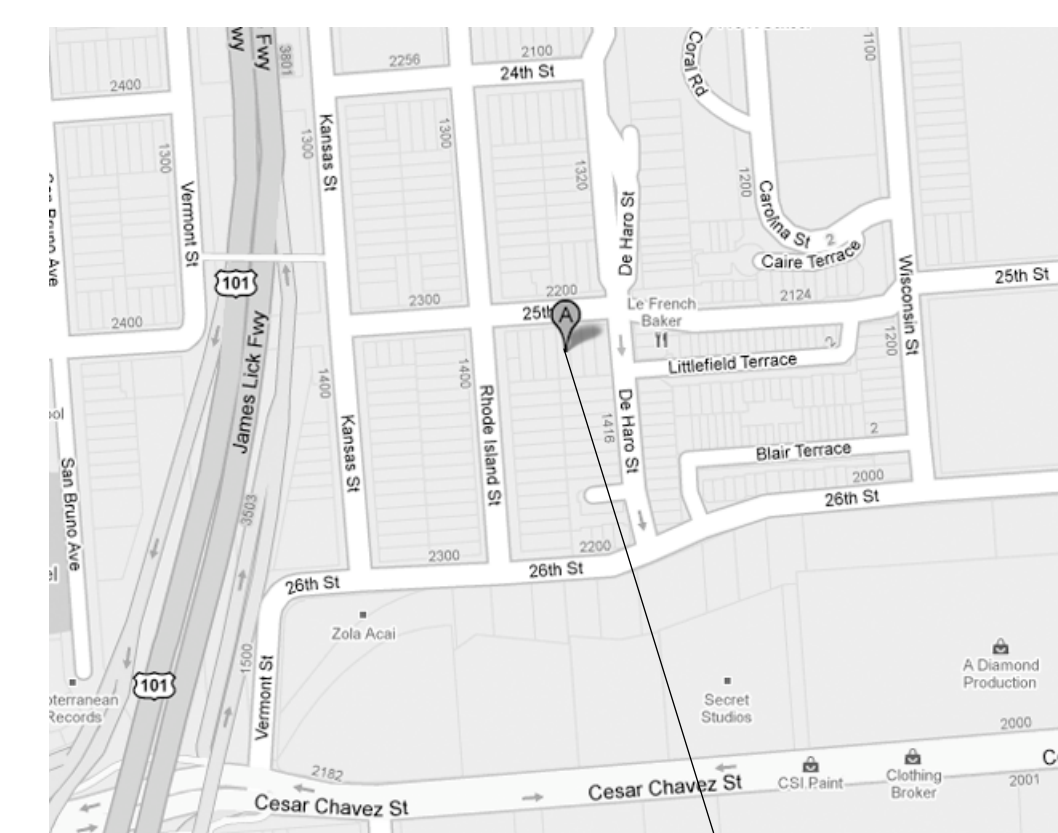
SCALE: N.T.S.



2207 25TH STREET

**2 - AERIAL VIEW**

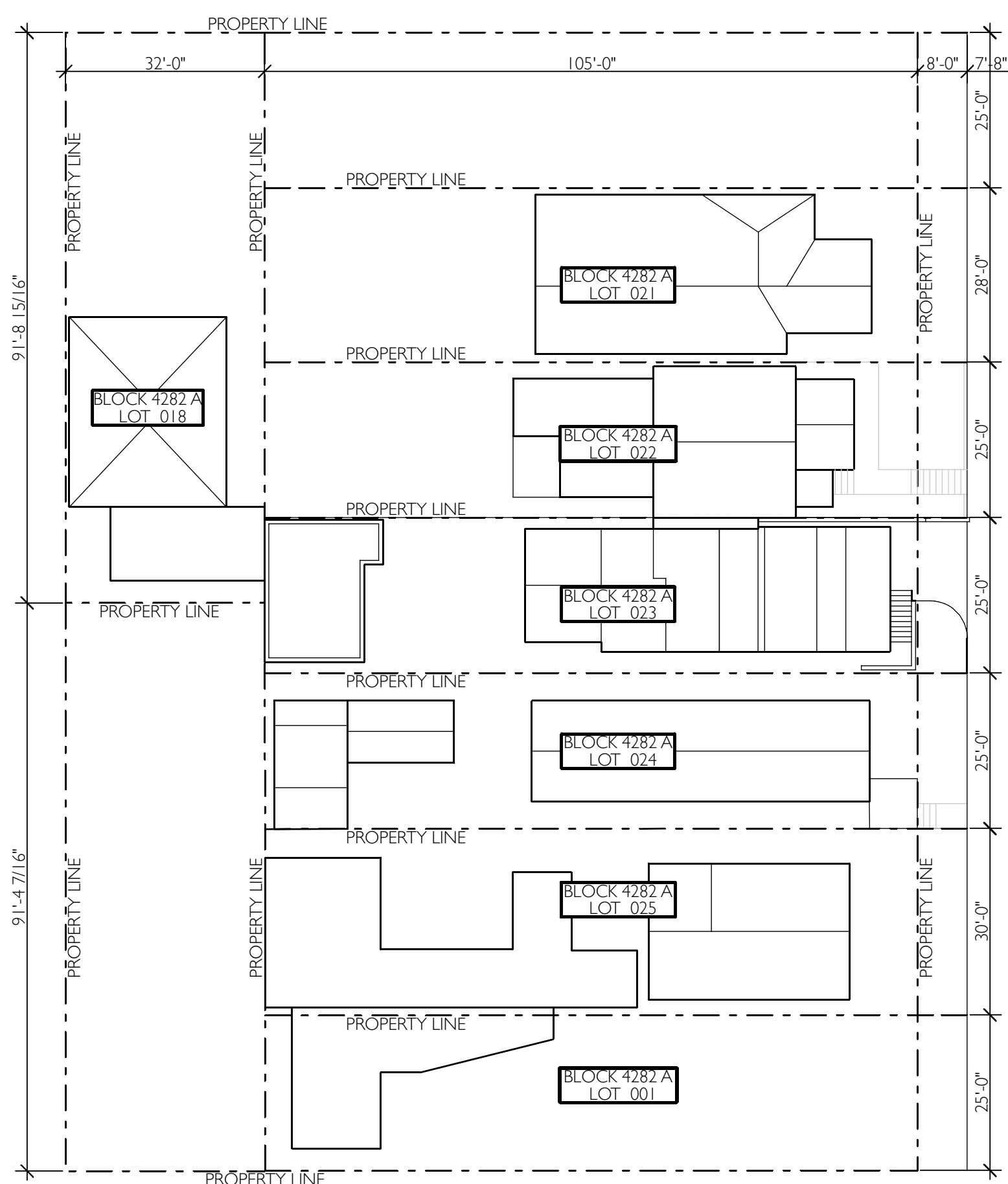
SCALE: N.T.S.



2207 25TH STREET

**1 - VICINITY MAP**

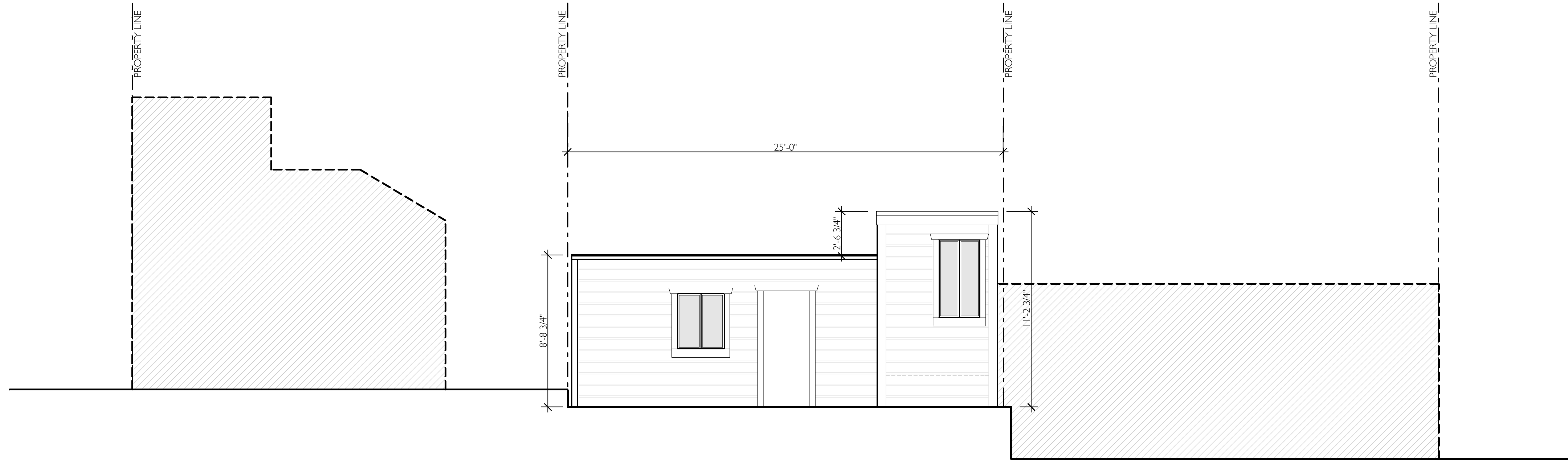
SCALE: N.T.S.



**3 - SITE PLAN**

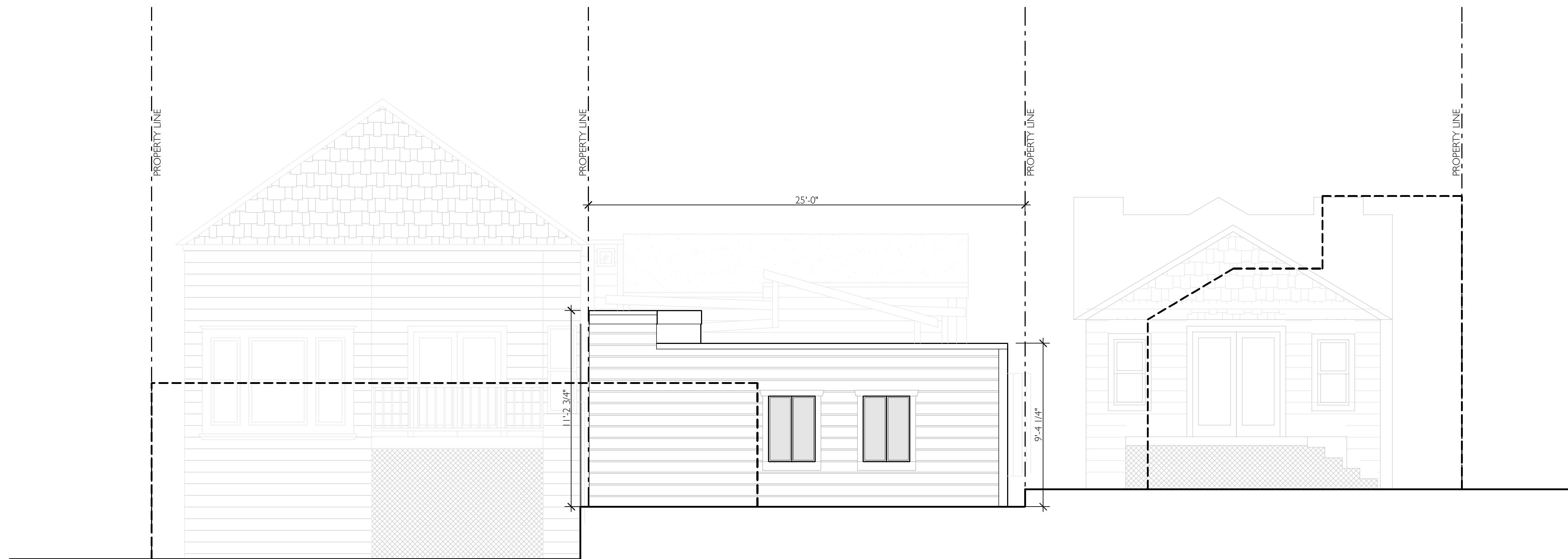
SCALE: 1" = 20'-0"





2 - EXISTING SOUTH ELEVATION

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



1 - EXISTING NORTH ELEVATION

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

CLIENT:  
 JAMES KARRICK  
 2207 25TH STREET  
 SAN FRANCISCO, CA 94107

DESIGNER:  
 JAMES KARRICK  
 2207 25TH STREET  
 SAN FRANCISCO, CA 94107

REAR YARD SETBACK VARIANCE  
 2207 25TH STREET  
 SAN FRANCISCO, CALIFORNIA 94107  
 BLOCK / LOT: 4282A / 022

EXISTING NORTH  
 AND SOUTH  
 ELEVATIONS

Date: 03.31.10

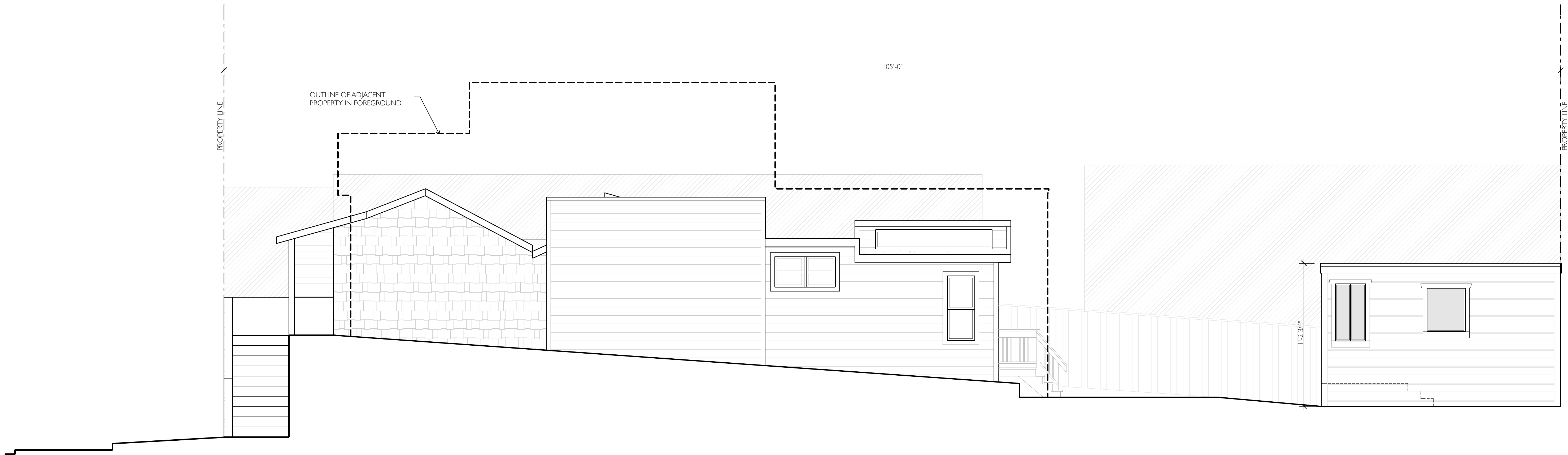
Scale: AS NOTED

Drawn By: M.G.

Job No: ---

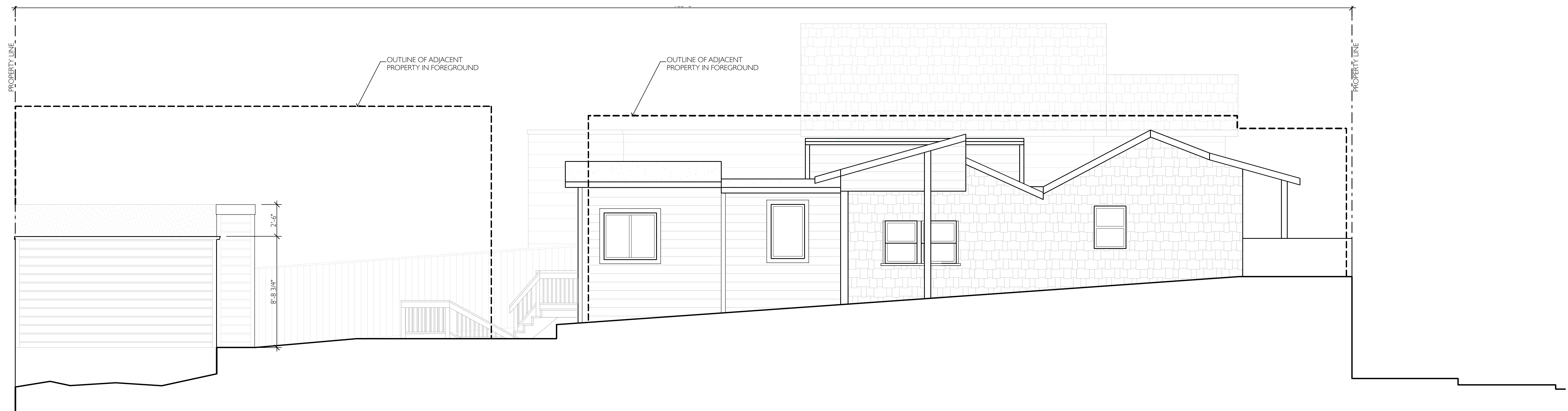
Sheet

A3.1



2 - EXISTING EAST ELEVATION

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



1 - EXISTING WEST ELEVATION

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

CLIENT:  
 JAMES KARRICK  
 2207 25TH STREET  
 SAN FRANCISCO, CA 94107

DESIGNER:  
 JAMES KARRICK  
 2207 25TH STREET  
 SAN FRANCISCO, CA 94107

REAR YARD SETBACK VARIANCE  
 2207 25TH STREET  
 SAN FRANCISCO, CALIFORNIA 94107  
 BLOCK / LOT: 4282A / 022

EXISTING EAST  
 AND WEST  
 ELEVATIONS

Date: 03.31.10

Scale: AS NOTED

Drawn By: M.G.

Job No: ---

Sheet

A3.2