



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, October 26, 2011**
 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: 50 Clifford Terrace	Case No.: 2011.0842V
Cross Street(s): Upper Tr. & Roosevelt	Building Permit: 2011.07.14.0213
Block /Lot No.: 2618A/020	Applicant/Agent: Liz Gordon
Zoning District(s): RH-2 / 40-X	Telephone: (415) 505-9468
Area Plan: N/A	E-Mail: liz@lizbethgordon.com

PROJECT DESCRIPTION

The proposed work is to construct a second floor deck, at the rear of the existing two-story over garage, single-family dwelling. The proposed second floor rear deck will be connected with an existing rear spiral stairway that leads to grade.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a rear yard depth of approximately 20 feet 9 inches. The proposed second floor rear deck would encroach 11 feet 4 inches into the required rear yard to within 9 feet 5 inches of the rear property line.

ADDITIONAL INFORMATION

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/2011.0842V.pdf>

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: thomas.wang@sfgov.org

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 was sent on August 23rd, 2011.**

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.

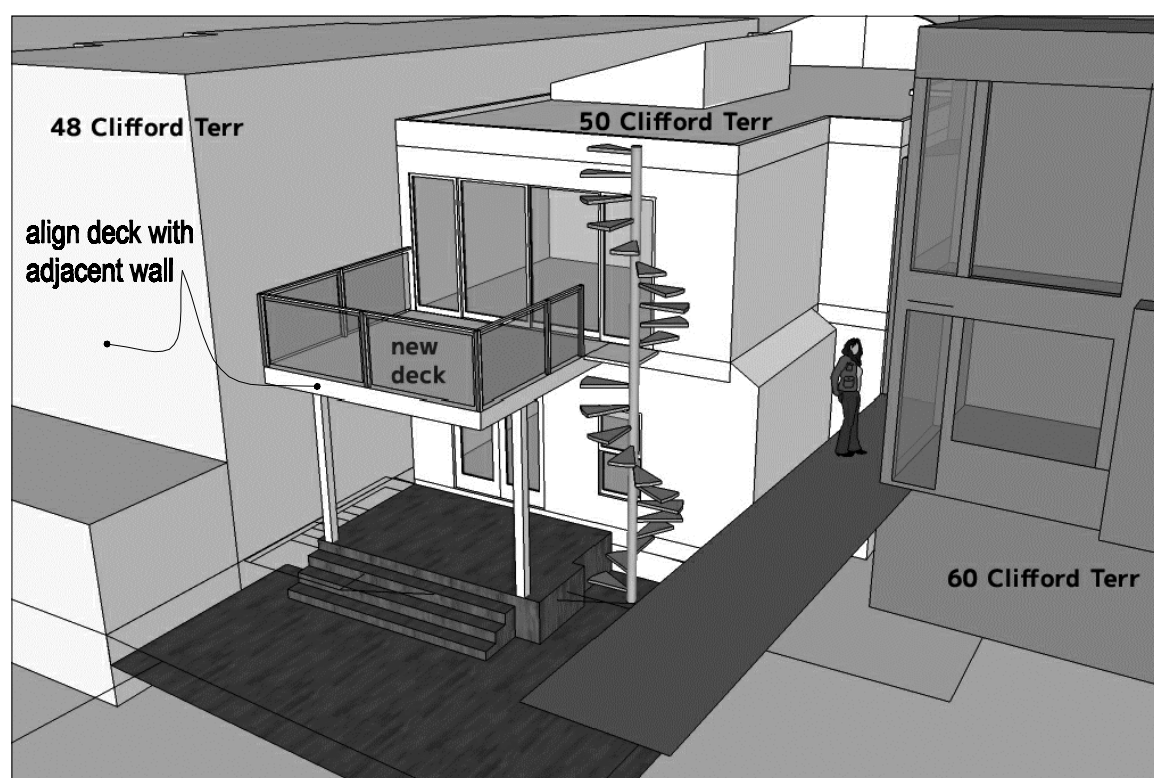
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

abbreviations

DIAG.	DIAGONAL
DIA. Ø	DIAMETER
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
F.	EAST
(E)	EXISTING
ACH.	ACH
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
L.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
W.ACH.	W.ACH WAY
W.C.	WATER COOLER
EXT.	EXTERIOR
F.A.C.	FIRE DEPARTMENT CONN.
DN.	DOWN
F.F.	FIRE EXTINGUISHER
F.F.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HOSE CABINET
FIN.	FINISH
L.	FLOW LINE
FLOR.	FLOOR
FLUOR.	FLUORESCENT
ND.	FOUNDATION
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
S.	FULL SIZE
T.G.	FOOTING OR FEET
TURR.	FURRING
G.A.	GAUGE
GA.V.	GALVANIZED
G.C.	GENERAL CONTRACTOR
L.	GLASS
GR.	GRADE
GYP.	GYP SUM
GYP. B.	GYP SUM BOARD
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.W.C.	HANDICAPPED
H.W.	HARDWARE
H.W.L.	HARDWARE
H.M.	HOLLOW METAL
H.R.	HOUR
H.	HEIGHT
H.V.A.C.	HEATING, VENTILATION AND AIR CONDITIONING
O.D.	OUTSIDE DIAMETER
O.H.	OVERHEAD
O.P.C.	OPENING
OPP.	OPPOSITE
P.C.T.	PRE-CAST
P.L.	PROPERTY LINE
P.L.A.M.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
Q.T.	QUARRY TILE
R.	RISER
(R)	REMODELED OR RELOCATED
R.D.	ROOF DRAIN
R.F.	REFER TO
R.F.R.	REFRIGERATOR
R.F.O.	REINFORCED
R.O.D.	REQUIRED
R.M.	ROOM
R.O.	ROUGH OPENING
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.E.C.T.	SECTION
S.F.	SQUARE FOOT
S.H.	SHIM
S.H.	SHIM
S.P.C.	SPECIFICATION
S.Q.	SQUARE
S.S.	STAINLESS STEEL
T.A.G.G.	TAGGED
T.D.	STANDARD
T.I.F.F.	TIFF
T.I.L.	TIE
TRUC.	STRUCTURAL
SUSP.	SUSPENDED
TR.	TREAD
T & B	TOP AND BOTTOM
TER.	TERRAZZO
T & G	TONGUE & GROOVE
THK.	THICK
T/	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VCT.	VINYL COMPOSTION TILE
VER.	VERIFY
VERT.	VERTICAL
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
©	CENTERLINE

NOTE: Clarify with Architect all abbreviations not listed.

site photos



3D rendering



rendered photo

drawing index

- A1 SITE PLAN, SITE SECTION, PROPERTY INFO
- A2 EXISTING PLANS
- A2.1 EXISTING ELEVATIONS
- A3 PROPOSED PLANS
- A4 PROPOSED ELEVATIONS

project description

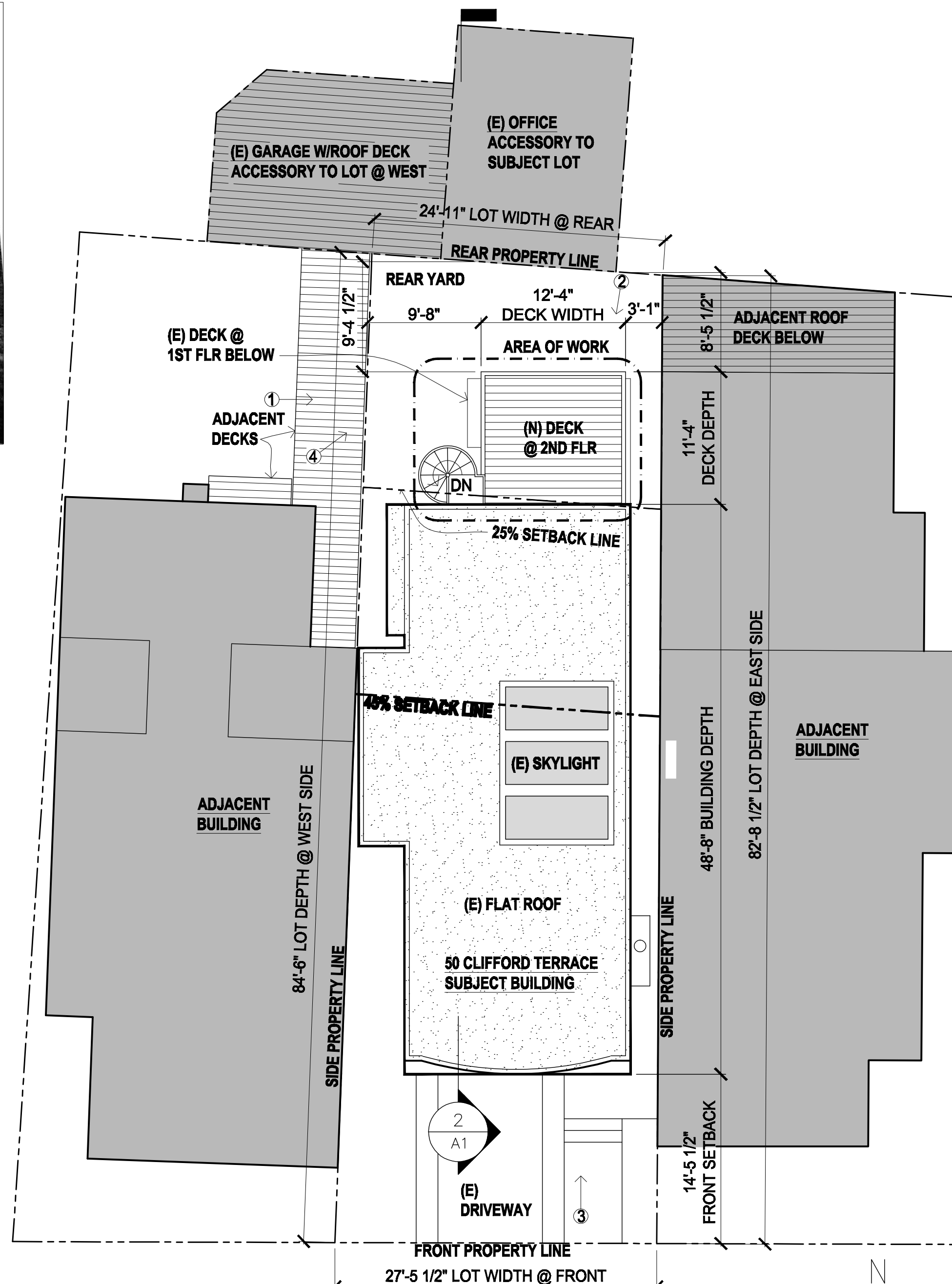
ADD NEW EXTERIOR WOOD DECK AT SECOND FLOOR LEVEL REAR OF EXISTING SINGLE FAMILY HOUSE. THE DECK WILL REQUIRE A VARIANCE FOR ITS LOCATION IN THE REQUIRED REAR YARD AREA.

property information

50 CLIFFORD TERRACE
 BLOCK/LOT: 2618A / 20
 OCCUPANCY GROUP: R-3
 ZONING: RH-2
 HEIGHT LIMIT: 40'
 EXISTING / PROPOSED HEIGHT: 26'-6" (31'-2" @ FRONT PARAPET WALL)
 EXISTING & PROPOSED: 2 STORIES + BASEMENT GARAGE
 CONSTRUCTION: TYPE VB NON-SPRINKLERED
 EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 EXISTING & PROPOSED PARKING SPACES: 1
 EXISTING LIVING AREA = 1,933 SQ FT (NO CHANGE)
 BASEMENT GARAGE AREA = 379 SQ FT (NO CHANGE)
 LOT SIZE: 2,187 SQ FT

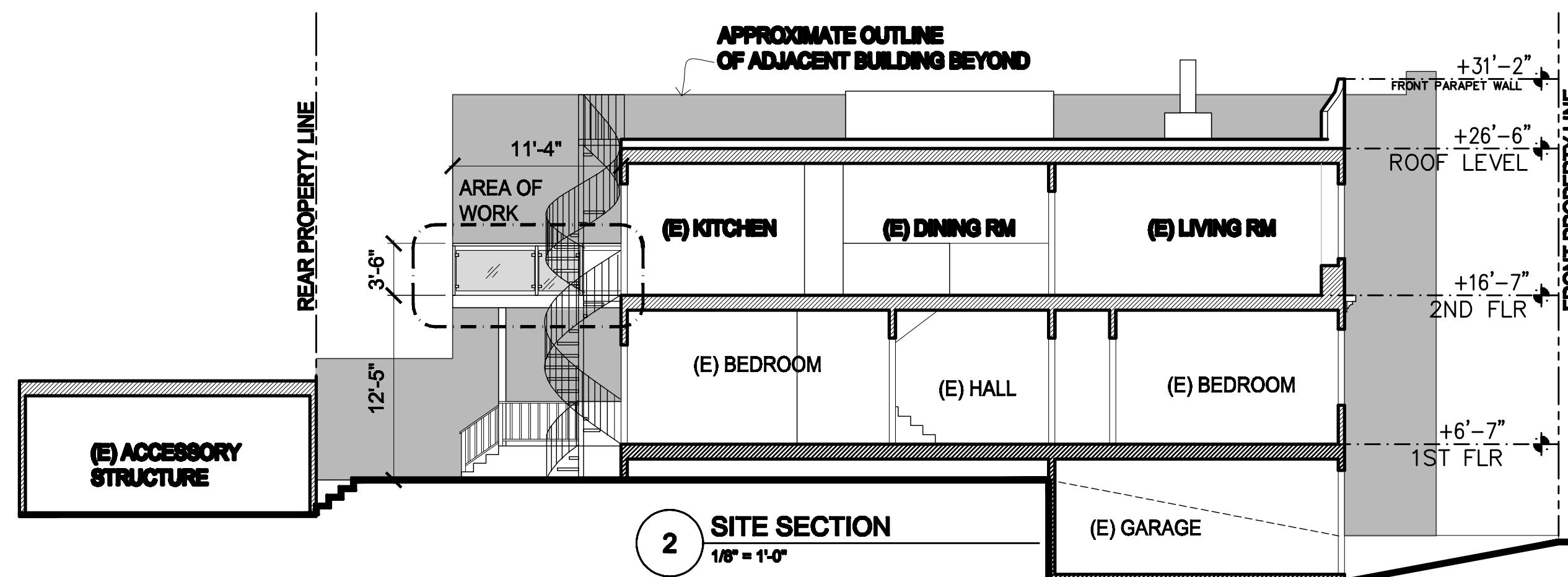
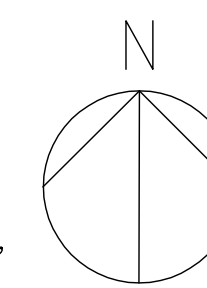
codes

APPLICABLE CODES
 2010 California Building Code with SF Amendments
 2010 California Mechanical Code with SF amendments
 2010 California Plumbing Code with SF amendments
 2010 California Electrical Code with SF amendments



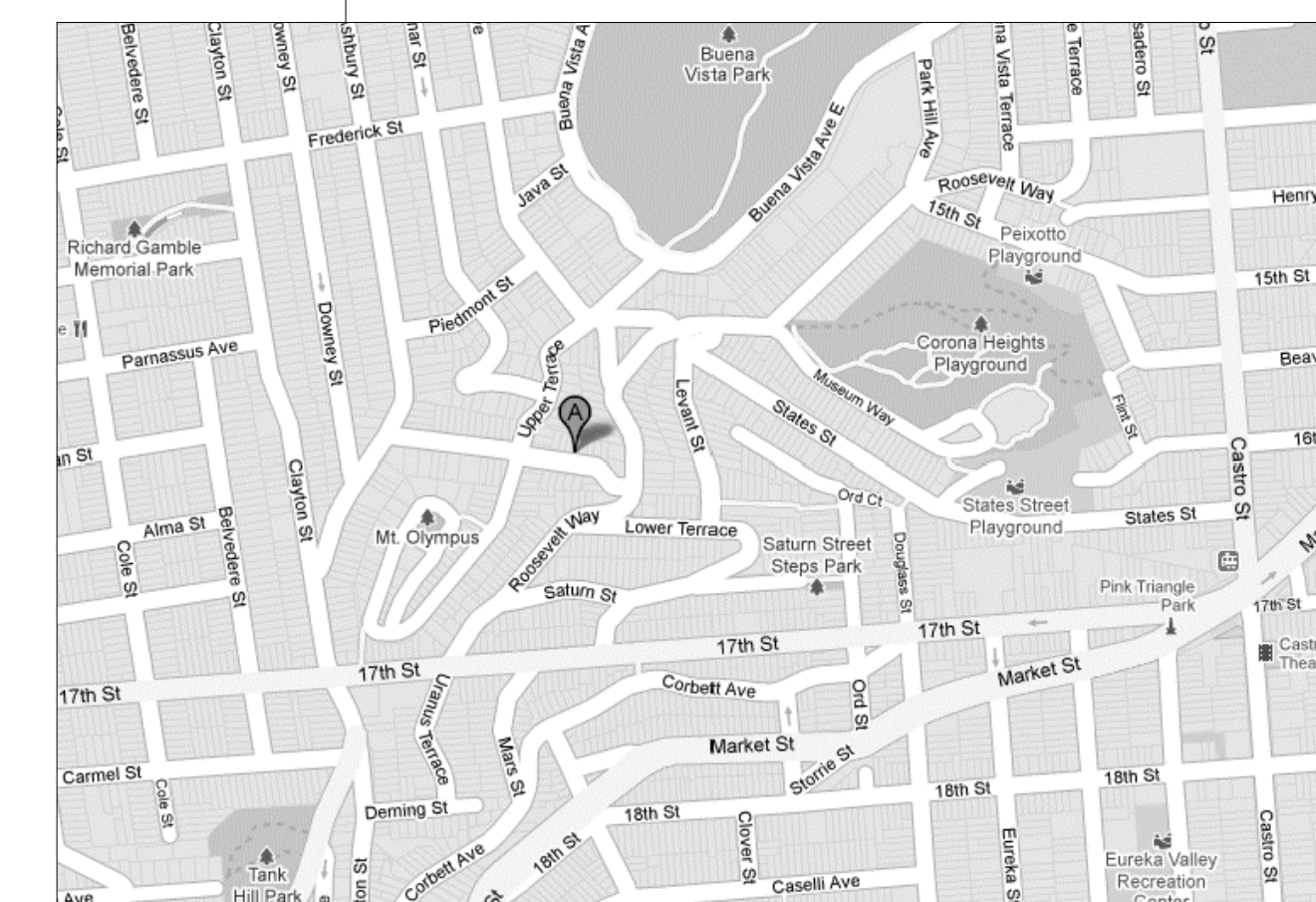
1 PROPOSED SITE PLAN / PLOT PLAN
 1/8" = 1'-0"

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



2 SITE SECTION
 1/8" = 1'-0"

vicinity map



MCELROY ARCHITECTURE
 854A 14th Street
 San Francisco, CA 94114
 p/f 415.829.3945
 tomcelroy@gmail.com

50 CLIFFORD TERR
san francisco, ca 94117
 liz gordon & tom madill 415.681.7301

CURRENT RELEASE 28 JUL 2011

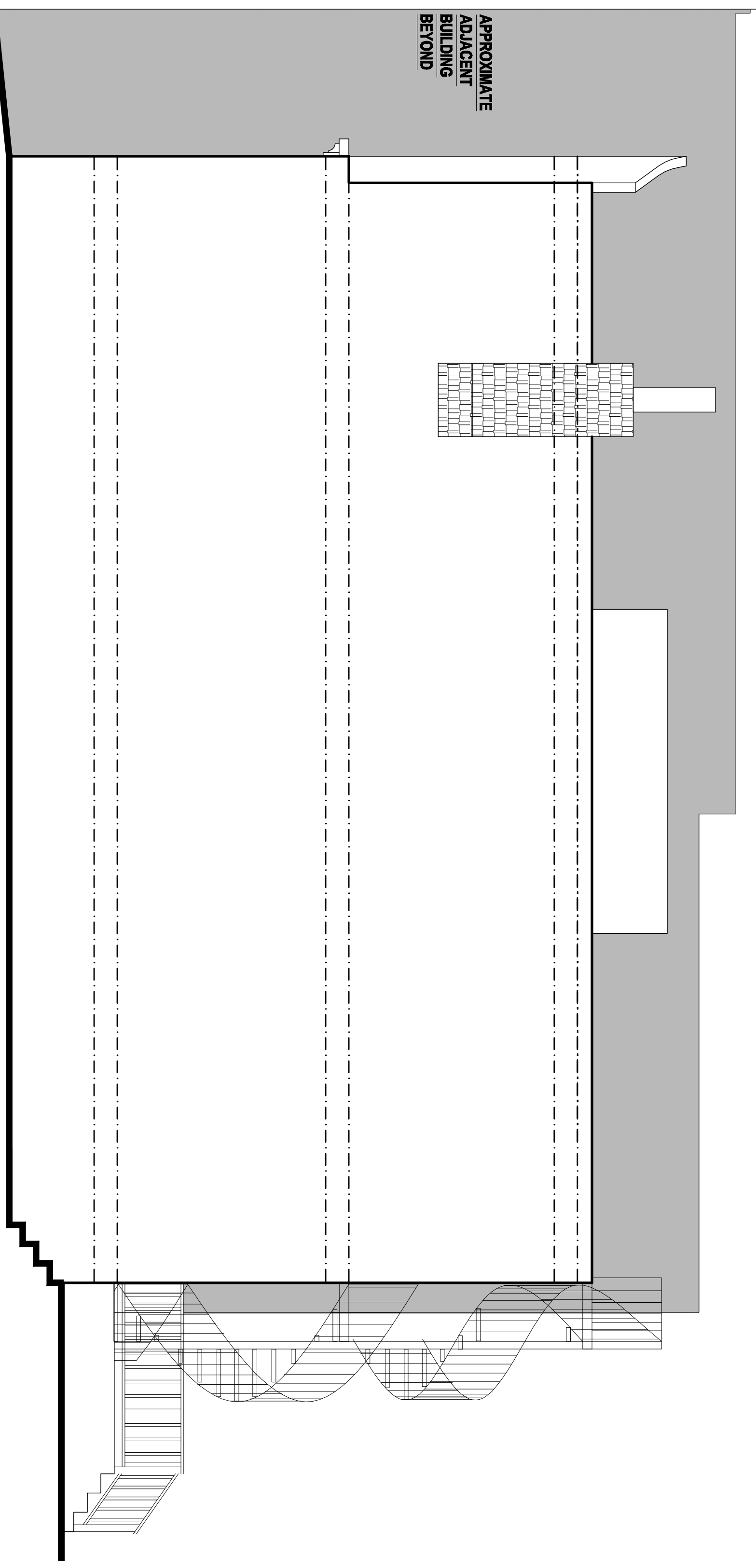
ISSUED FOR VARIANCE

PREVIOUS RELEASE
 11 JUL 2011 ISSUED FOR 311

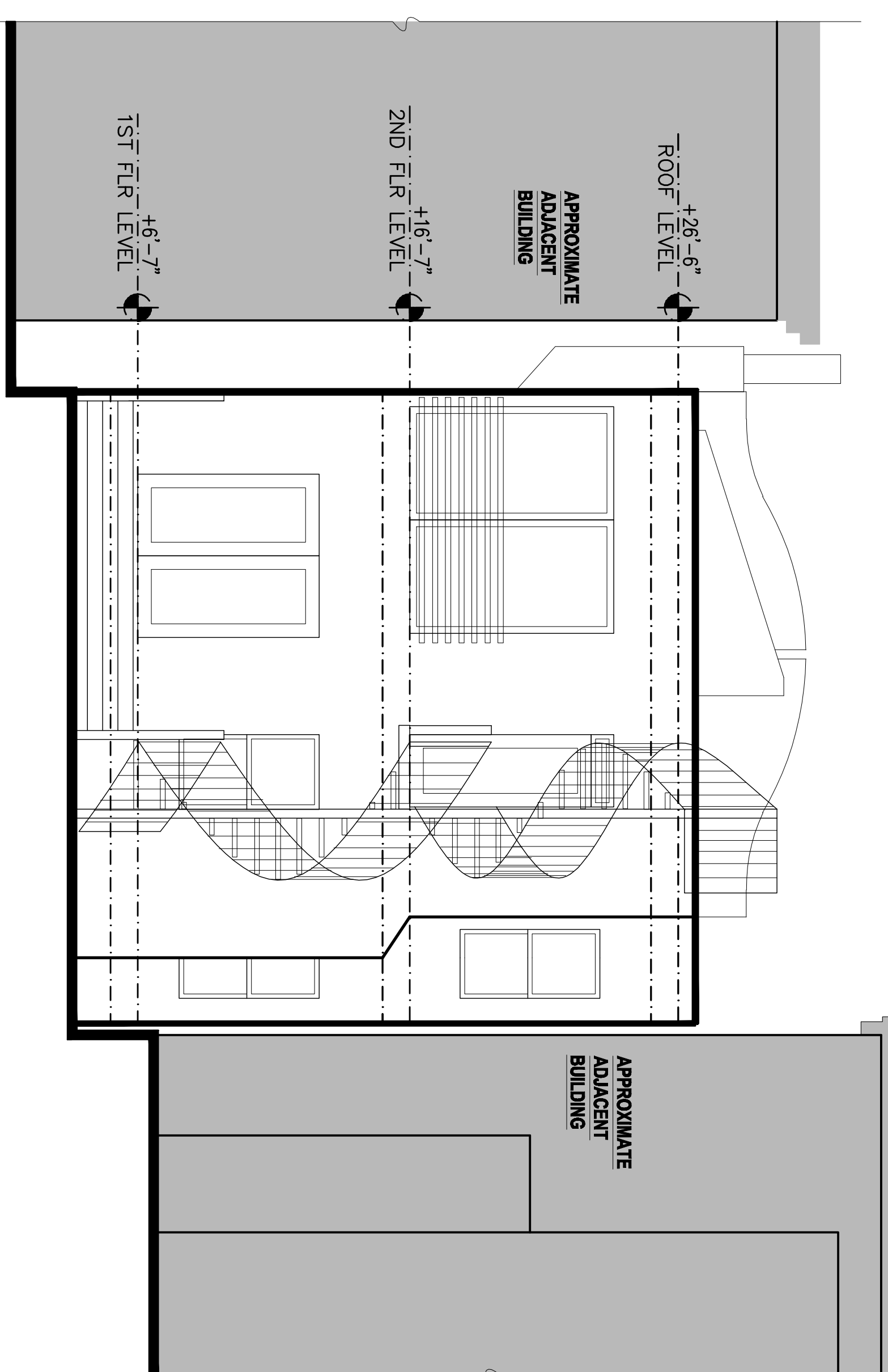
SHEET TITLE
SITE INFO

SCALE

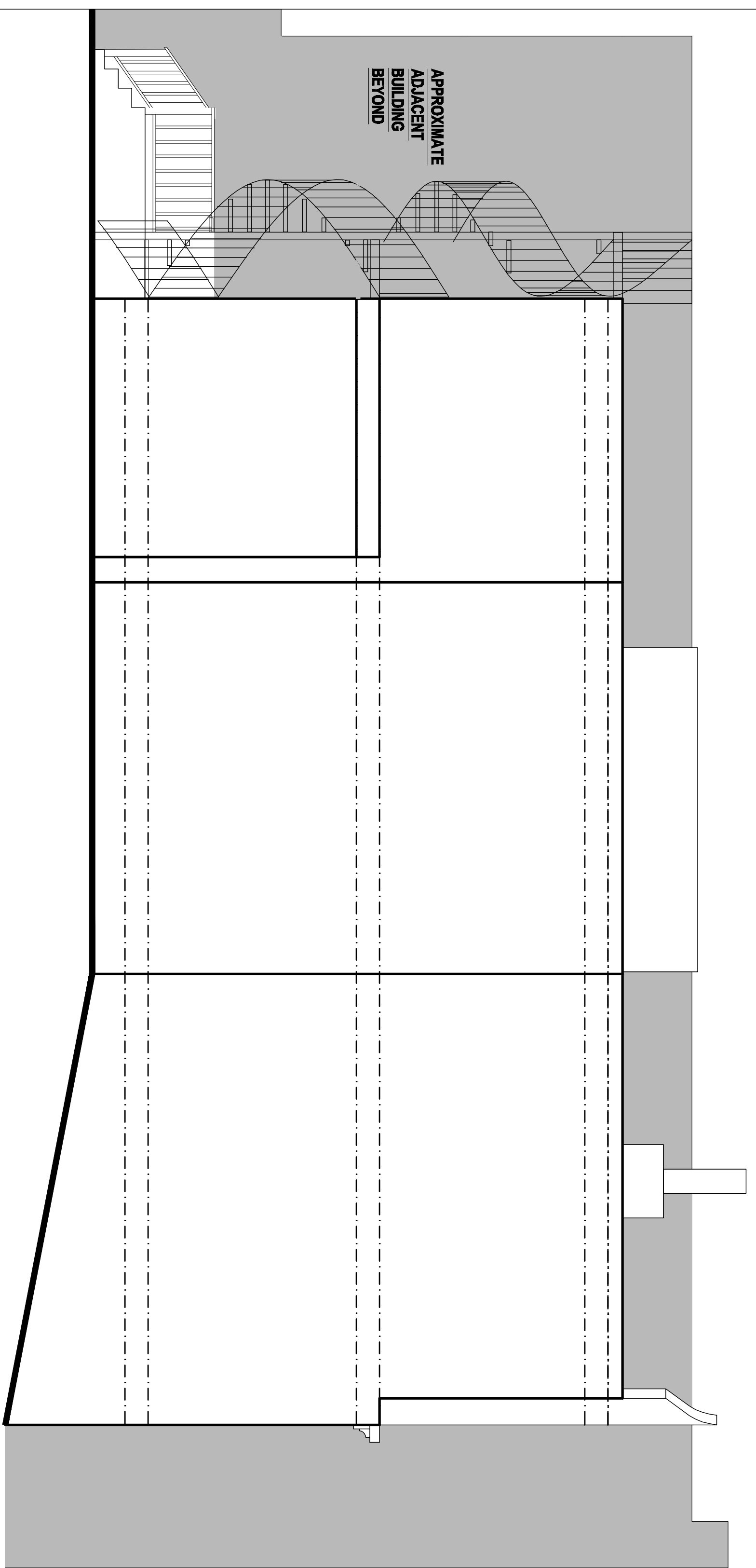
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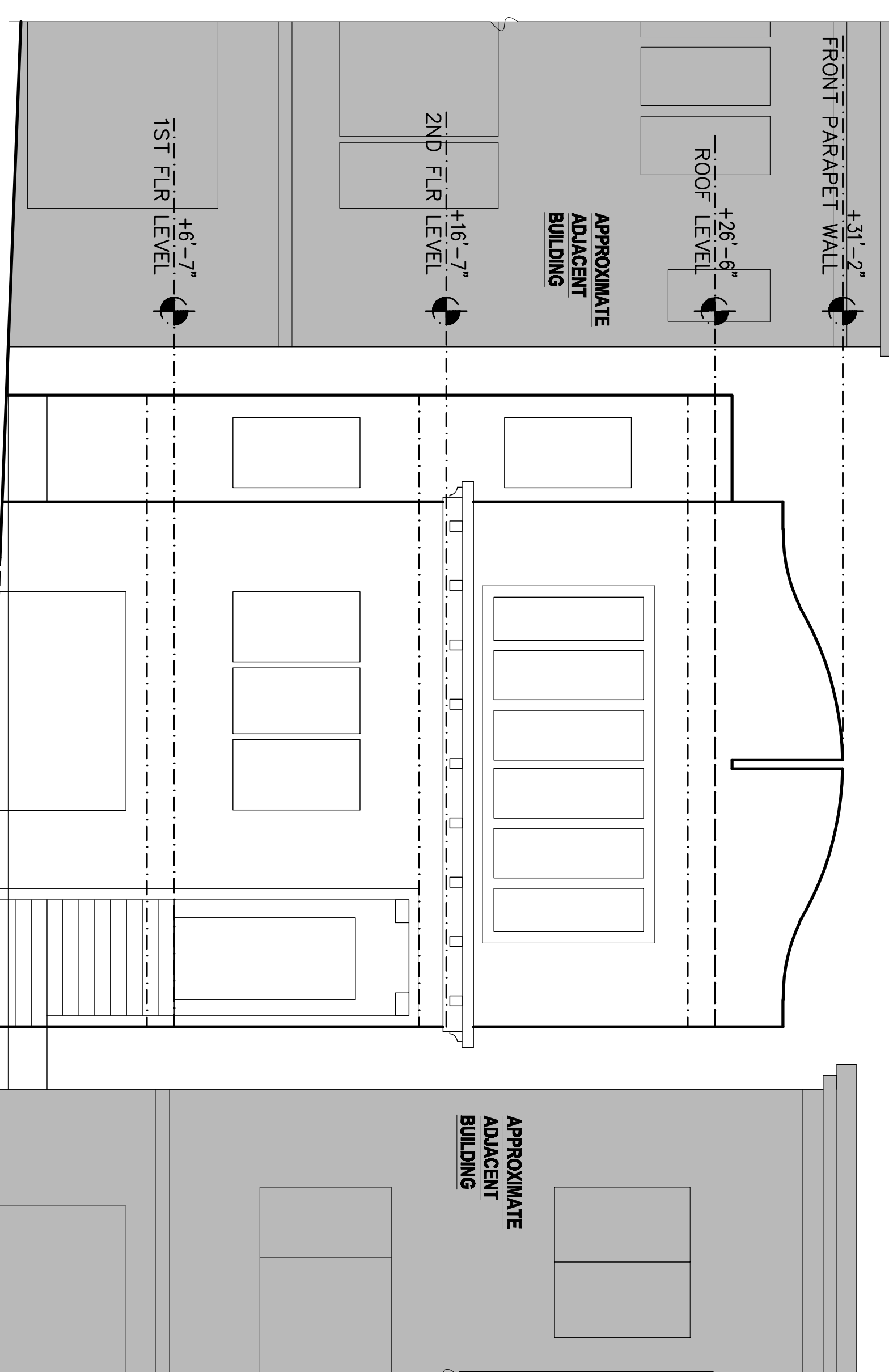
4 EXISTING EAST ELEVATION
1/8" = 1'-0"



3 EXISTING NORTH ELEVATION
1/8" = 1'-0"



2 EXISTING WEST ELEVATION
1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

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tommcclroy@gmail.com

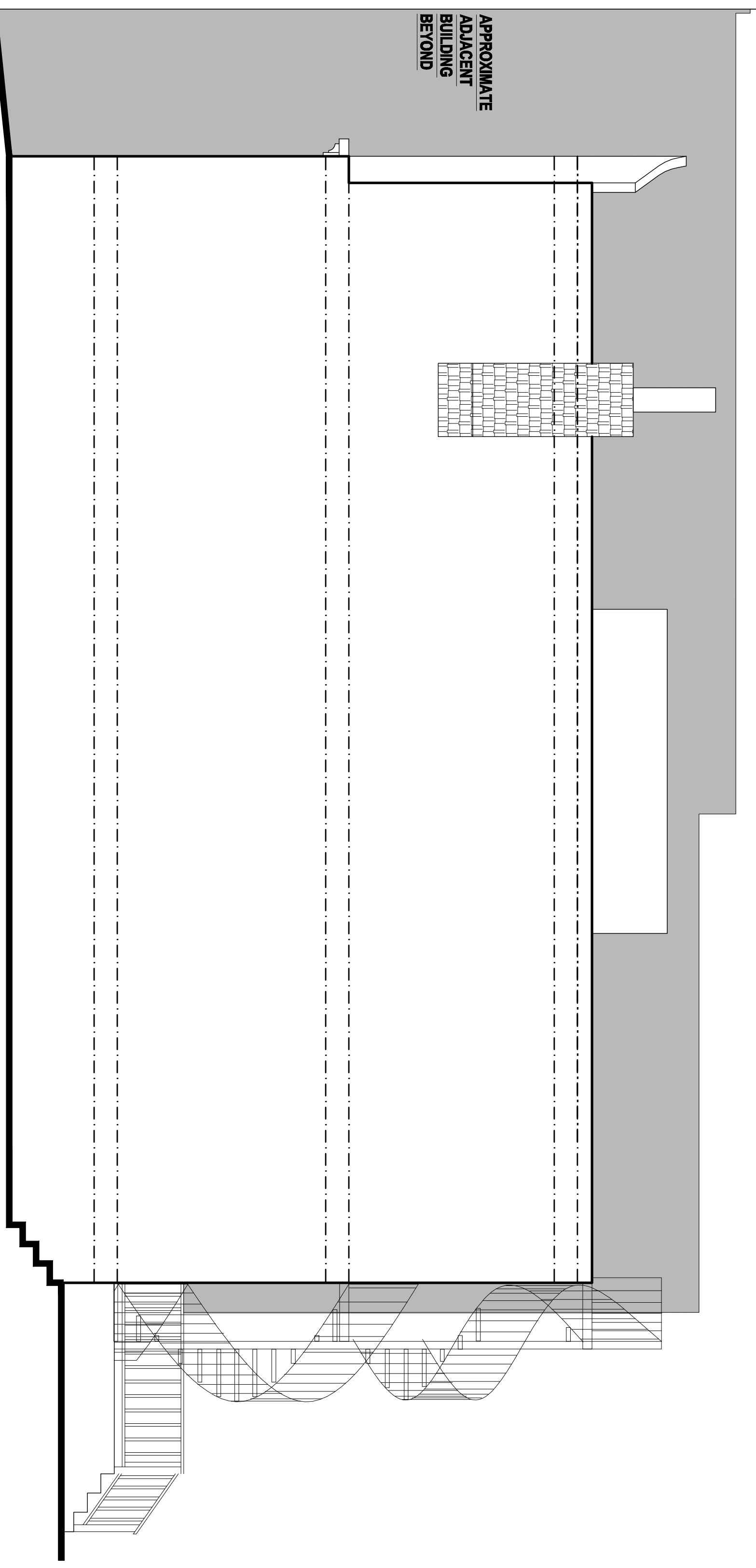
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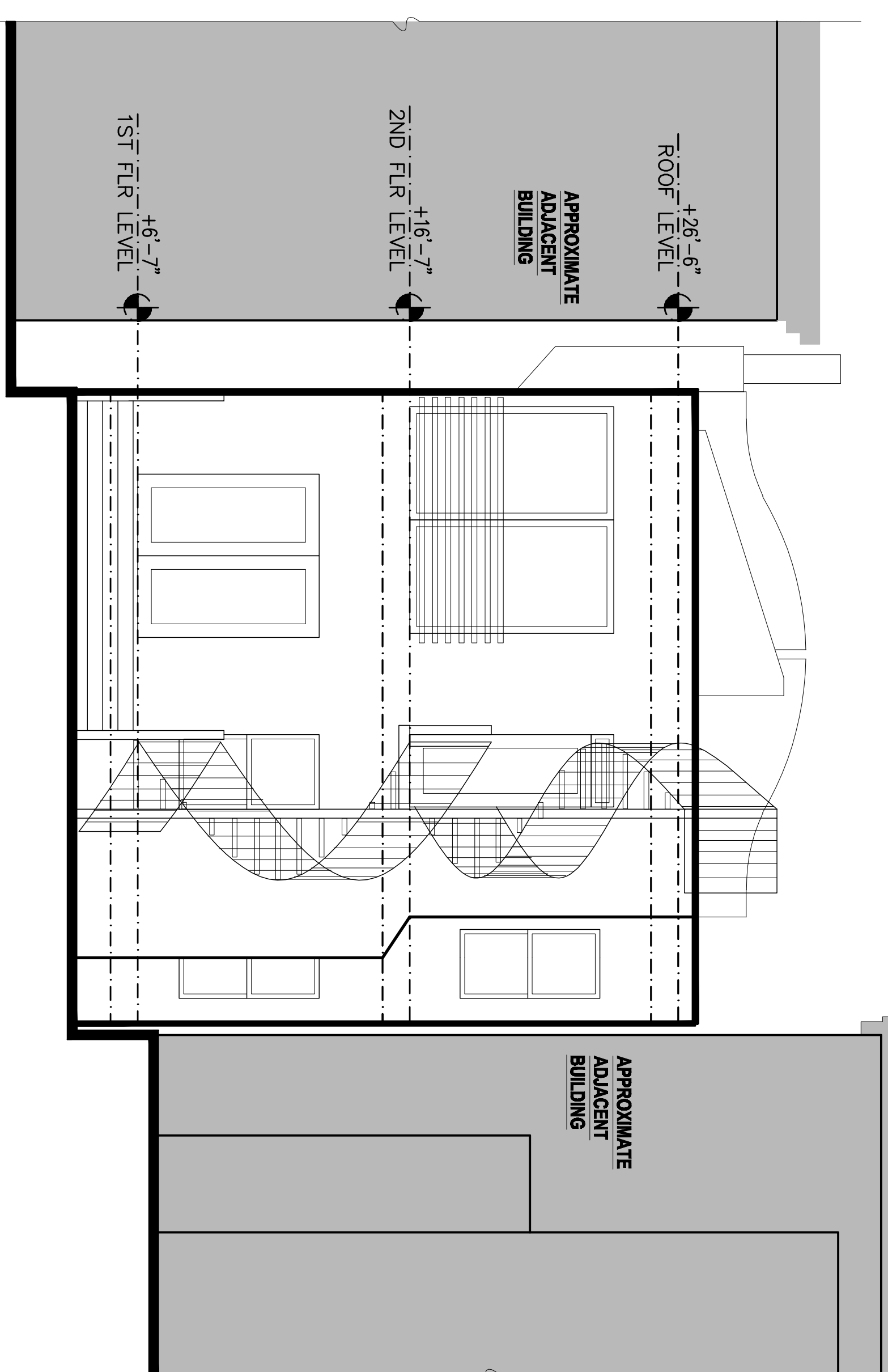
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SHEET TITLE
EXISTING ELEVATIONS
SCALE

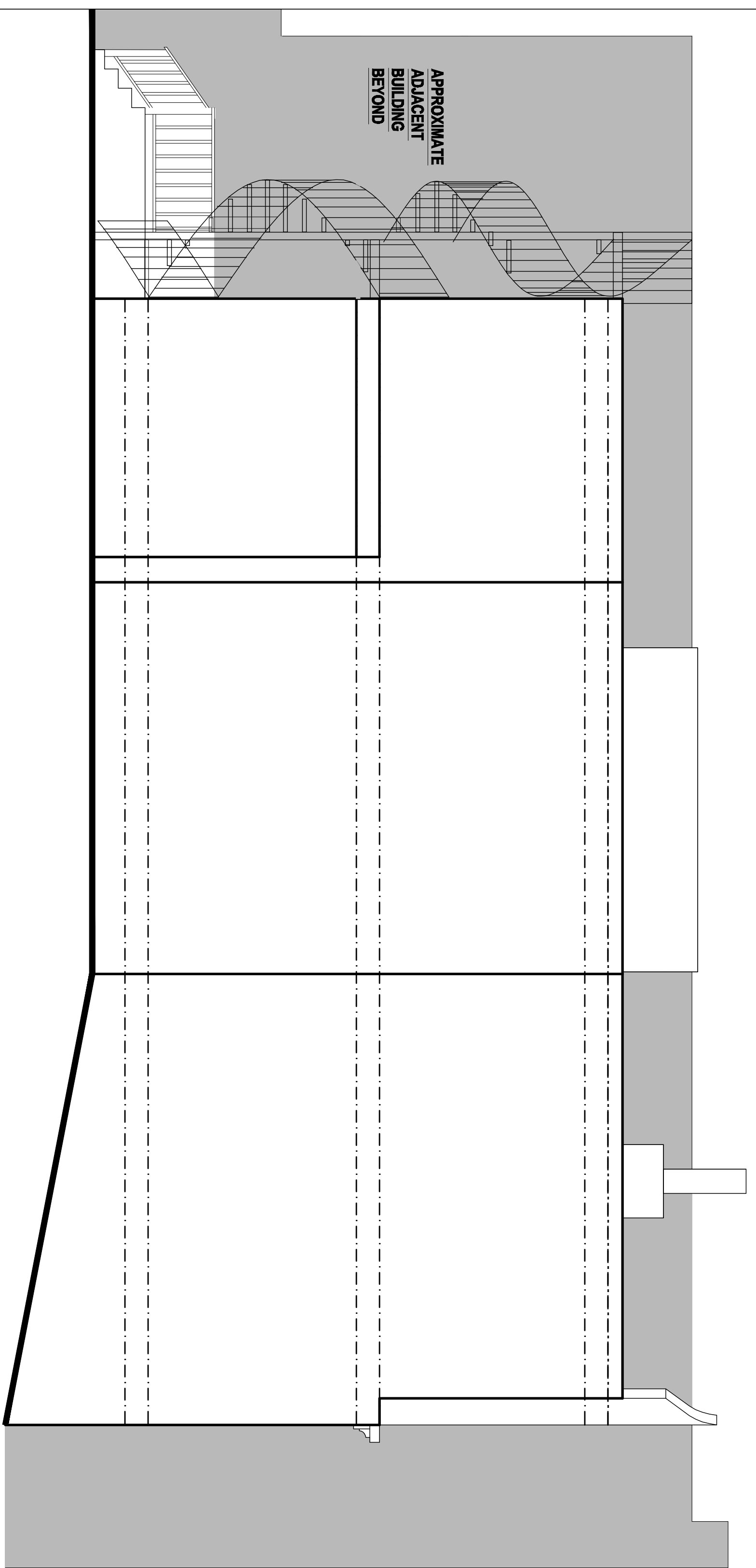
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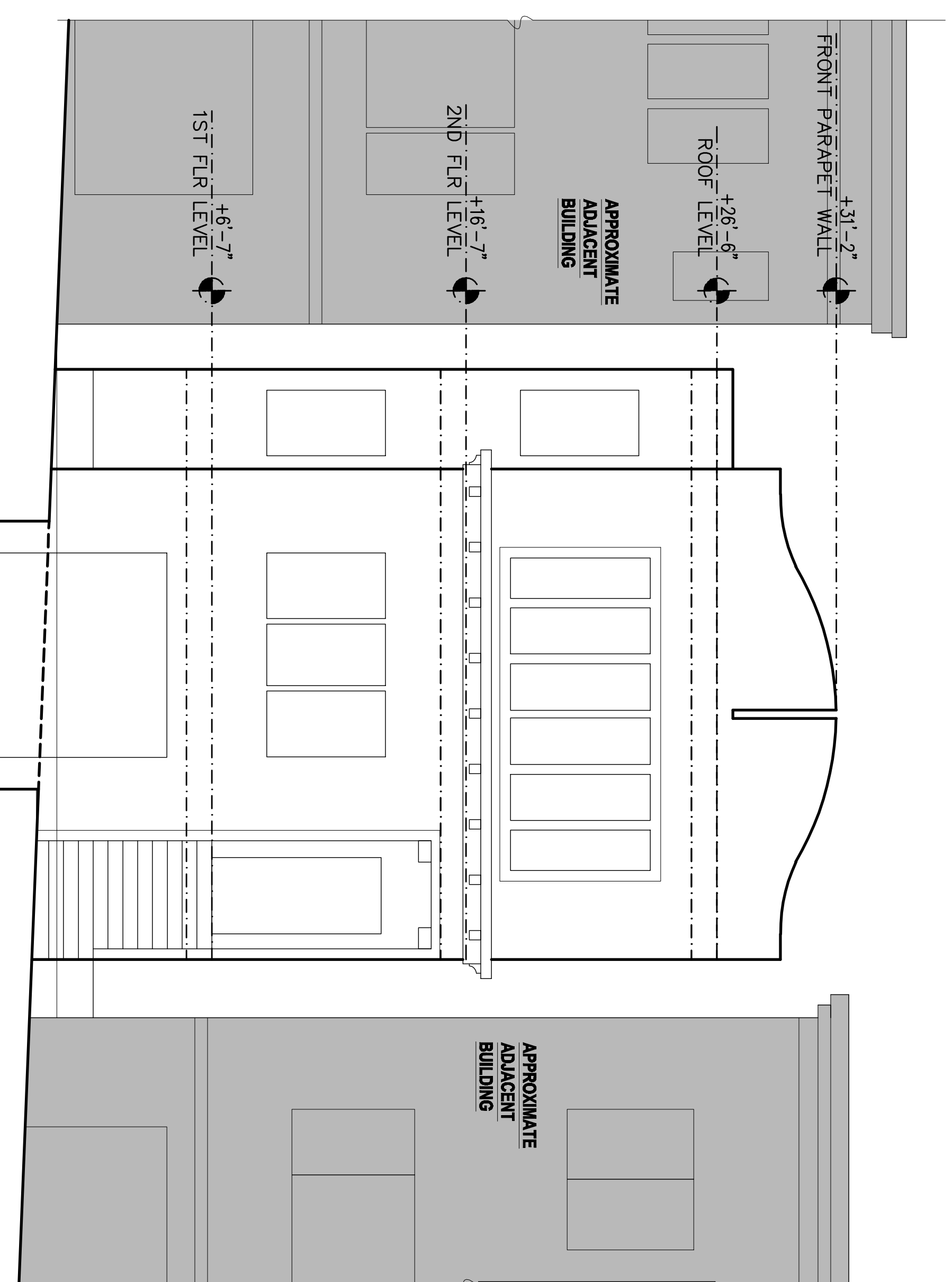
4
1/8" = 1'-0"



3
1/8" = 1'-0"



2
1/8" = 1'-0"



1
1/8" = 1'-0"

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SHEET TITLE
EXISTING ELEVATIONS
 SCALE

A2.1



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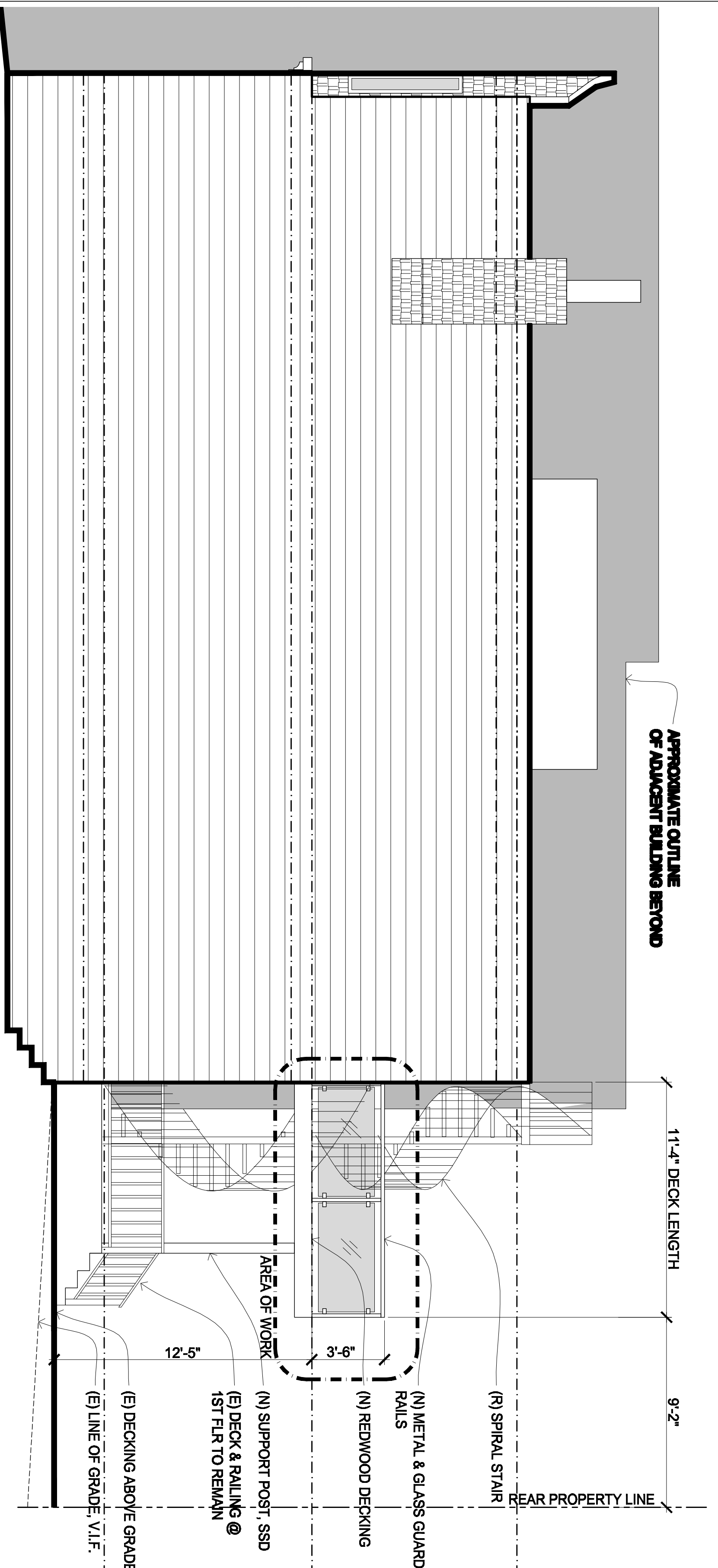
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ISSUED FOR
 VARIANCE

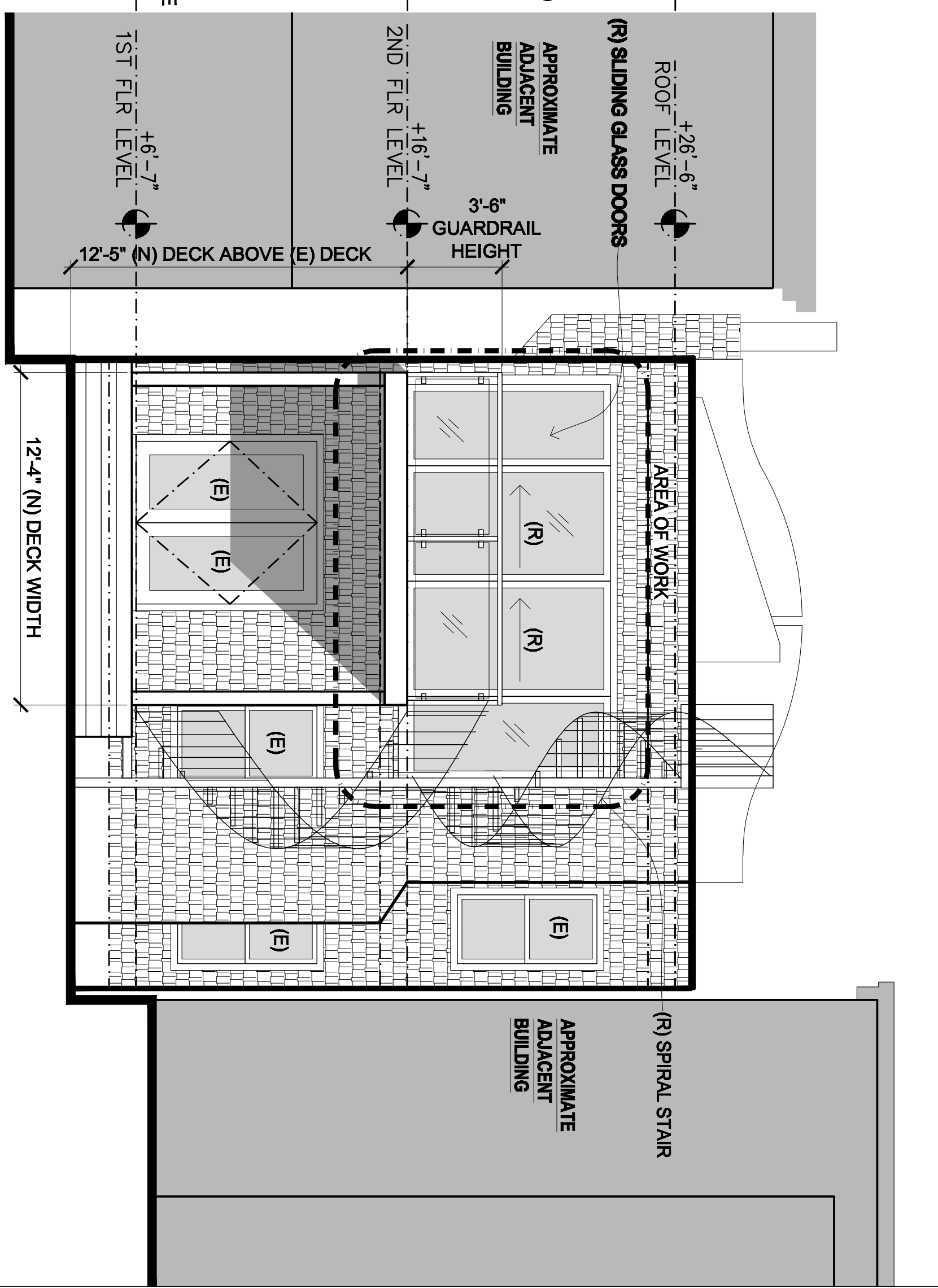
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SHEET TITLE
PROPOSED PLANS

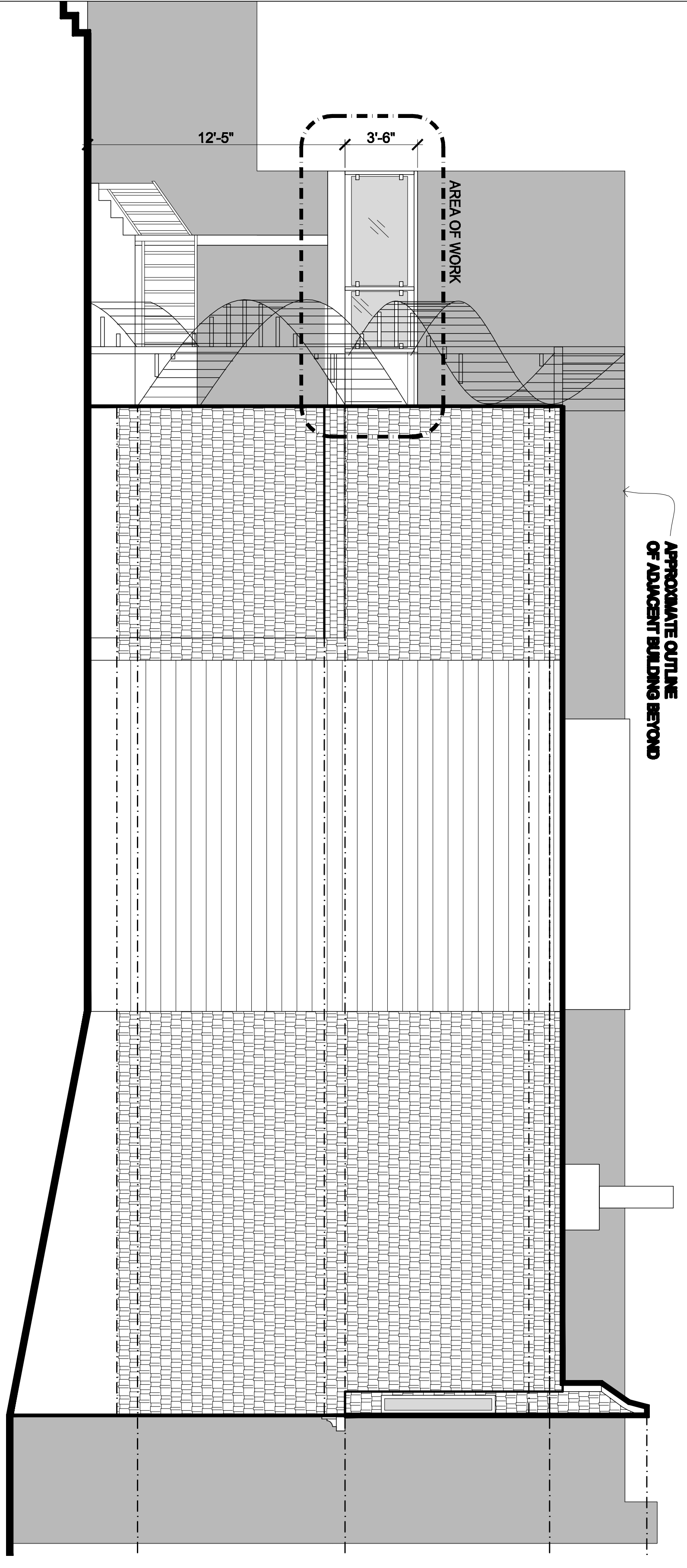
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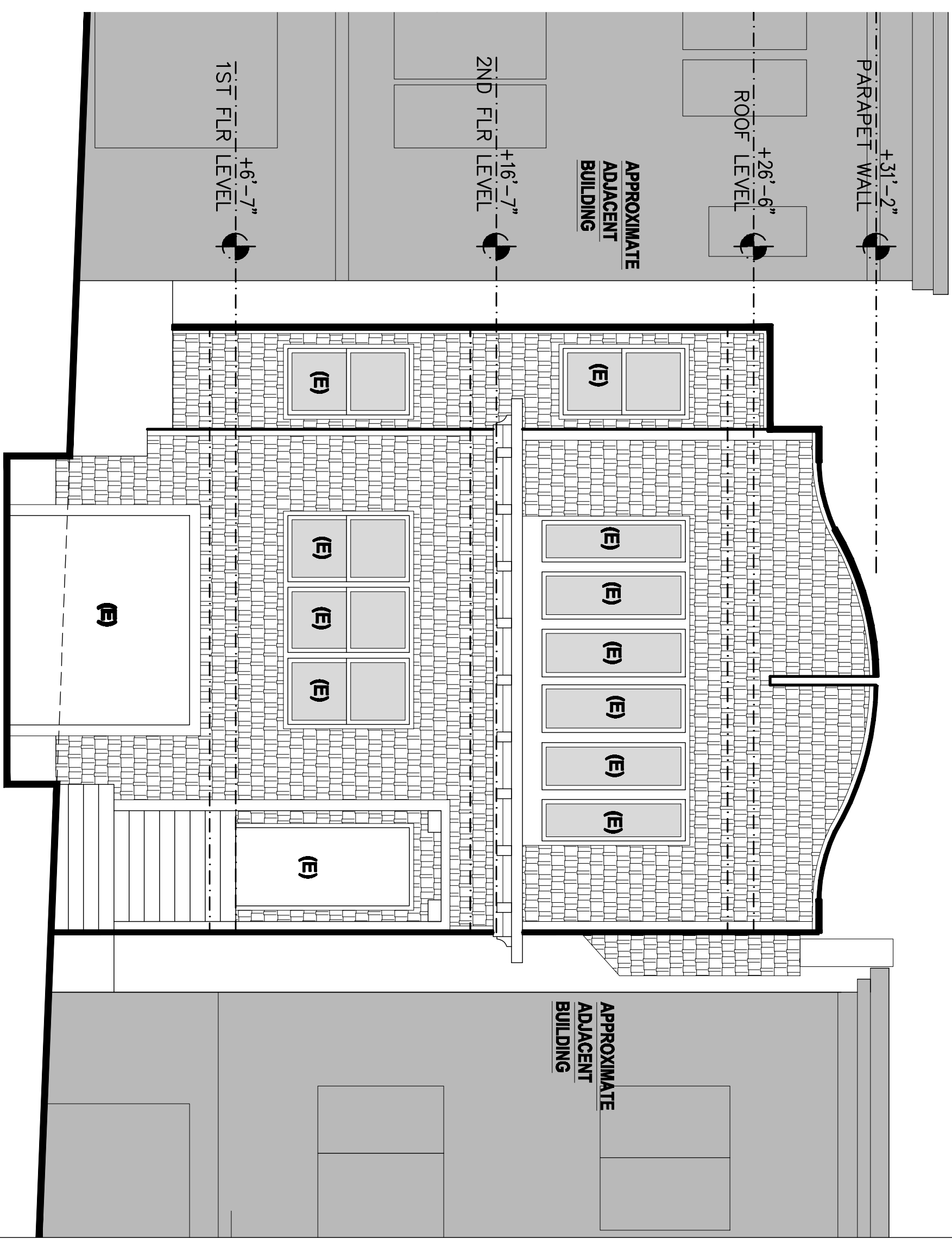
4
1/4" = 1'-0"
PROPOSED EAST ELEVATION



3
1/4" = 1'-0"
PROPOSED NORTH ELEVATION



2
1/4" = 1'-0"
PROPOSED WEST ELEVATION



1
1/4" = 1'-0"
PROPOSED SOUTH ELEVATION (NO CHANGE)

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SHEET TITLE
PROPOSED ELEVATIONS
SCALE

A4