



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

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NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, February 23, 2011**
Time: **Beginning at 9:30 AM**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**
Case Type: **Variances (Front Setback, Section 132)**
Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 655 Sanchez Street Cross Street(s): Corner of Cumberland Block /Lot No.: 3600/029 Zoning District(s): RH-1/Dolores HtsSUD/ 40-X Area Plan: N/A	Case No.: 2010.1060V Building Permit: 2011.01.04.7843 Applicant/Agent: Jonathan Feldman, Feldman Architecture Telephone: (415)252-1441 E-Mail: jfeldman@feldmanarchitecture.com
PROJECT DESCRIPTION	
<p>The proposal is to change the design of the permitted bay window at the north elevation (Collingwood Street side) and to allow a deck at the roof of the bay. The variance would allow for the squaring-off of the approved angled bay window, to allow the creation of a rectangular bay window that measures 15'-0" wide x 3'-0" deep. The new bay window does not conform to the limitations of a permitted obstruction, as described in Planning Code Section 136(c)(2)(B).</p> <p>PER SECTION 132 OF THE PLANNING CODE the Subject Property is required to maintain a front setback of approximately 14'-0", measured parallel to the front property line. The approved bay window is trapezoidal in shape, and is considered a permitted obstruction, pursuant to Planning Code Section 136(c)(2)(B); the proposed bay window is rectangular in shape, and exceeds the maximum dimensions allowed for permitted obstructions under Planning Code Section 136(c)(2)(B).</p>	
ADDITIONAL INFORMATION	
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Elizabeth Watty Telephone: (415) 558-6620 E-Mail: Elizabeth.Watty@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/2010.1060V.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, 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.



1 EXISTING PERMITTED EAST ELEVATION
1/4" = 1'-0"

0' 2' 4' 6'
SCALE: 1/4" = 1'-0"

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info@feldmanarchitecture.com



655 SANCHEZ STREET
SAN FRANCISCO, CA 94114
OWNERS: JOHN BOKELMAN & BETH ROGOWSKI - 415.203.6008

CURRENT ELEVATION: SEE LA, 008
SITE POINT: 0000000

PREVIOUS ELEVATION:

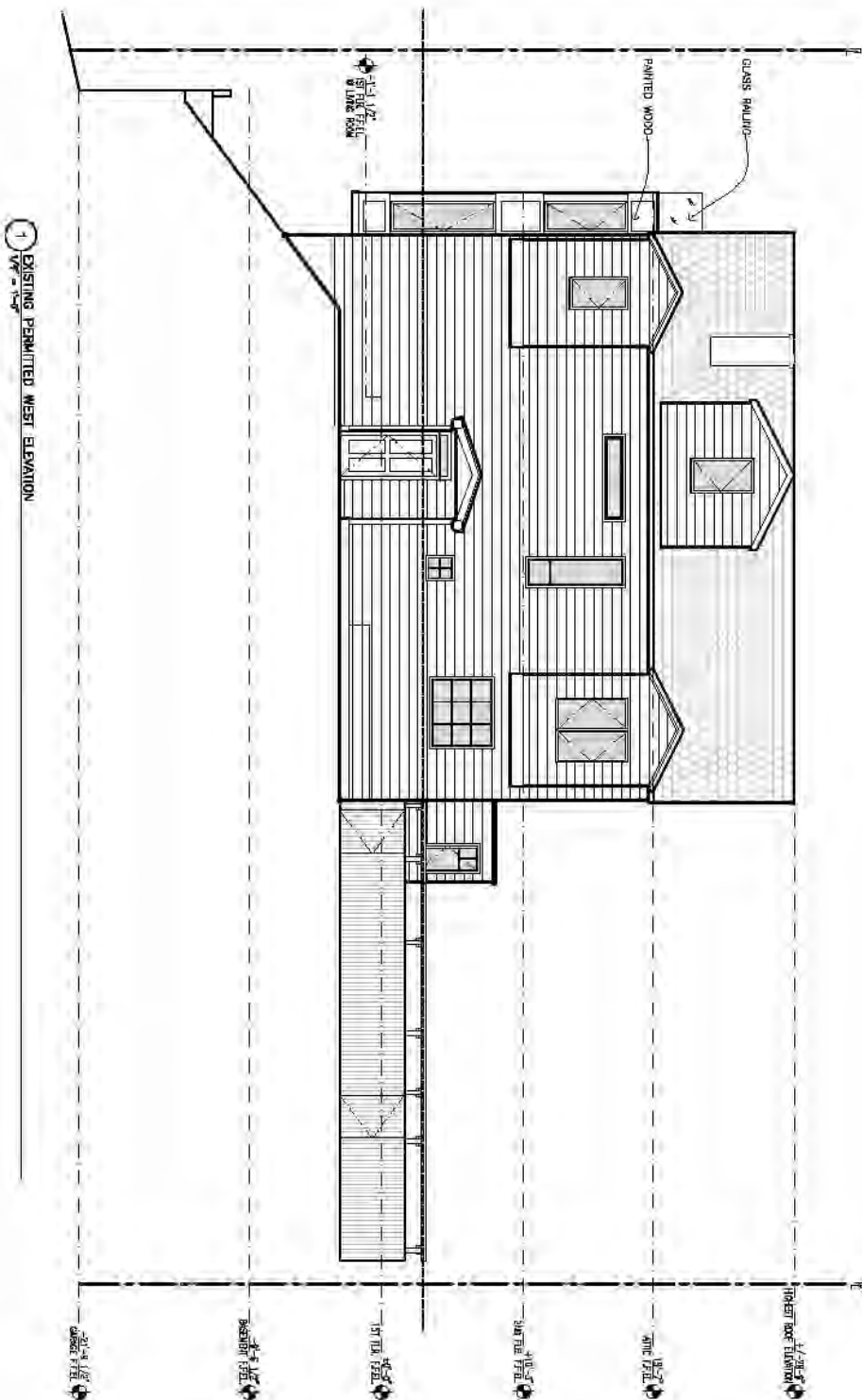
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PERMITTED EAST
ELEVATION

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

JOB NUMBER: 00-000
DRAWN BY: LT

A4.0

DATE:



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

655 SANCHEZ STREET
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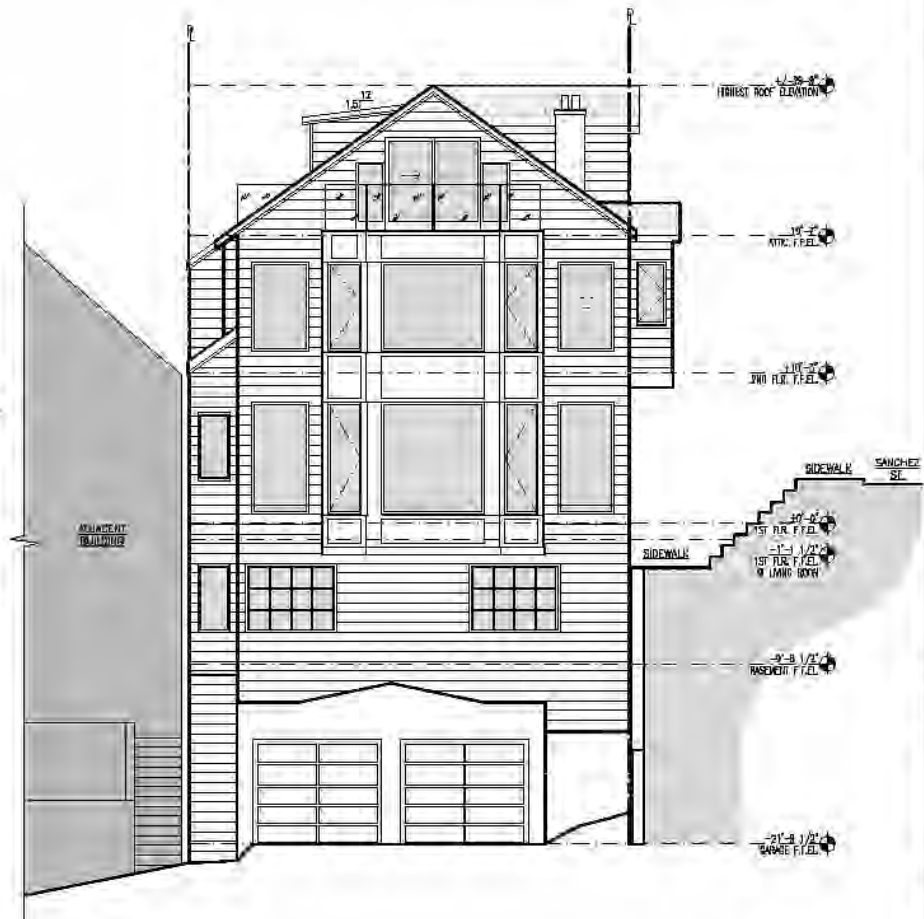
SHEET TITLE: EXISTING
PERMITTED WEST
ELEVATION
SCALE: 1/4" = 1'-0"
DATE: 10/1/11
DRAWN BY: [blank]
CHECKED BY: [blank]

A4.1

SHEETS



2 EXISTING PERMITTED SOUTH ELEVATION
1/4" = 1'-0"



1 EXISTING PERMITTED NORTH ELEVATION
1/4" = 1'-0"

0 4 8
SCALE: 1/4" = 1'-0"

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655 SANCHEZ STREET
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OWNERS: JOHN BOGELMAN & BETH ROGOWSKI - 415.203.6008

CURRENT ELEVATION: SEE LA, 608
DATE: 08/08/2014

PREVIOUS ELEVATION:

SHEET TITLE:
EXISTING PERMITTED
SOUTH & NORTH
ELEVATIONS

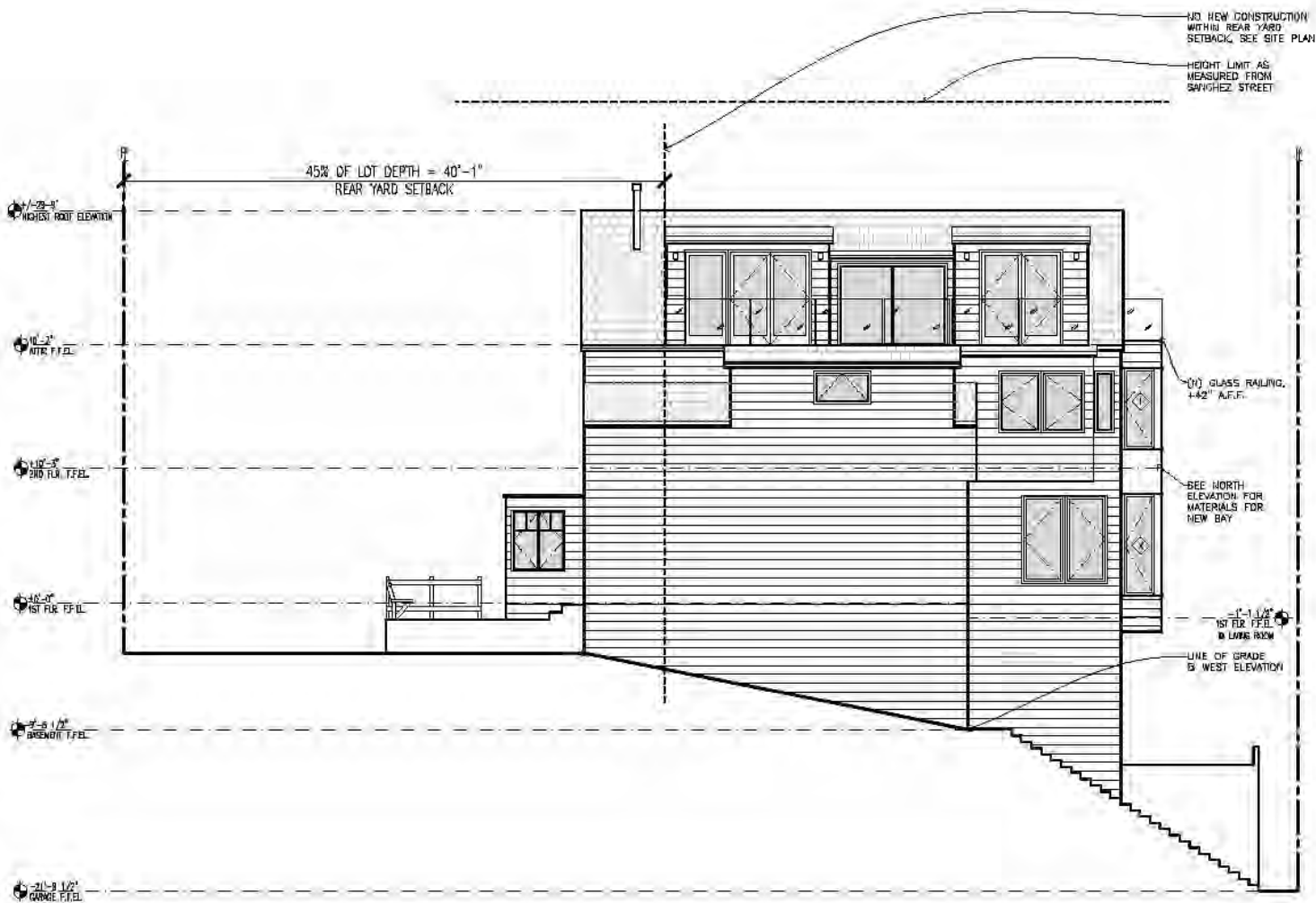
SCALE:
1/4" = 1'-0"

AND NUMBER
08-08

DATE BY
LT

A4.2

DATE



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

0' 2' 4' 6'
SCALE: 1/4" = 1'-0"

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655 SANCHEZ STREET
SAN FRANCISCO, CA 94114
OWNERS: JOHN BOKELMAN & BETH ROGOWSKI - 415.203.6008

CURRENT ELEVATION: SEE LA, 2008
SITE POINT: SANITARY

PREVIOUS ELEVATION:

SHEET TITLE:

EAST ELEVATION

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

AND NUMBER: 00-000
DRAWN BY: LT

A4.3

DATE:



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

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

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655 SANCHEZ STREET
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OWNERS: JOHN BOKELMAN & BETH ROGOWSKI - 415.203.6005

CURRENT BELOW: SEE LA, 2008
SITE POINT: SANITARY

PREVIOUS BELOW:

SHEET TITLE

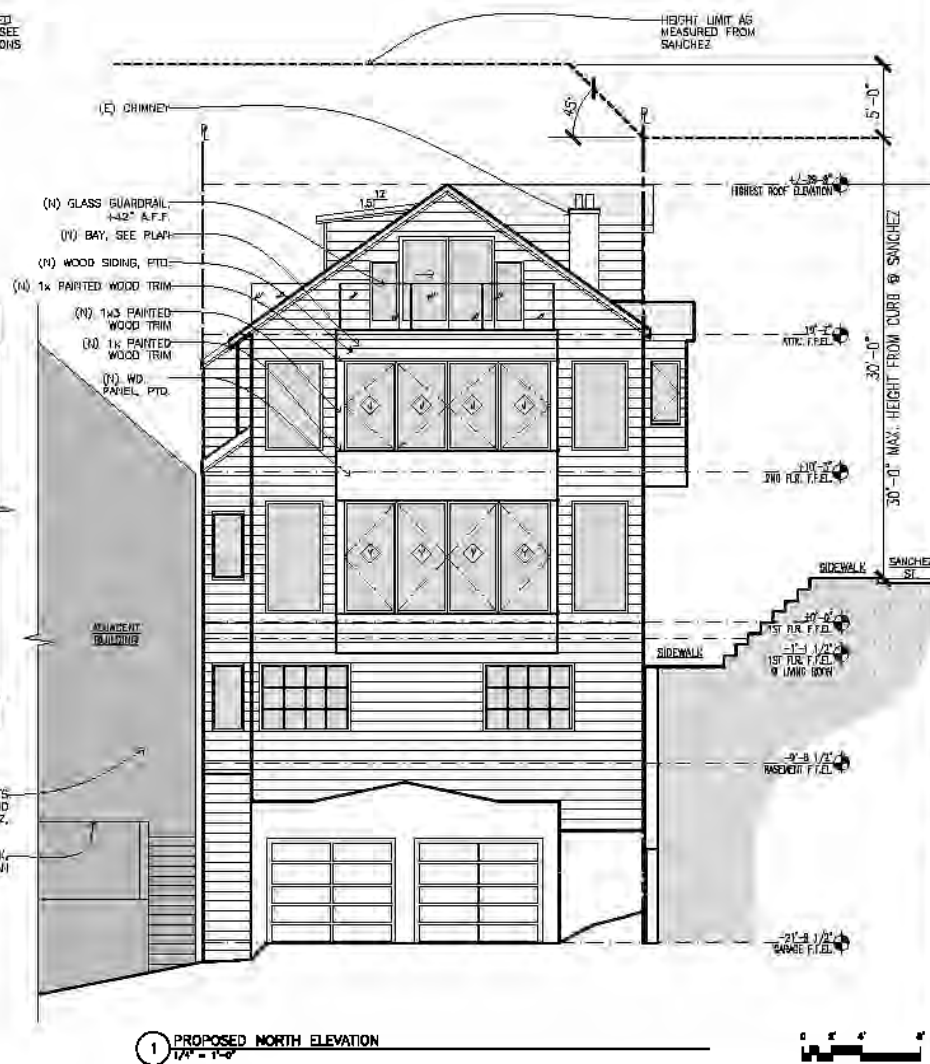
WEST ELEVATION

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

AND NUMBER
DATE: 08-10-08
DRAWN BY:
LT

A4.4

DATE:



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

