



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, April 27, 2011**
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: 2853-2857 Broderick St. Cross Street(s): Filbert/Union Block /Lot No.: 0947/002 Zoning District(s): RH-2 / 40-X Area Plan: n/a	Case No.: 2010.0394V Building Permit: 2011.03.25.2839 Applicant/Agent: Stephen Antonaros Telephone: (415) 864-2261 E-Mail: santonaros@sbcglobal.net
PROJECT DESCRIPTION	
<p>The proposal is to raise the existing single-family residence three feet to insert a garage level and habitable rooms at said floor. The proposal also includes alterations at the rear of the building, a portion of which is located within the required rear yard.</p> <p>PER PLANNING CODE SECTION 134, the subject property is required to maintain a rear yard of approximately 20 feet. The existing rear deck, stairs and bay window project a total of approximately 15 feet into the required rear yard. The project proposes to retain the existing structures that project into the rear yard, including continued access to the rear yard via the rear deck and stairs. Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.</p> <p>PER PLANNING CODE SECTION 188, a noncomplying structure may be altered provided no new discrepancy is created. The rear portions of the existing building, including the rear deck and stairs, are noncomplying structures as they were originally constructed within the required rear yard. The project proposes to retain these noncomplying features while raising the building. This new discrepancy would be contrary to Section 188.</p>	
ADDITIONAL INFORMATION	
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Glenn Cabreros Telephone: (415) 558-6169 E-Mail: glenn.cabreros@sfgov.org</p>	
<p>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/2010.0394V.pdf</p>	

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.

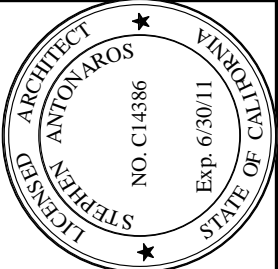
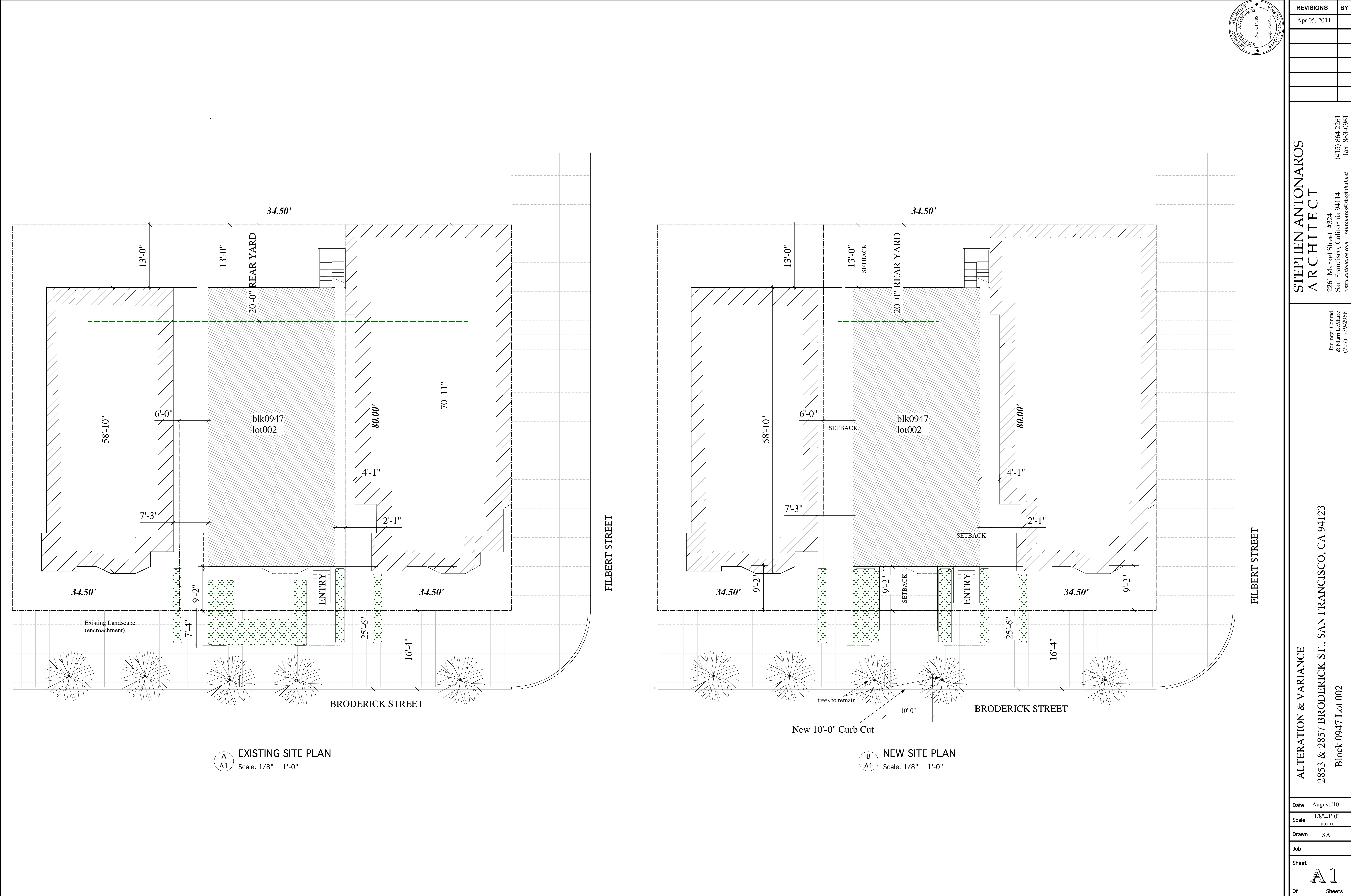
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.



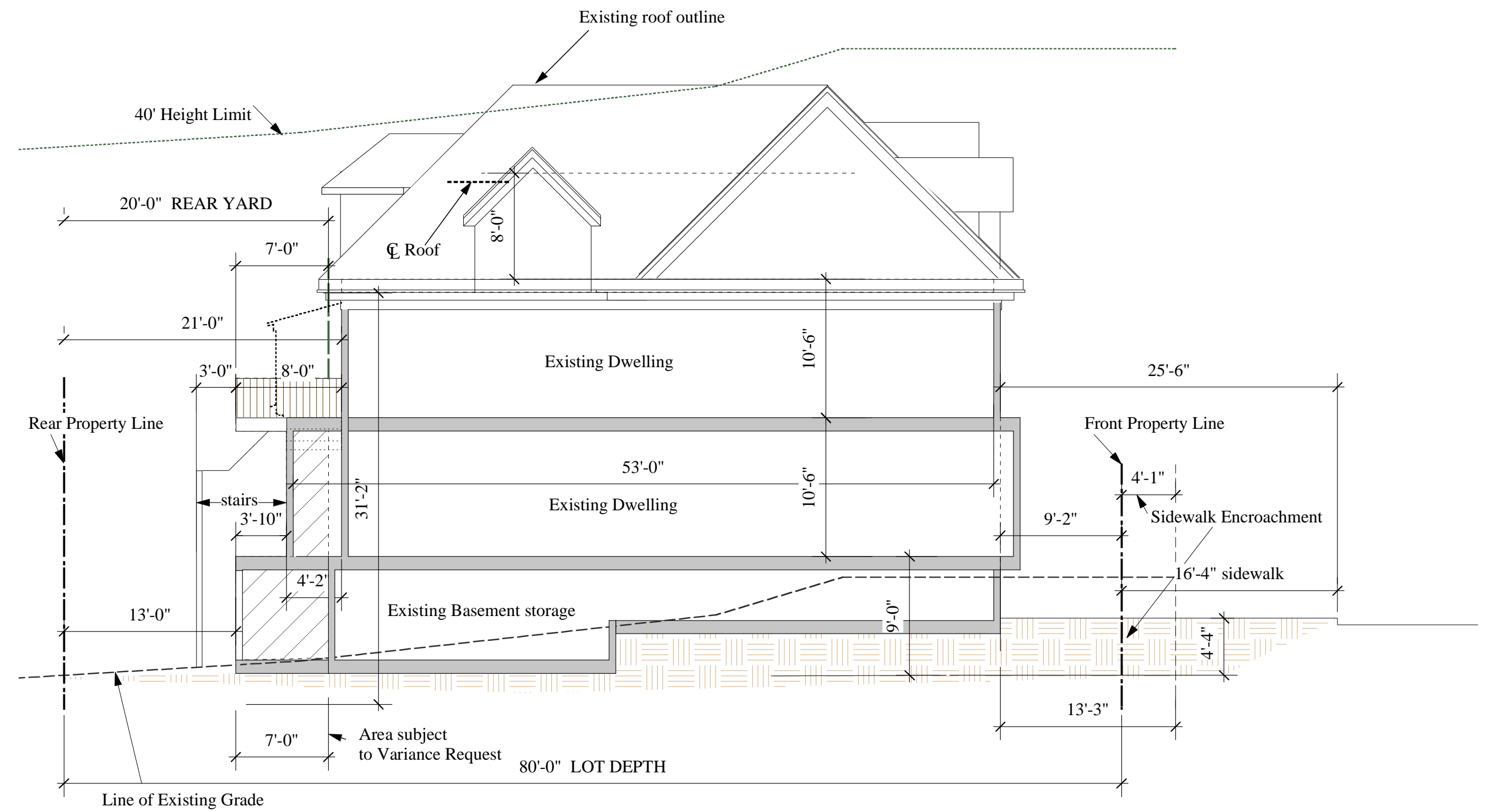
REVISIONS		BY
Apr 05, 2011		
STEPHEN ANTONAROS ARCHITECT		
2261 Market Street #324 San Francisco, California 94114 www.antonaros.com antonaros@sgdval.net (415) 864 2261 fax 883-0961		
for Peter Conrad & Mari LaMaire (707) 939-2968		
ALTERATION & VARIANCE		
2853 & 2857 BRODERICK ST., SAN FRANCISCO, CA 94123		
Block 0947 Lot 002		
Date	August '10	
Scale	1/8"=1'-0" u.o.n.	
Drawn	SA	
Job		
Sheet	A1	
Of	Sheets	



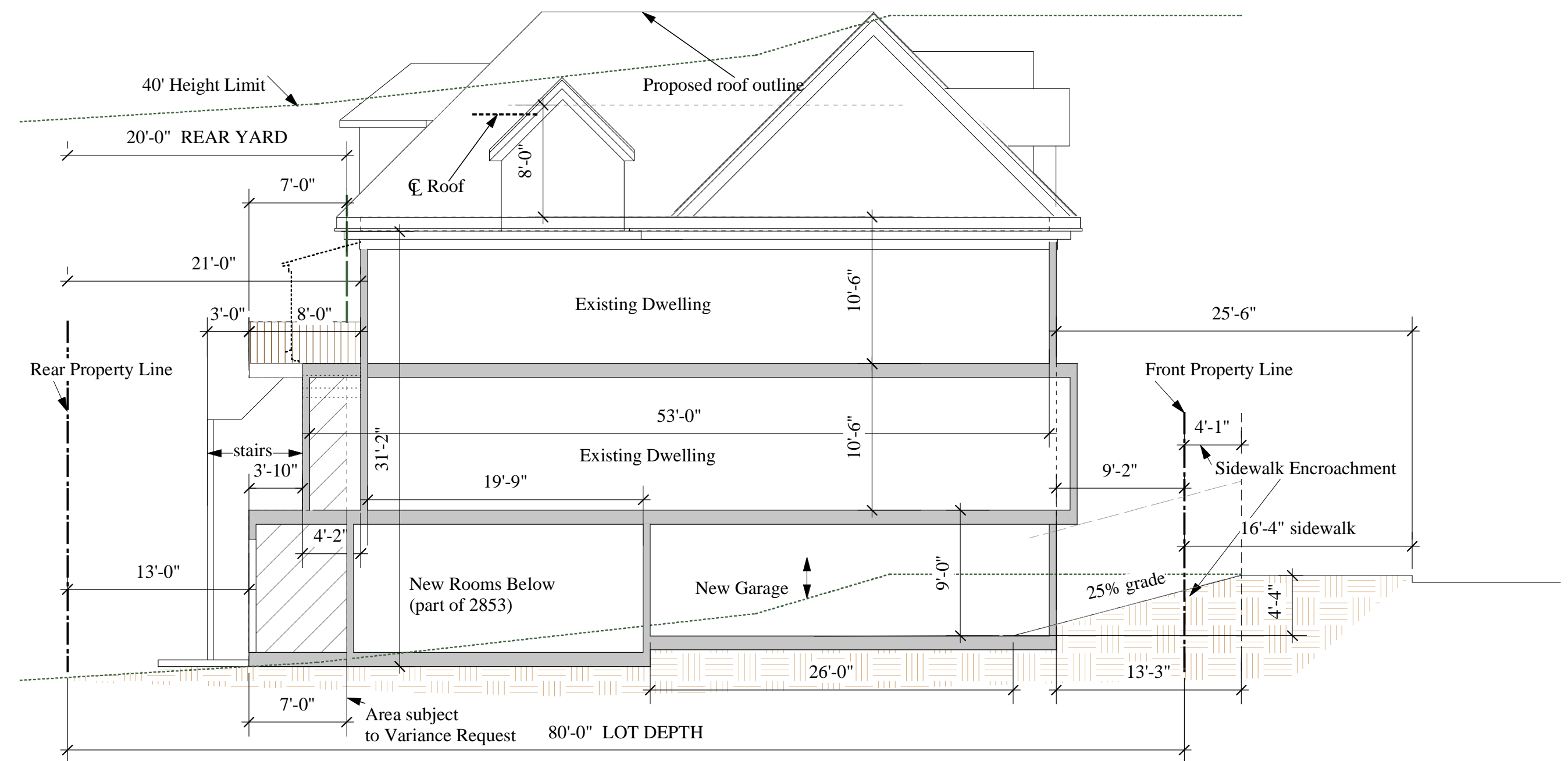
A
A5 EXISTING ELEVATION- 2853 & 2857 BRODERICK
Scale: 1/8" = 1'-0"



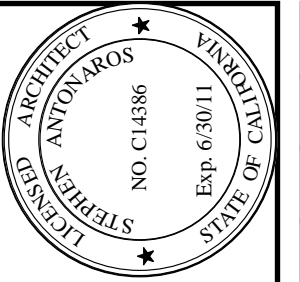
B
A5 NEW ELEVATION- 2853 & 2857 BRODERICK (raised 36")
Scale: 1/8" = 1'-0"



C
A5 Existing Building Section
Scale: 1/8" = 1'-0"



D
A5 New Building Section- RAISED
Scale: 1/8" = 1'-0"



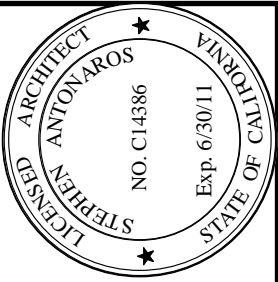
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