



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.
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San Francisco,
CA 94103-2479

Reception:
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Planning
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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, January 23, 2013**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Side Yard and Noncomplying Structure)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2840 Broadway	Case No.:	2012.0870V
Cross Street(s):	Broderick & Baker Streets	Building Permit:	201207174989
Block / Lot No.:	0958/004	Applicant/Agent:	Lewis Butler
Zoning District(s):	RH-1(D) / 40-X	Telephone:	415-674-5554
Area Plan:	n/a	E-Mail:	butler@butlerarmsden.com

PROJECT DESCRIPTION

The project proposes horizontal additions to the two-story, single-family house including the infill of an existing lightwell at all floors (east side), enlargement of the garage by an additional 5 feet towards the front property line (east side), and glass canopy on the uppermost floor (west side).

Planning Code Section 133 requires two 5- foot side yards for a lot greater than 50 feet in width. The existing residence is constructed to both side property lines; therefore, the proposed expansions require a variance.

Planning Code Section 188 states that a noncomplying structure may be altered provided no new discrepancy is created. The proposed lightwell infill and garage alterations would be new discrepancies as the project is within the 5-foot required east side yard; therefore, a variance is required.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Glenn Cabreros** Telephone: **415-558-6169** Mail: glenn.cabreros@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/2012.0870V.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.

ATTACHMENT A



DEPARTMENT OF BUILDING INSPECTION
City & County of San Francisco
1660 Mission Street, San Francisco, California 94103-2414

REQUEST FOR APPROVAL OF LOCAL EQUIVALENCY FOR MODIFICATION
OR ALTERNATE MATERIALS, DESIGN OR METHODS OF CONSTRUCTION

DATE SUBMITTED 7/17/12 [Note: This form shall be recorded as part of the permanent construction records of the property]

If no permit application has been filed, a Preapplication Review Fee is required for review of a request for local equivalency or modification, per SFBC Table 1A-B, Item 5. Additional fees may be required by Fire Department and other City review agencies.

If a permit application has been filed, no additional fees are required for this review.

Permit Application # _____

Property Address: 2840 BROADWAY

Block and Lot: 0958/ 004 Occupancy Group: R-3 Type of Construction: V-B No. of Stories: 4

Describe Use of Building SINGLE FAMILY

Under the authority of the 2010 San Francisco Building Code, Sections 104A.2.7 and 104A.2.8; the 2010 San Francisco Mechanical Code, Section 105.0; the 2010 San Francisco Electrical Code, Section 89.117; and the 2010 San Francisco Plumbing Code, Section 301.2; the undersigned requests modifications of the provisions of these codes and/or approval of alternate materials, designs or methods of construction. Two copies of supporting documents, including plans showing the proposed modifications or alternate materials, design or methods of construction, are attached.

Regular Code Requirement (specify Code and Sections)

SFBC Section 705.8 and Table 705.8

2010 SAN FRANCISCO BUILDING CODE

AB-009

Proposed Modification or Alternate

ADD (1) 3'X6' PROPERTY LINE WINDOW MEETING REQUIREMENTS OF AB09

Case-by-Case Basis of Request - Describe the practical difficulties presented in meeting the specific conditions of the code and how the proposed modification or alternate meets the intent of the code. A separate form should be filled for each requested modification or alternate. Attach copies of any Administrative Bulletin, Code Ruling, reference, test reports, expert opinions, etc., which support this request. The Department may require that an approved consultant be hired by the applicant to perform tests or analysis and to submit an evaluation report to the Department for consideration.

EAST WALL OF BUILDING IS ON THE PROPERTY LINE
ADJACENT NEIGHBOR HAS A CLEARANCE OF OVER 10'

Requested by: PROJECT SPONSOR ARCHITECT/ENGINEER
Print Name: 2840 LLC LEWIS BUTLER
Signature: _____ [PROFESSIONAL STAMP HERE]
Telephone: _____

PLAN REVIEWER COMMENTS:

RECOMMENDATIONS: Approve Approve with conditions Disapprove
[signed off/dated by:]

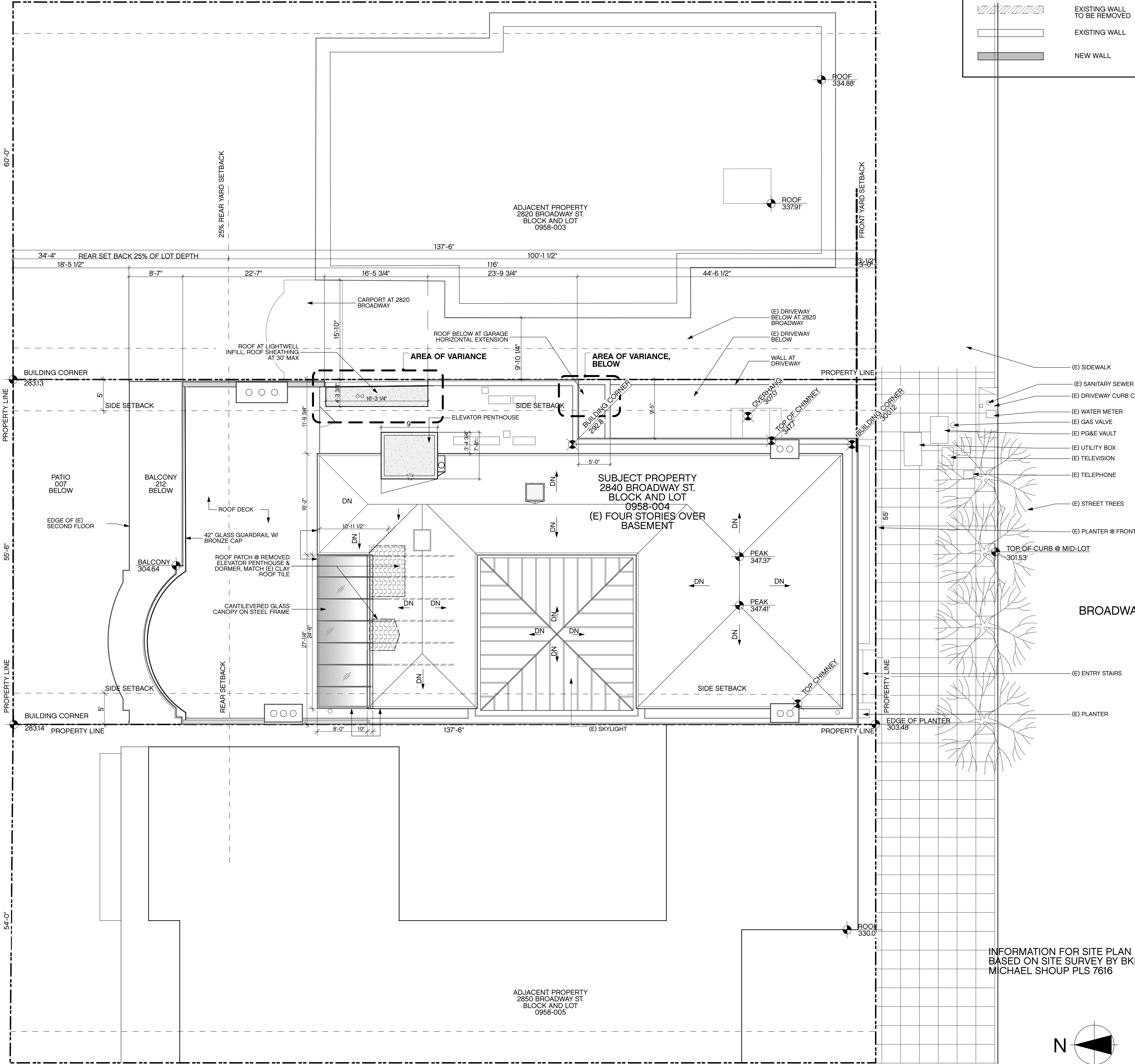
Plan Reviewer: _____

Division Manager: _____

for Director of Bldg. Inspection _____

for Fire Marshal: _____

CONDITIONS OF APPROVAL or OTHER COMMENTS



WALL LEGEND

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

Butler Armsden

ARCHITECTS

2849 California Street
San Francisco CA 94115
t 415 • 674 • 5554
f 415 • 674 • 5558
e architects@butlerarmsden.com
www.butlerarmsden.com

2840 RESIDENCE

2840 BROADWAY, SAN FRANCISCO, CA 94123

BROADWAY ST.

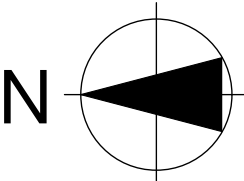
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revisions by:

- NPDR #1: OCTOBER 23, 2012
- NPDR #2: DECEMBER 14, 2012

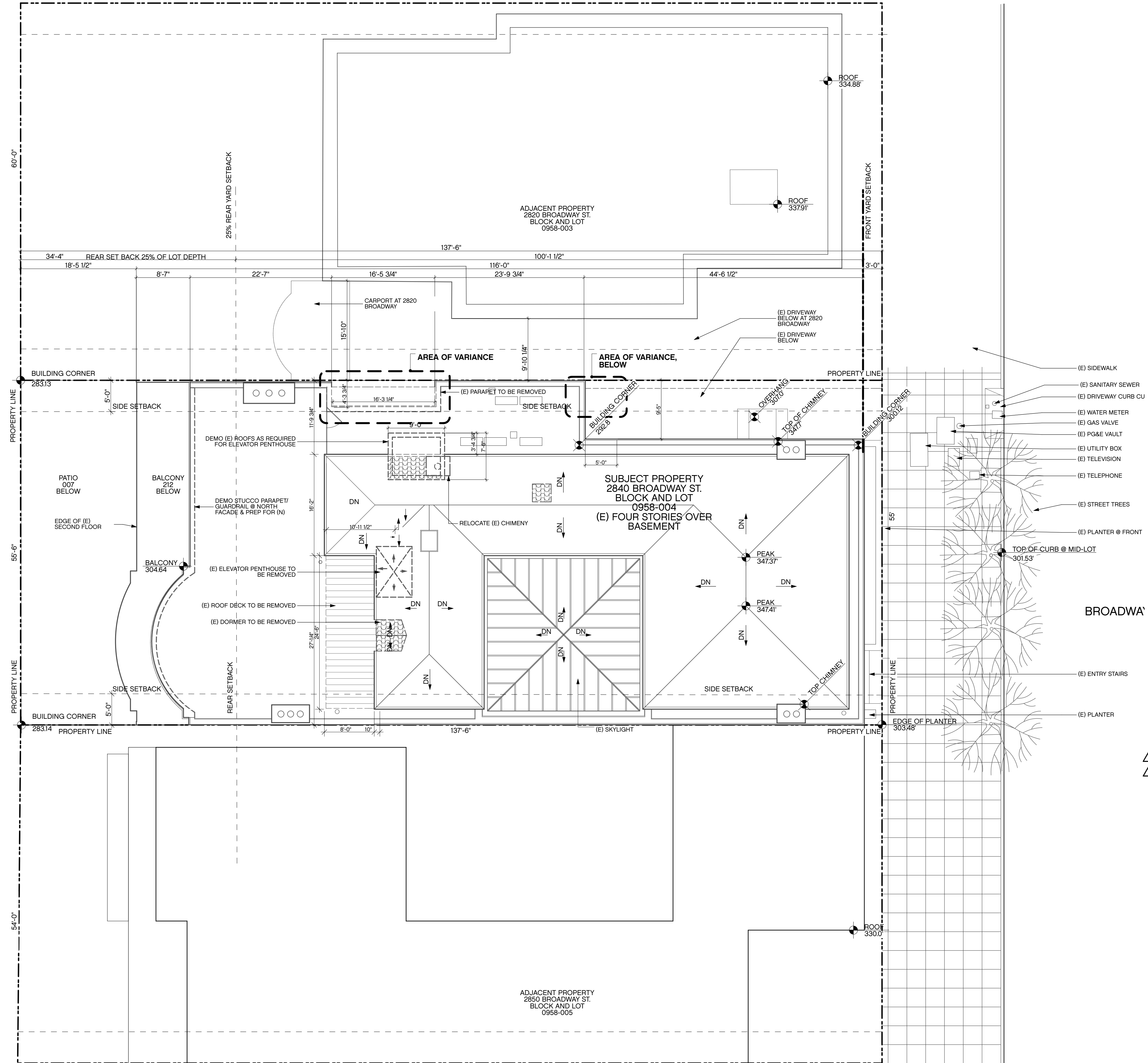
job #: 1202
date: JULY 17, 2012
drawn: NM, JW, FE
checked: FE, GF
scale: AS NOTED

INFORMATION FOR SITE PLAN
BASED ON SITE SURVEY BY BKF:
MICHAEL SHOUP PLS 7616



PROPOSED SITE
PLAN

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

PLANNING SET

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job #: 1202

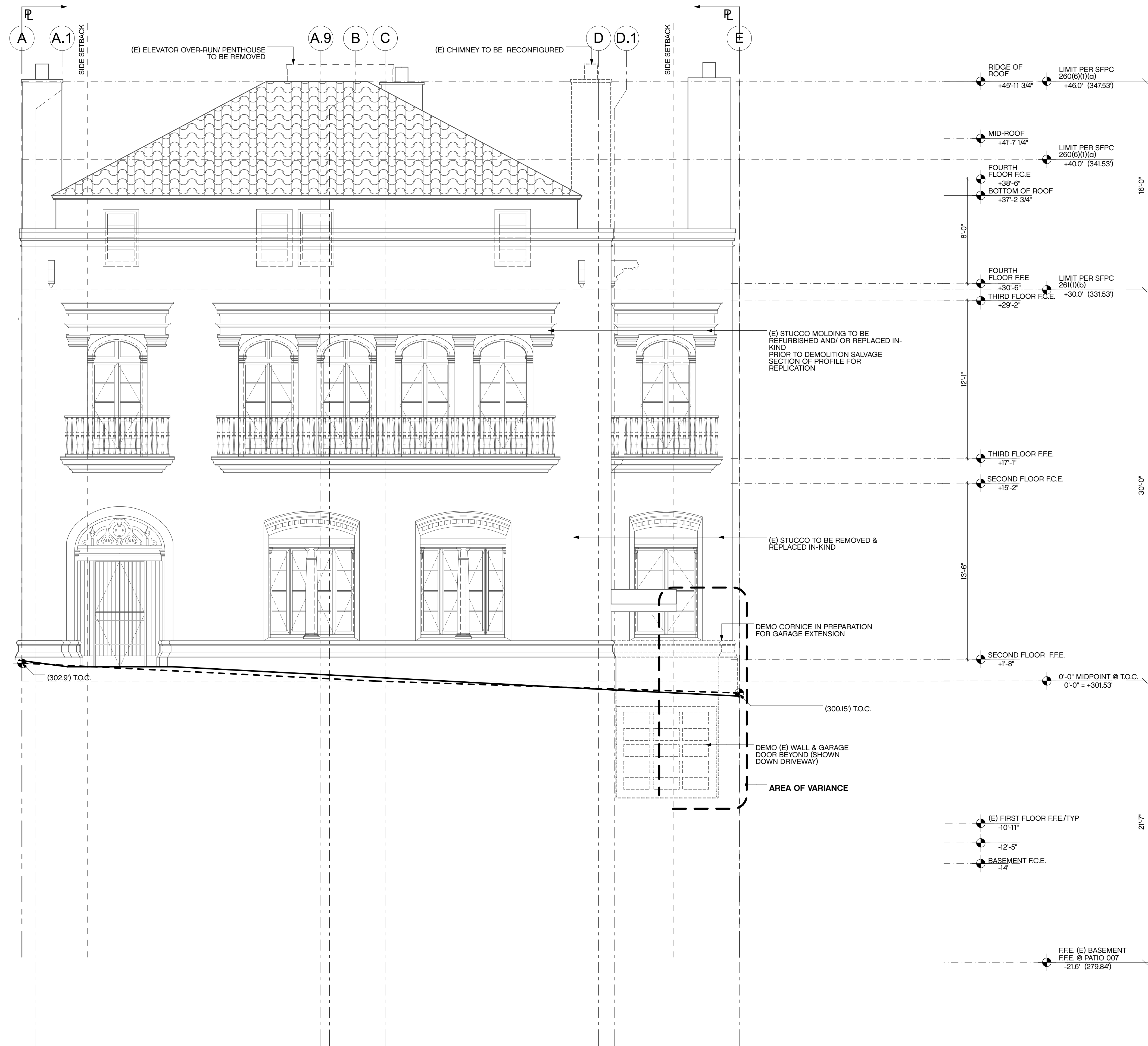
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drawn: NM, JW, FE

checked: FE, GF

scale: AS NOTED

EXISTING SITE
PLAN



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

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drawn:	NM, JW, FE
checked:	FE, GF
scale:	AS NOTED

EXISTING
EXTERIOR
ELEVATIONS -
SOUTH



PLANNING SET

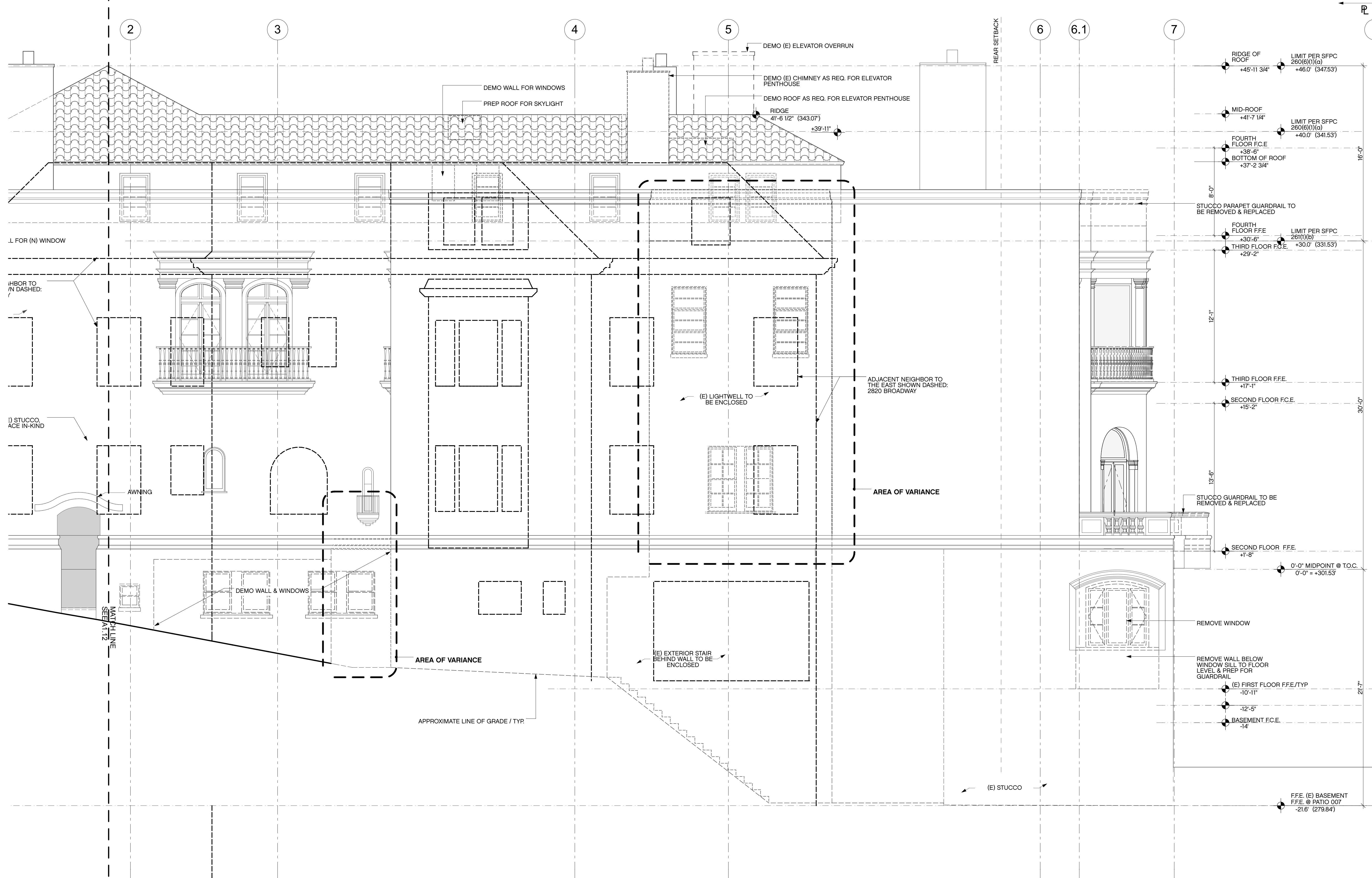
revisions by:

2 NPDR #2: DECEMBER 14, 2012

job #: 1202
date: JULY 17, 2012
drawn: NM, JW, FE
checked: FE, GF
scale: AS NOTED

EXISTING
EXTERIOR
ELEVATIONS -
NORTH

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



PLANNING SET

revisions by:

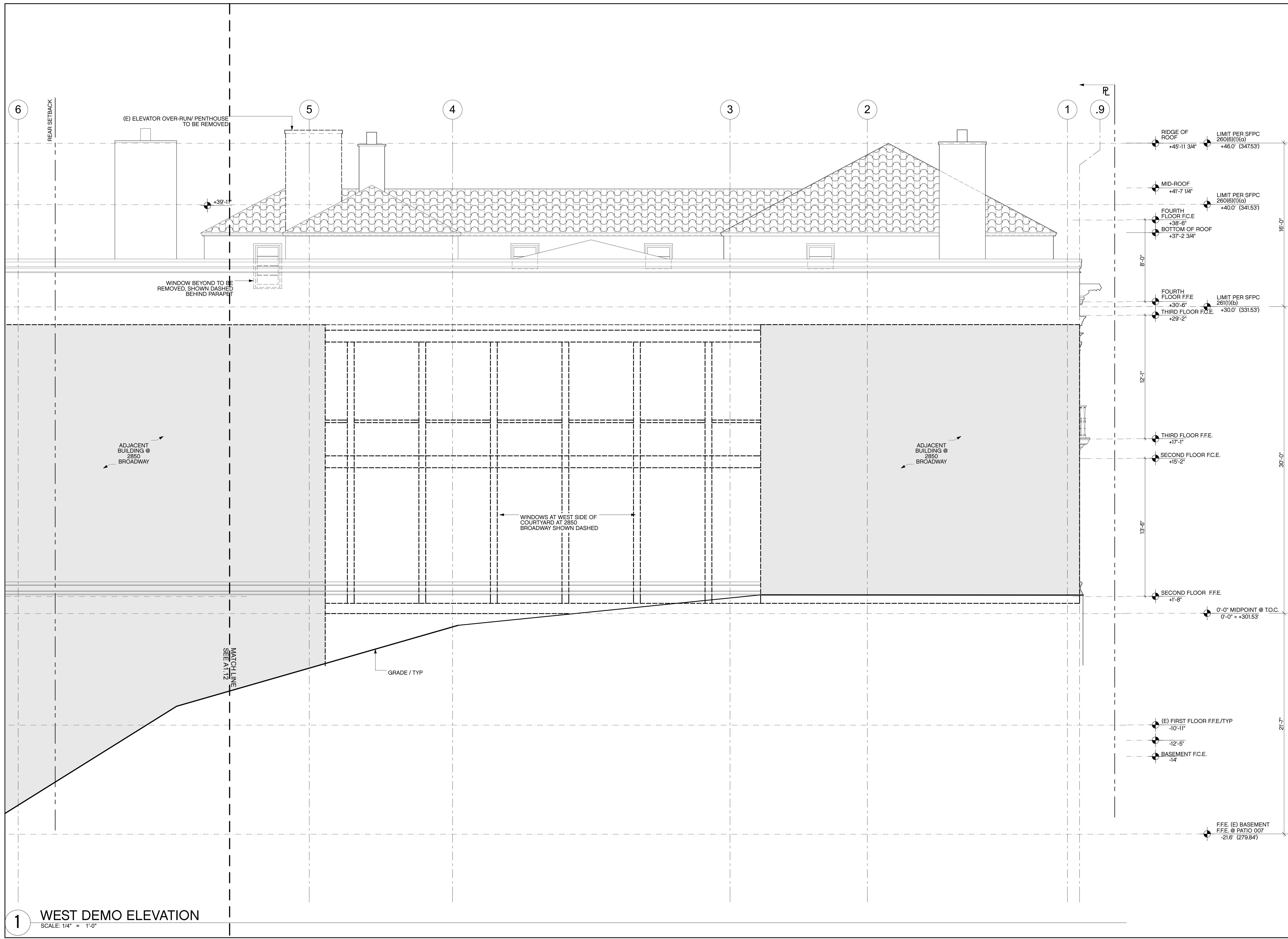
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2	NPDR #2: DECEMBER 14, 2012	

job #:	1202
date:	JULY 17, 2012
drawn:	NM, JW, FE
checked:	FE, GF
scale:	AS NOTED

EXISTING
EXTERIOR
ELEVATIONS -
EAST

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

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



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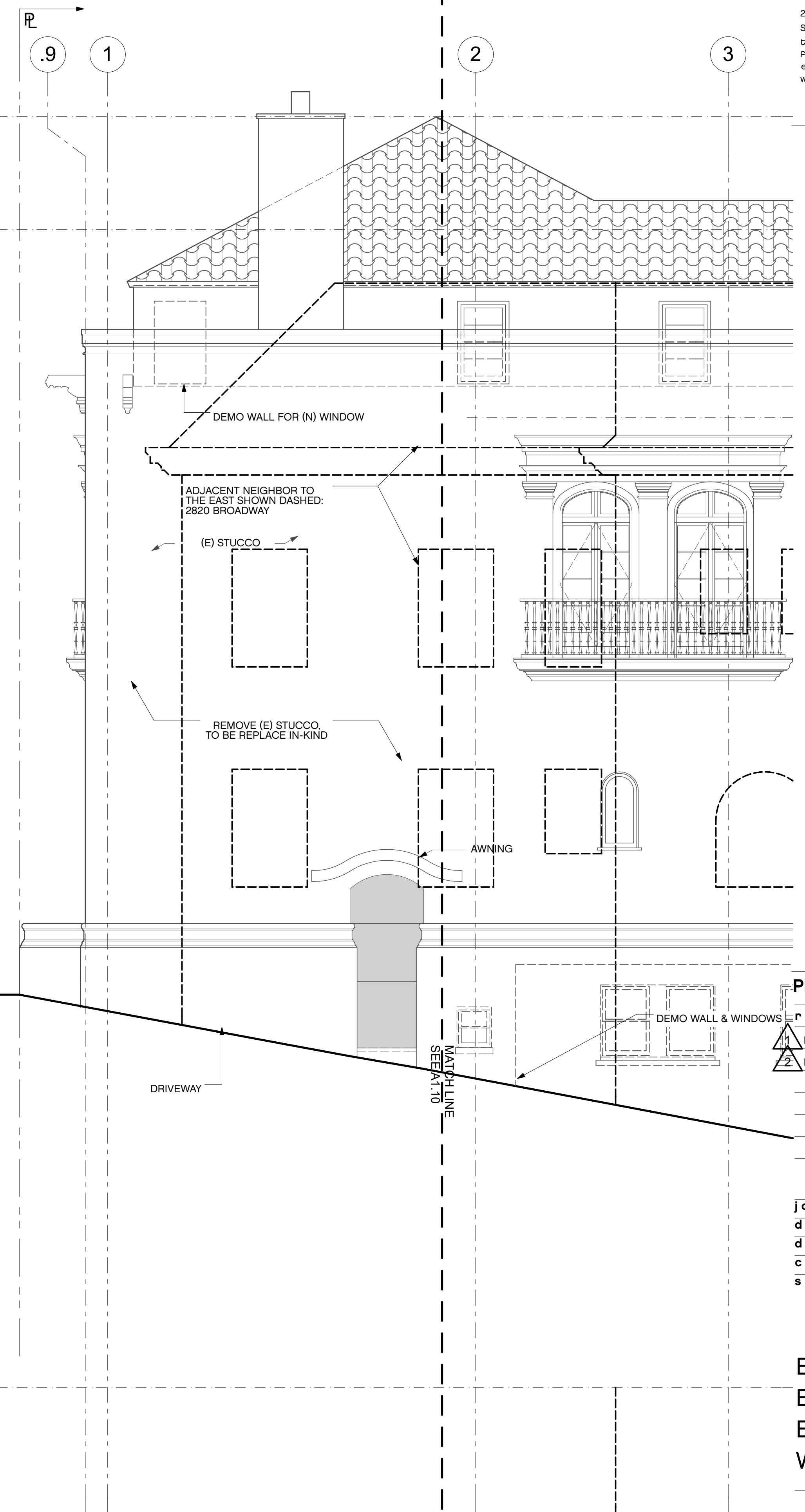
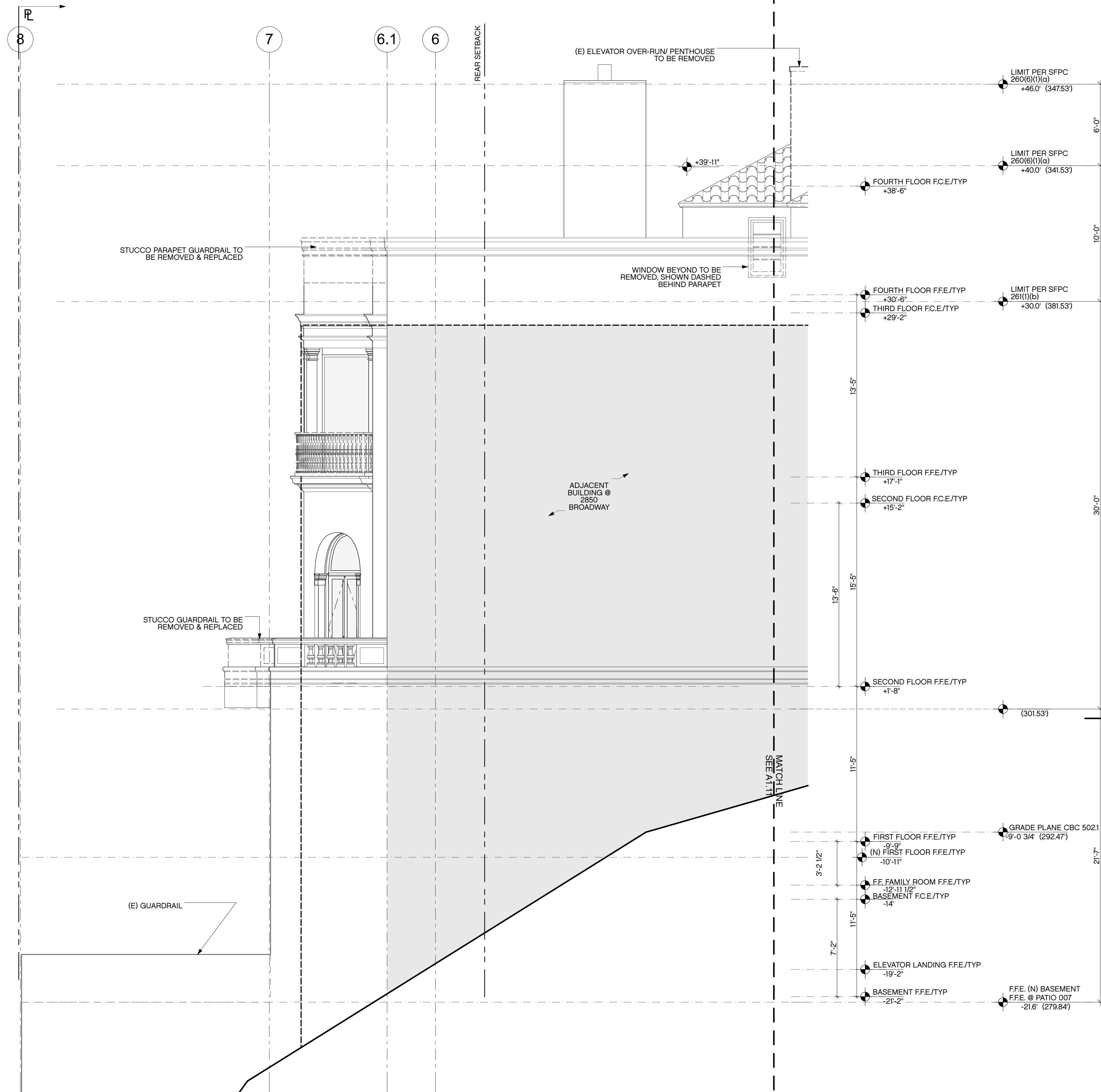
EXISTING
EXTERIOR
ELEVATIONS -
WEST

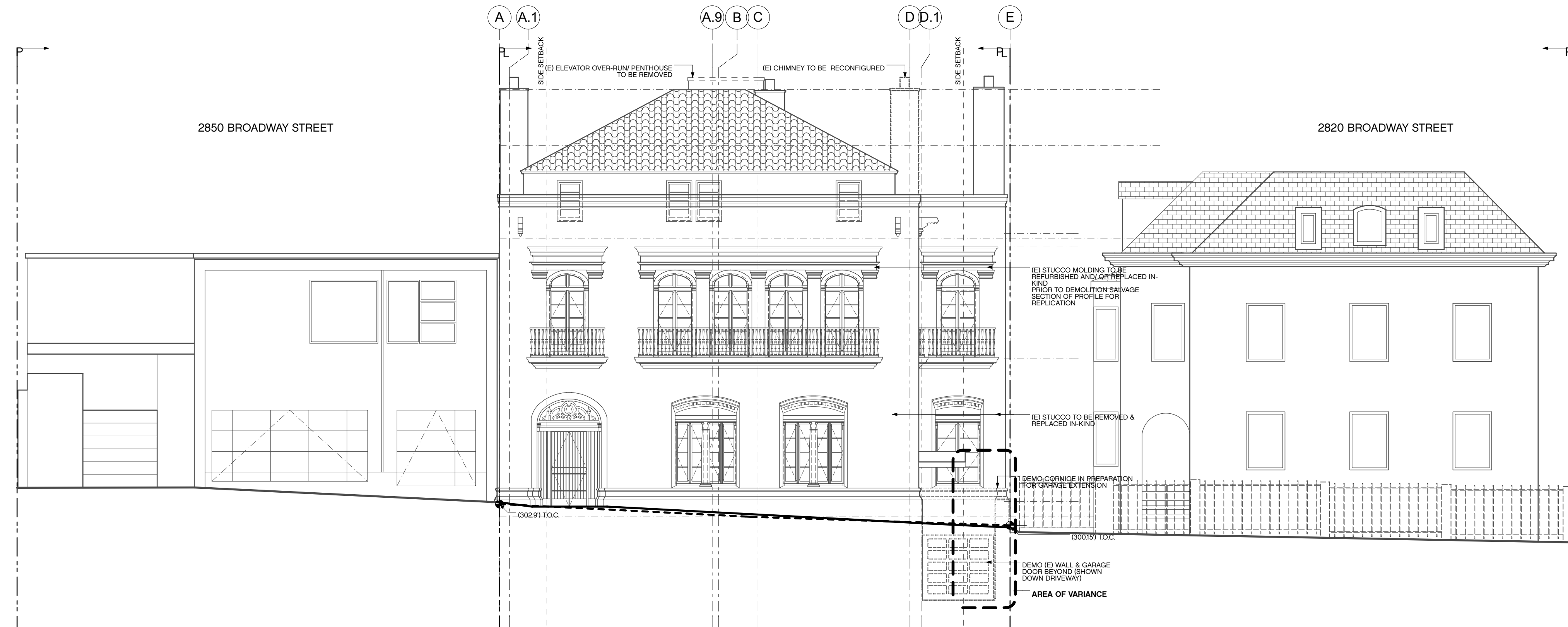
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EXISTING
EXTERIOR
ELEVATIONS - E/
W CONTINUED





2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

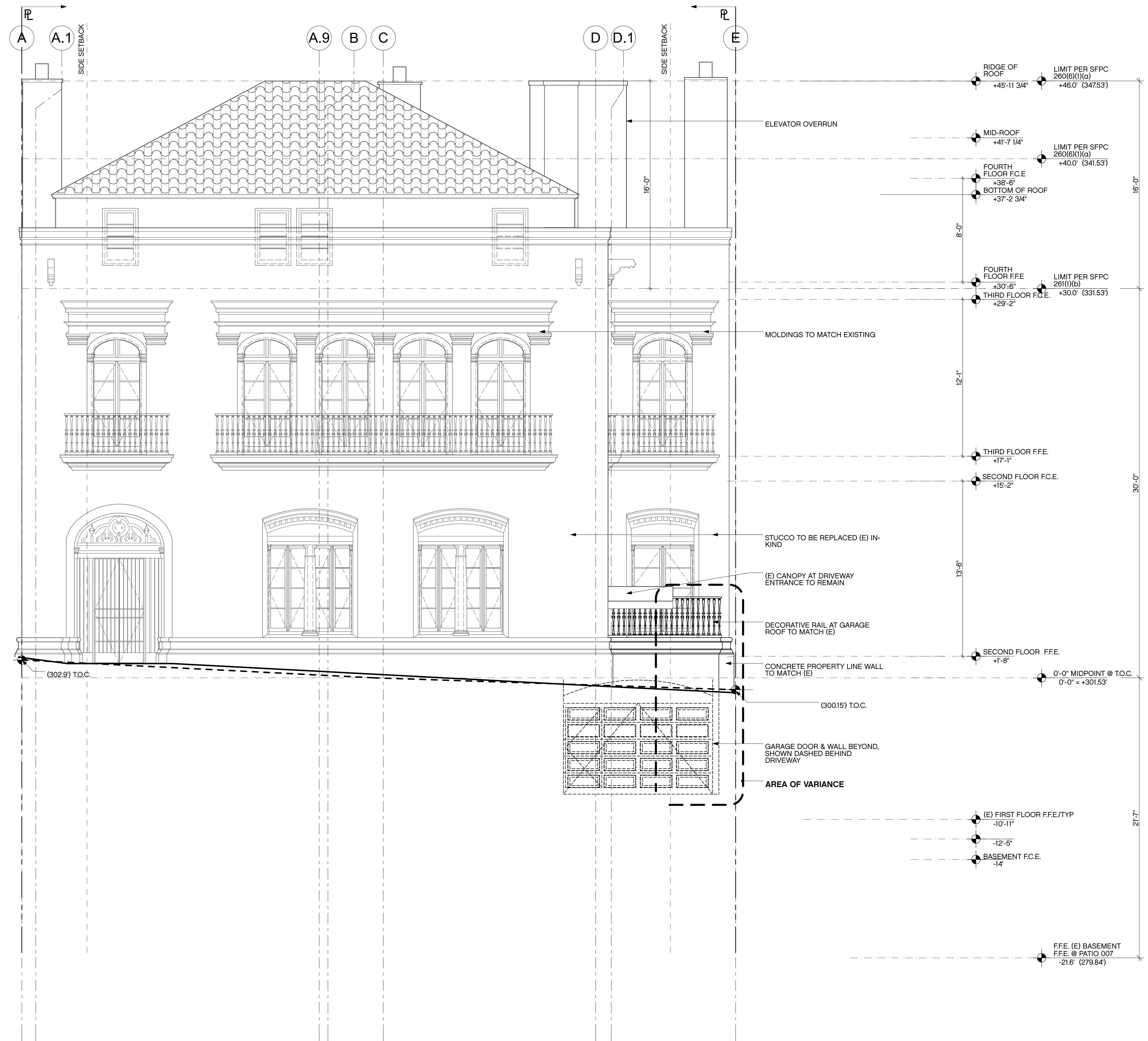
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EXISTING
ELEVATIONS W/
ADJACENT
PROPERTIES



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

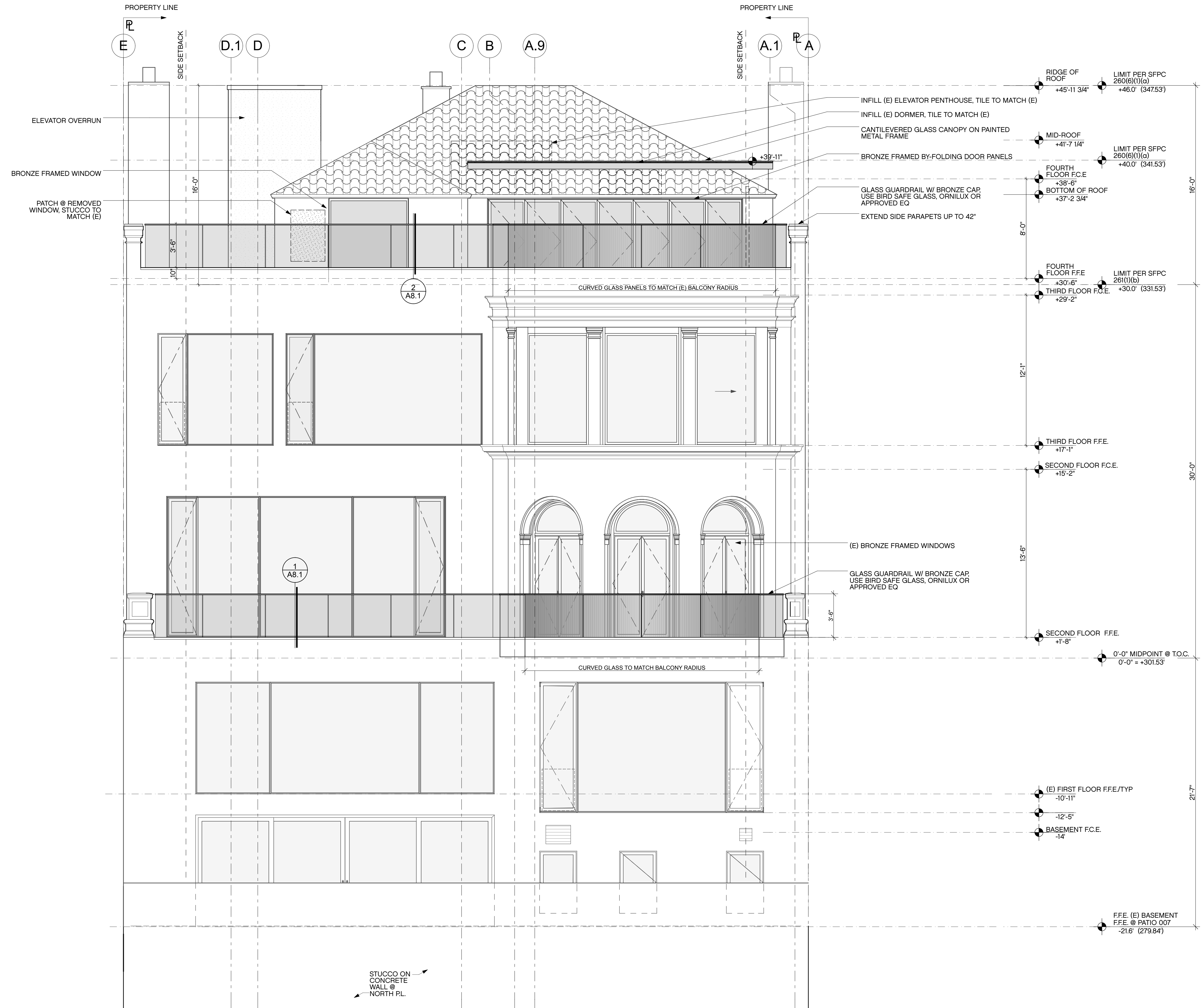
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EXTERIOR
ELEVATIONS -
SOUTH



PLANNING SET

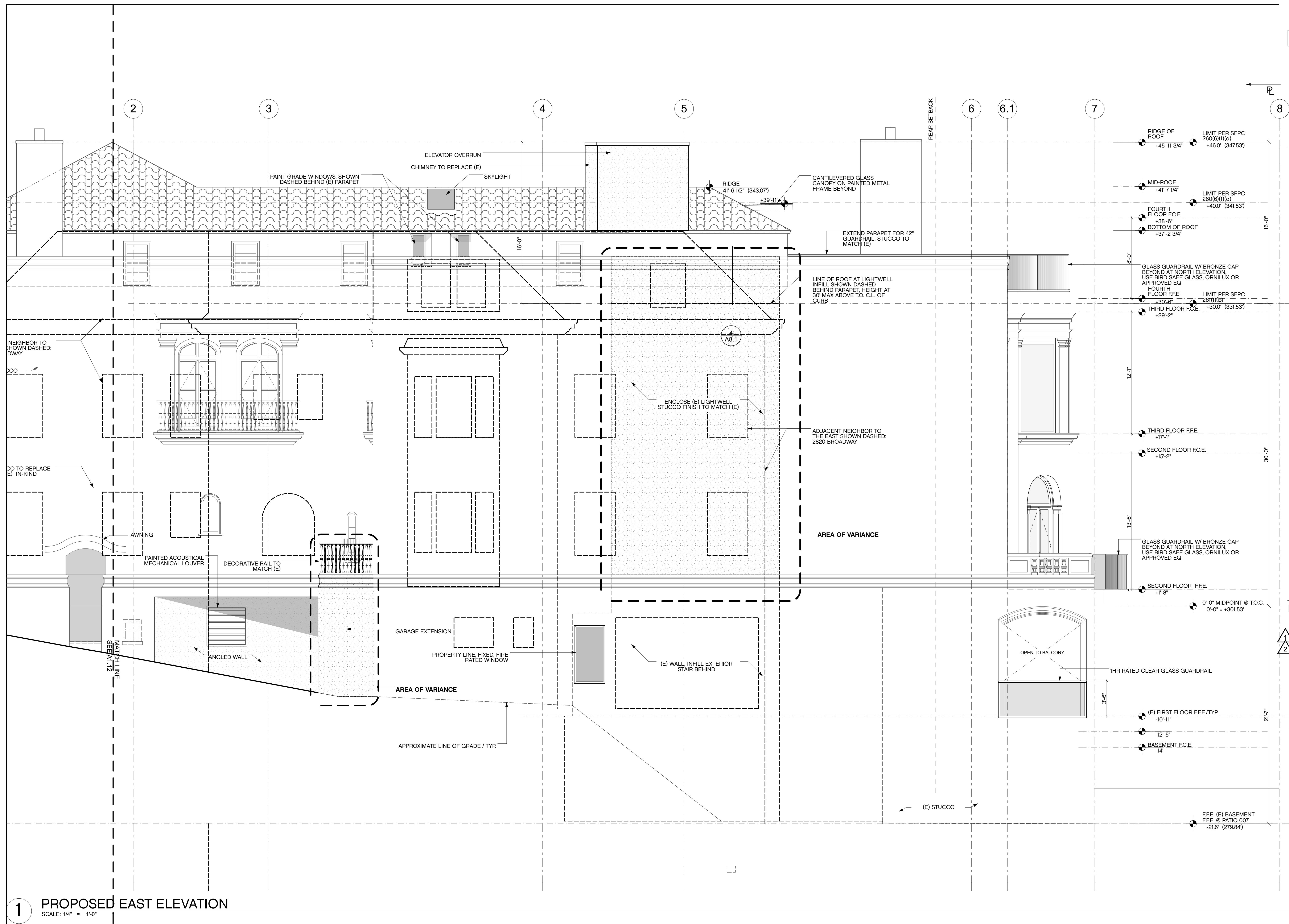
revisions	by:
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2 NPDR #2: DECEMBER 14, 2012

job #:	1202
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checked:	FE, GF
scale:	AS NOTED

EXTERIOR
ELEVATIONS -
NORTH

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

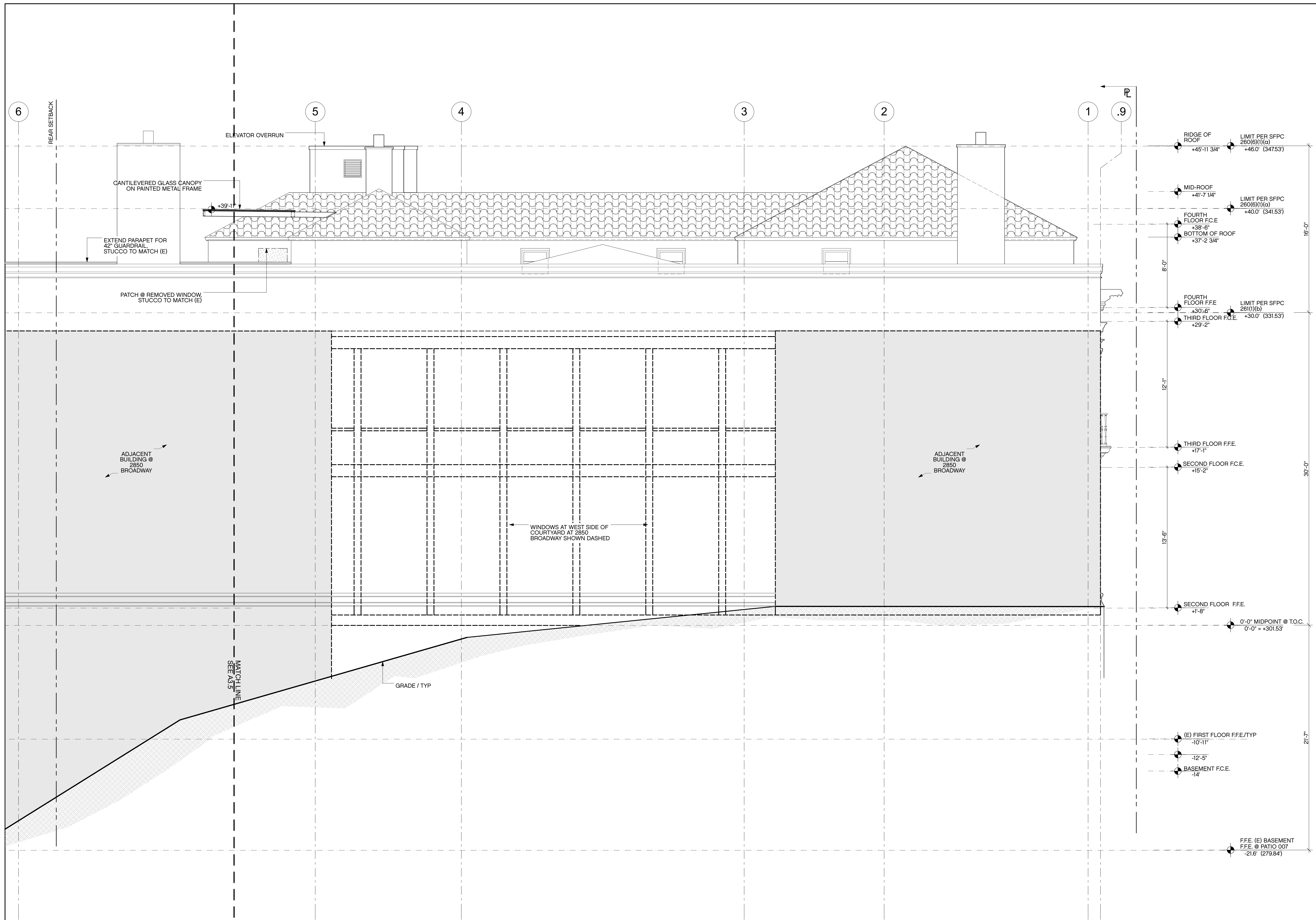


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**EXTERIOR
ELEVATIONS -
EAST**



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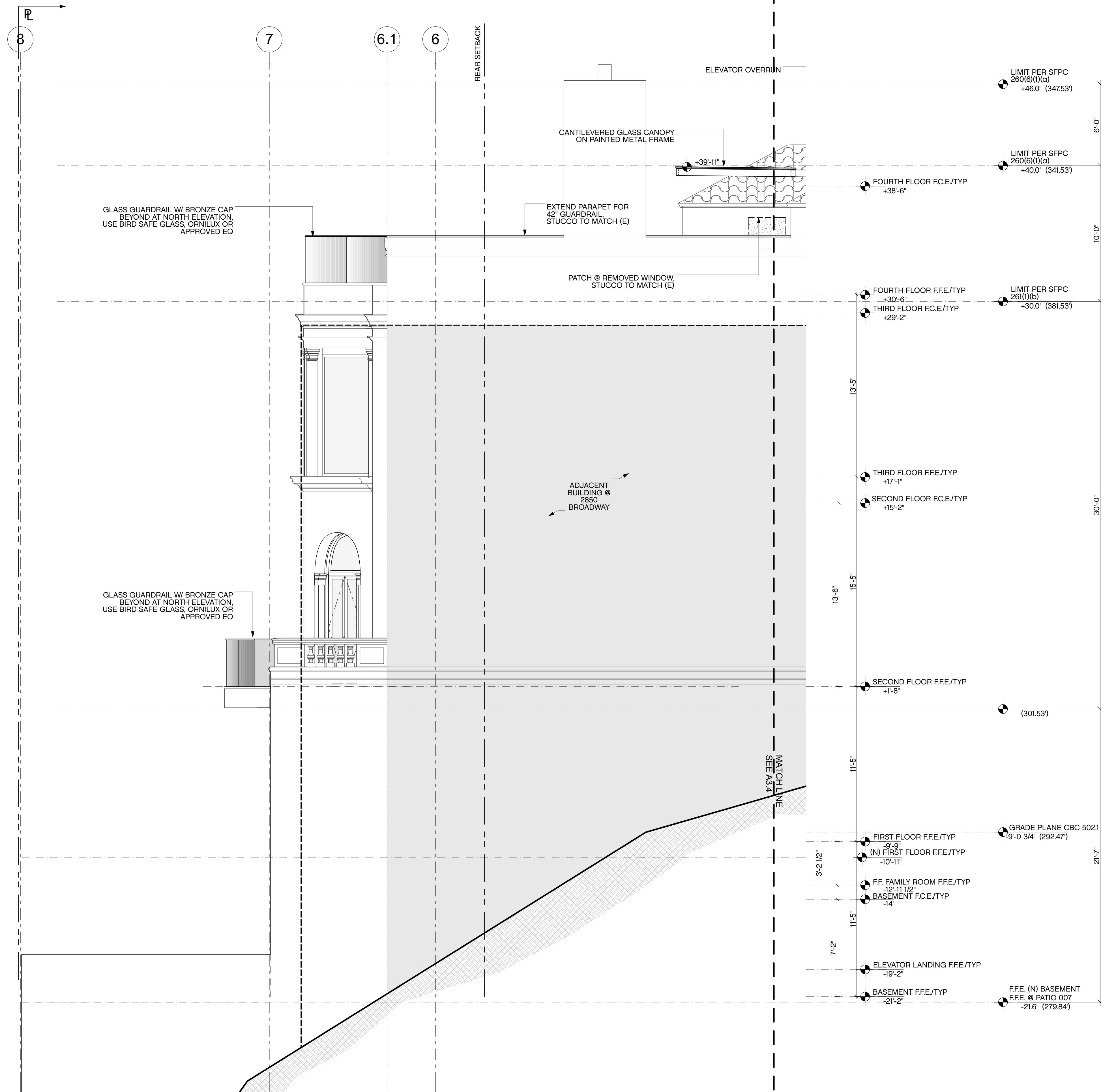
EXTERIOR
ELEVATIONS -
WEST

PLANNING SET

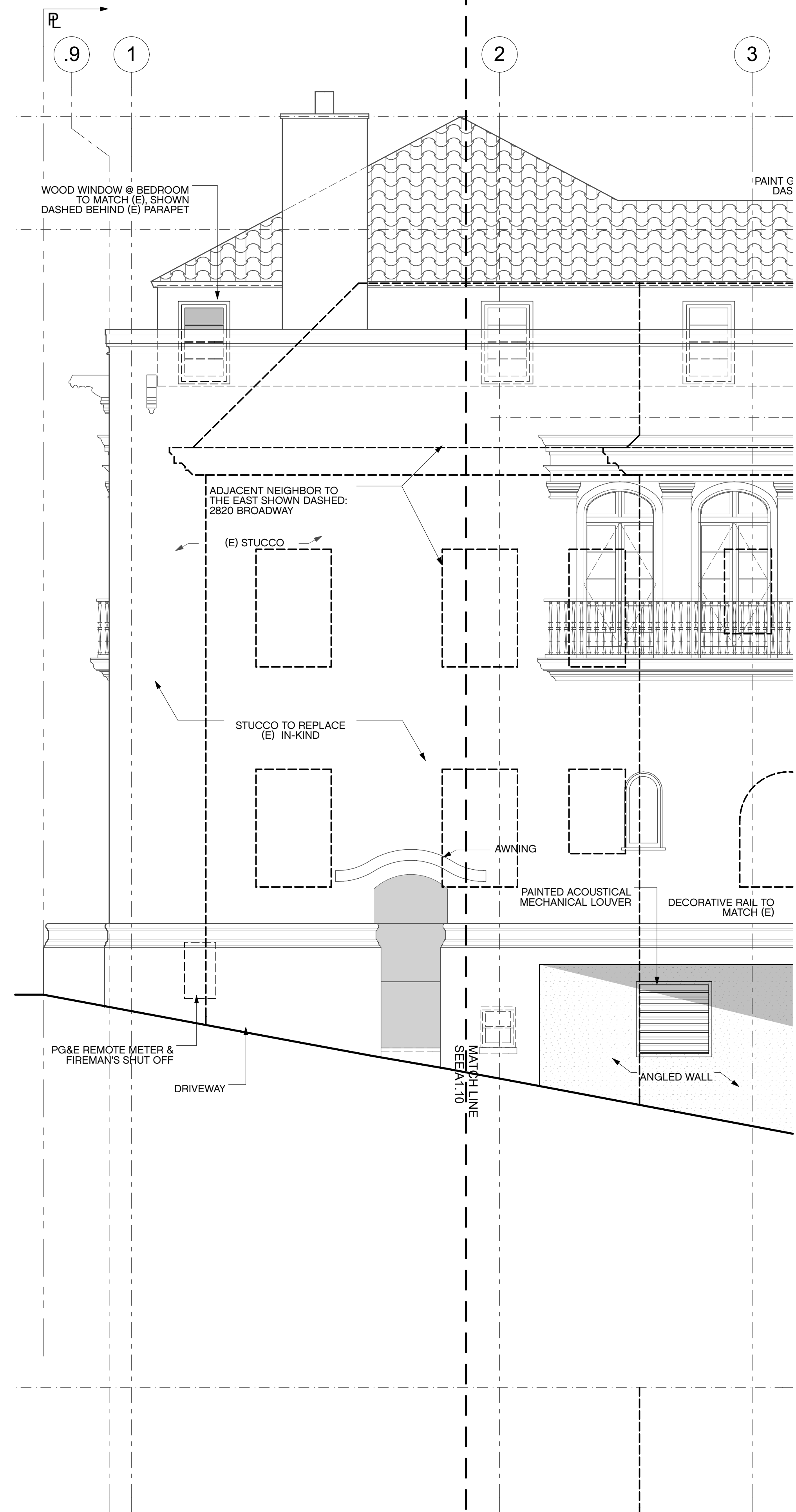
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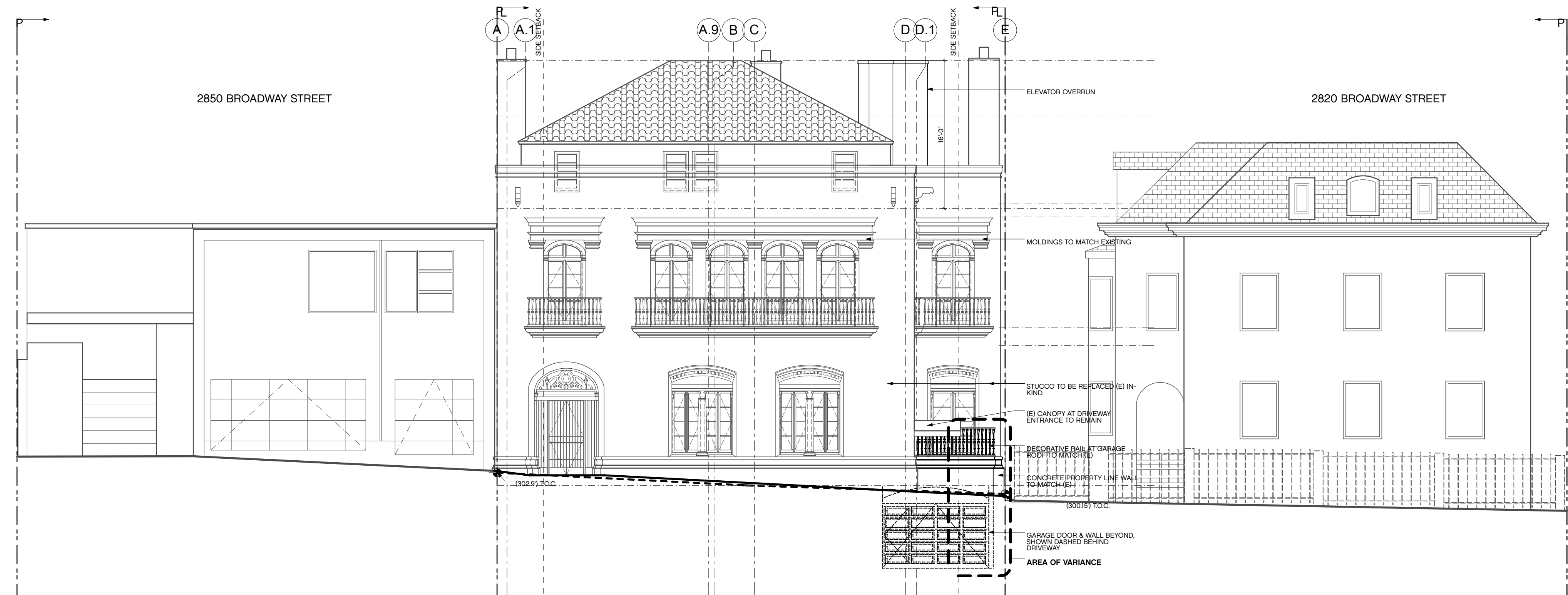
EXTERIOR
ELEVATIONS - E/
W CONTINUED



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



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

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