



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 PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, August 27, 2014**
 Time: **Beginning at 9:30 a.m.**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Variance (Rear Yard)**
 Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 70 Martha Avenue	Case No.: 2014.0385V
Cross Street(s): Between Baden & Nordhoff	Building Permit: 2014.03.14.0717
Block /Lot No.: 6735/046	Applicant/Agent: Andrew Morrall
Zoning District(s): RH-1/40-X	Telephone: (415) 282-0616
Area Plan: N/A	E-Mail: andrewmorrallarchitect.com

The proposal includes the construction of a deck at the rear of the existing single-family dwelling's basement, ground and second floors, respectively. A spiral stairway, proposed to be adjacent to the basement rear deck, would provide a connection between this deck and grade.

PER SECTION 134 OF THE PLANNING CODE, the subject property is required to maintain a minimum rear yard depth of eighteen feet, measured from the rear property line. The three levels of proposed rear decks and spiral stairway would all encroach one foot six inches into the required rear yard to within sixteen feet six inches of the rear property line.

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: The site plan, floor plans and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2014.0385V.pdf>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

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 the required Section 311 notification for this project has been performed.**

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.

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

PROJECT DATA

ALL WORK HEREIN SHALL BE ACCORDING TO THE MOST CURRENT CODES, THE 2015 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS, ELECTRICAL CODE, PLUMBING CODE, AND MECHANICAL CODE.
 PROJECT ADDRESS: 70 MARTHA AVE. SAN FRANCISCO, CA. 94131
 ZONING: RH1
 BLOCK/LOT NO.: 6788 / 046
 OCCUPANCY TYPE: R3 / U
 BUILDING TYPE: V4
 EXISTING SQ. FT.: 1,114 SQ. FT. CONDITIONED LIVING, 342 SQ. FT. GARAGE, 400 SQ. FT. UNCONDITIONED.
 DESCRIPTION OF PROJECT:
 A 3 STORY REAR DECK

OWNER CONTACT:
 GARY AND RALPH KILLEN
 70 MARTHA AVE.
 SAN FRANCISCO, CA. 94131
 PHONE: 415-382-0816

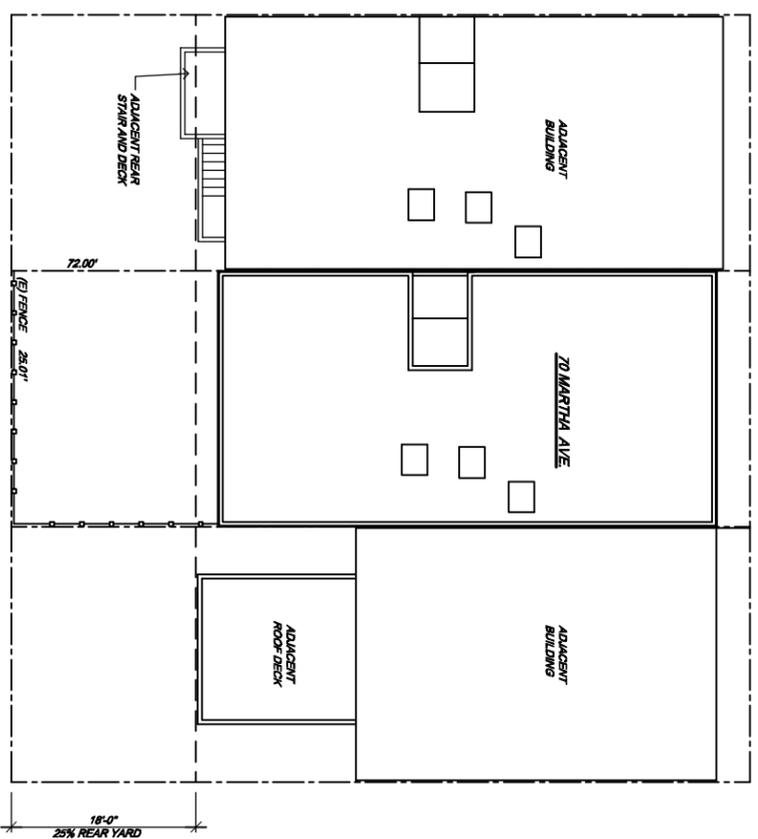
ARCHITECT:
 ANDREW MORRALL
 2730 MISSION STREET
 SAN FRANCISCO, CA. 94110
 PHONE: 415-382-0816

SHEET INDEX

- A-1.1 EXISTING AND PROPOSED SITE PLANS
- A-2.1 PROPOSED PLANS
- A-3.1 PROPOSED ELEVATIONS
- A-3.2 ELEVATIONS WITH ADJACENT BUILDINGS
- A-4.1 PROPOSED BUILDING SECTIONS
- A-5.1 EXISTING FLOOR PLANS
- A-5.2 EXISTING ELEVATIONS

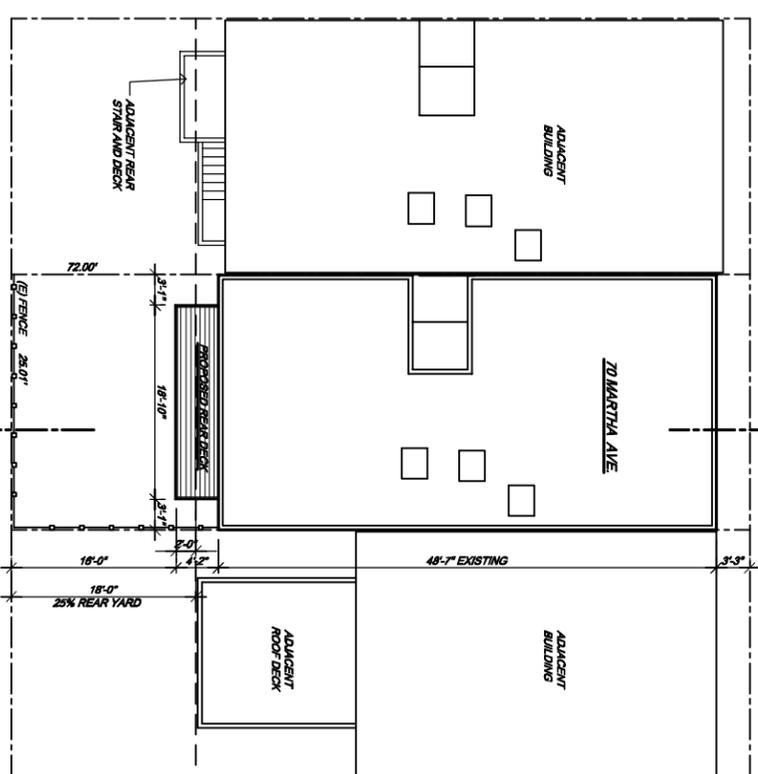
70 MARTHA AVE.

70 MARTHA AVE.



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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



ANDREW MORRALL | ARCHITECT
 www.andrewmorrallarchitect.com

2730 MISSION STREET
 SAN FRANCISCO, CA. 94110
 PHONE: 415-382-0816

IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
 70 MARTHA AVE.
 SAN FRANCISCO, CA. 94131

SHEET TITLE:
EXISTING SITE PLAN & PROPOSED SITE PLAN

DATE: 03.14.14
 ISSUANCE: VARIANCE AND SITE PERMIT SUBMITTAL

04.17.14 1. RESPONSE TO NOPDR #1
 DIMENSIONS ADDED,
 DEPTH INCREASE OF
 PROPOSED DECKS BY 6"

SHEET NUMBER:
A-1.1

IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
 70 MARTHA AVE.
 SAN FRANCISCO, CA. 94131

SHEET TITLE:
EXTERIOR ELEVATIONS

DATE: ISSUANCE:

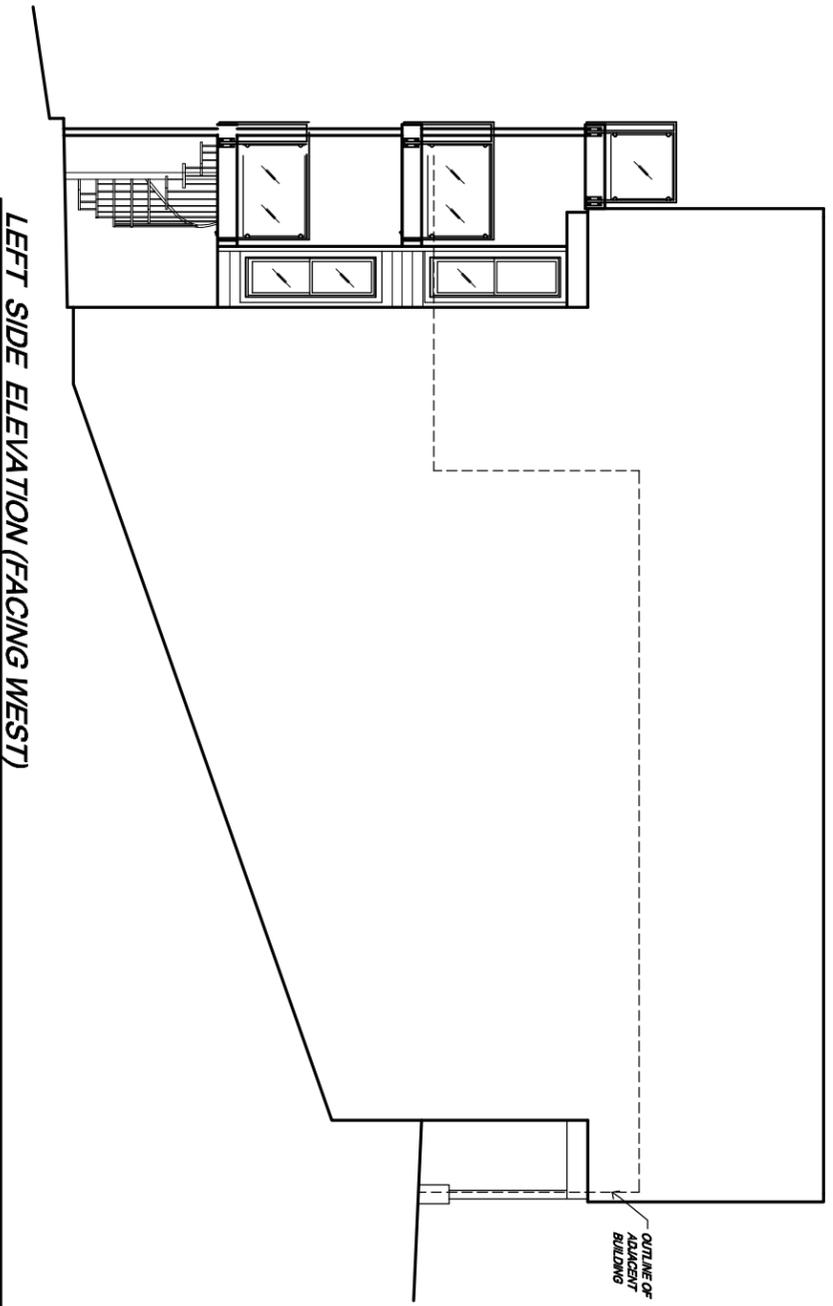
03.14.14 VARIANCE AND SITE PERMIT SUBMITTAL

04.17.14 **1.** RESPONSE TO NOPDR #1
 DIMENSIONS ADDED,
 DEPTH INCREASE OF
 PROPOSED DECKS BY 6"

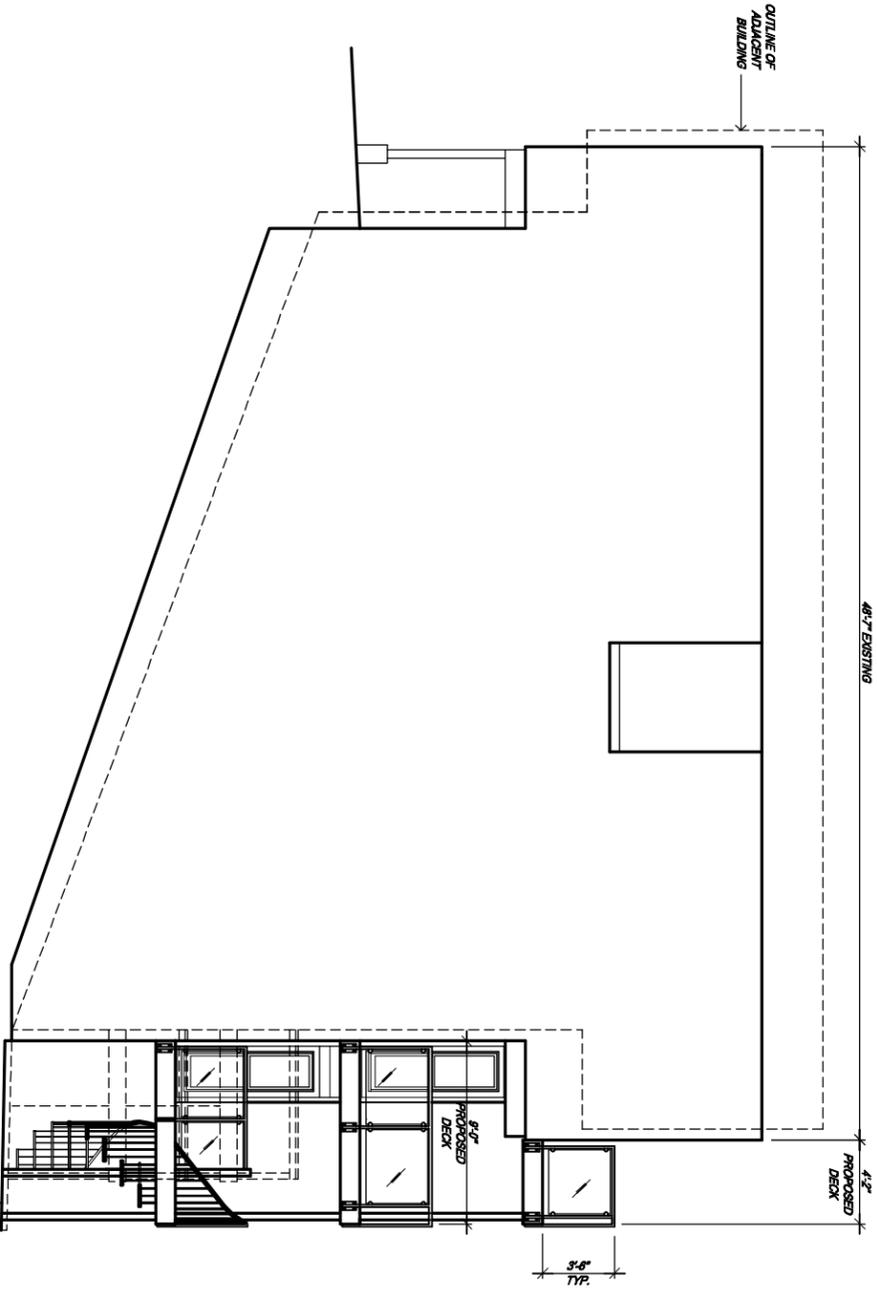
SHEET NUMBER:

A-3.1

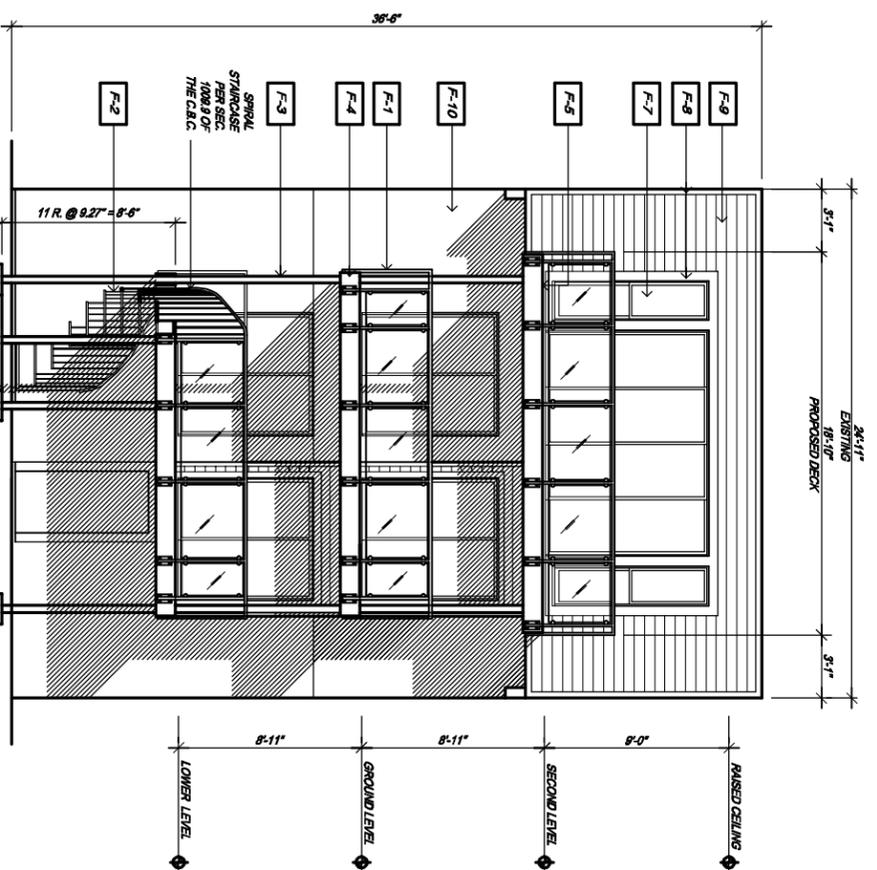
- MATERIAL / FINISH SCHEDULE**
- F-1 TRENIC PRIME & PTD GALV. METAL GLAZORAIL W/ TEMP. GLASS PANELS
 - F-2 TRENIC PRIME & PTD GALV. METAL STAIRCASE
 - F-3 TRENIC PRIME & PTD STEEL POST
 - F-4 2X12 PTD. OSB/AR DECK FASCSA
 - F-5 SHADDECK DECKING W/ FACTORY CANCELLED FASTENERS
 - F-6 NOT USED
 - F-7 WOOD GLAZ. WINDOWS - MARINI OR EQUAL
 - F-8 PRIME OS & PAINTED ALUM. DRESSED 2X6 & 2X4 W/D. TRIM
 - F-9 FACTORY PRIME & PTD. SMOOTH HARDEN LAM. SIDING* EXPOSURE
 - F-10 CEMENT PLASTER - FINE SAND FLOAT FINISH, INTEGRAL COLOR WHITE 3 COAT 7/8" TH. ALTERNATE: REFER TO F-9
 - F-11 PTD. BSM GUTTER AND DOWNSPOUT (PT. TO MATCH WD TRIM)



LEFT SIDE ELEVATION (FACING WEST)



RIGHT SIDE ELEVATION (FACING EAST)

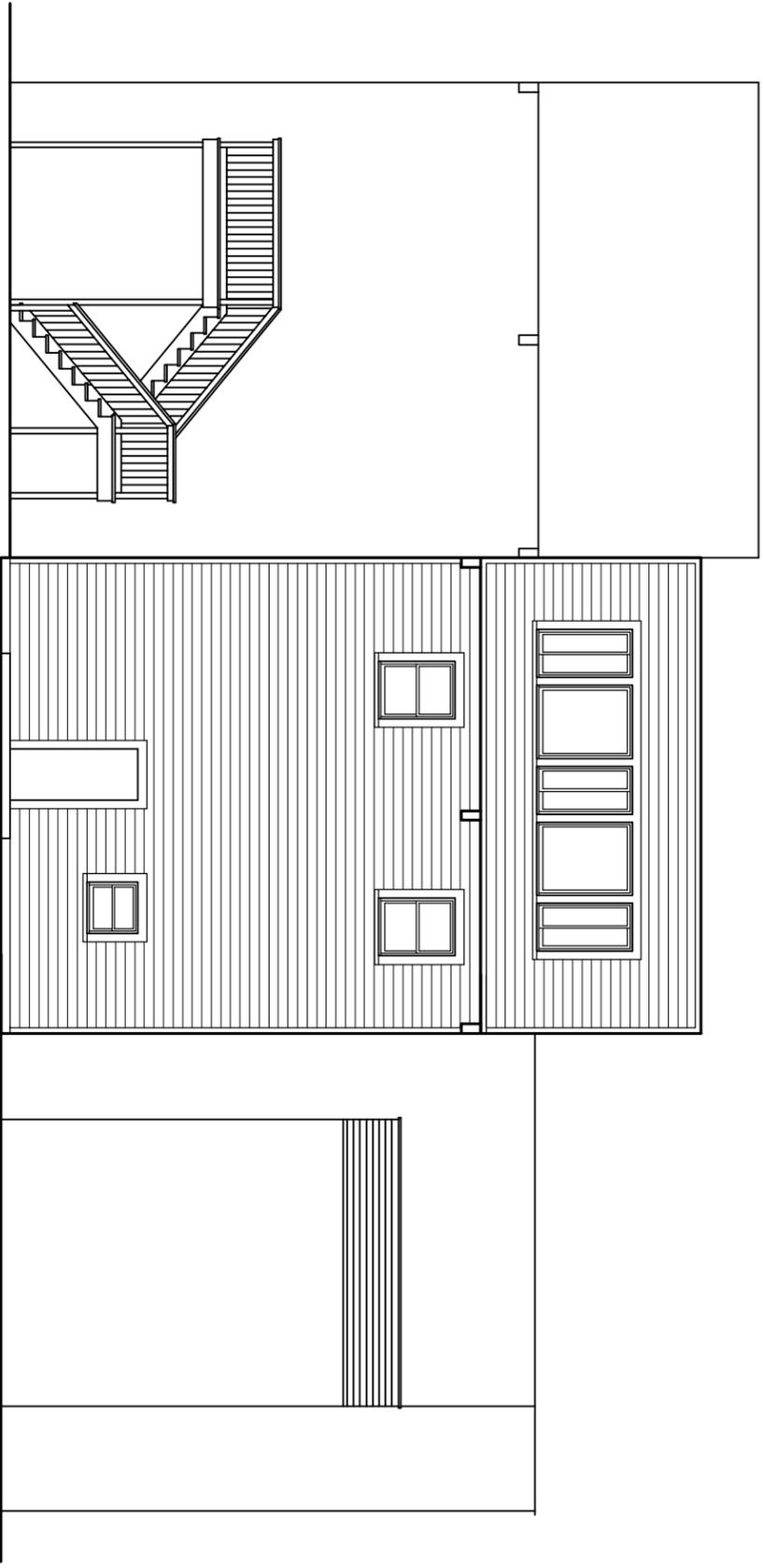


REAR ELEVATION (FACING NORTH)

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

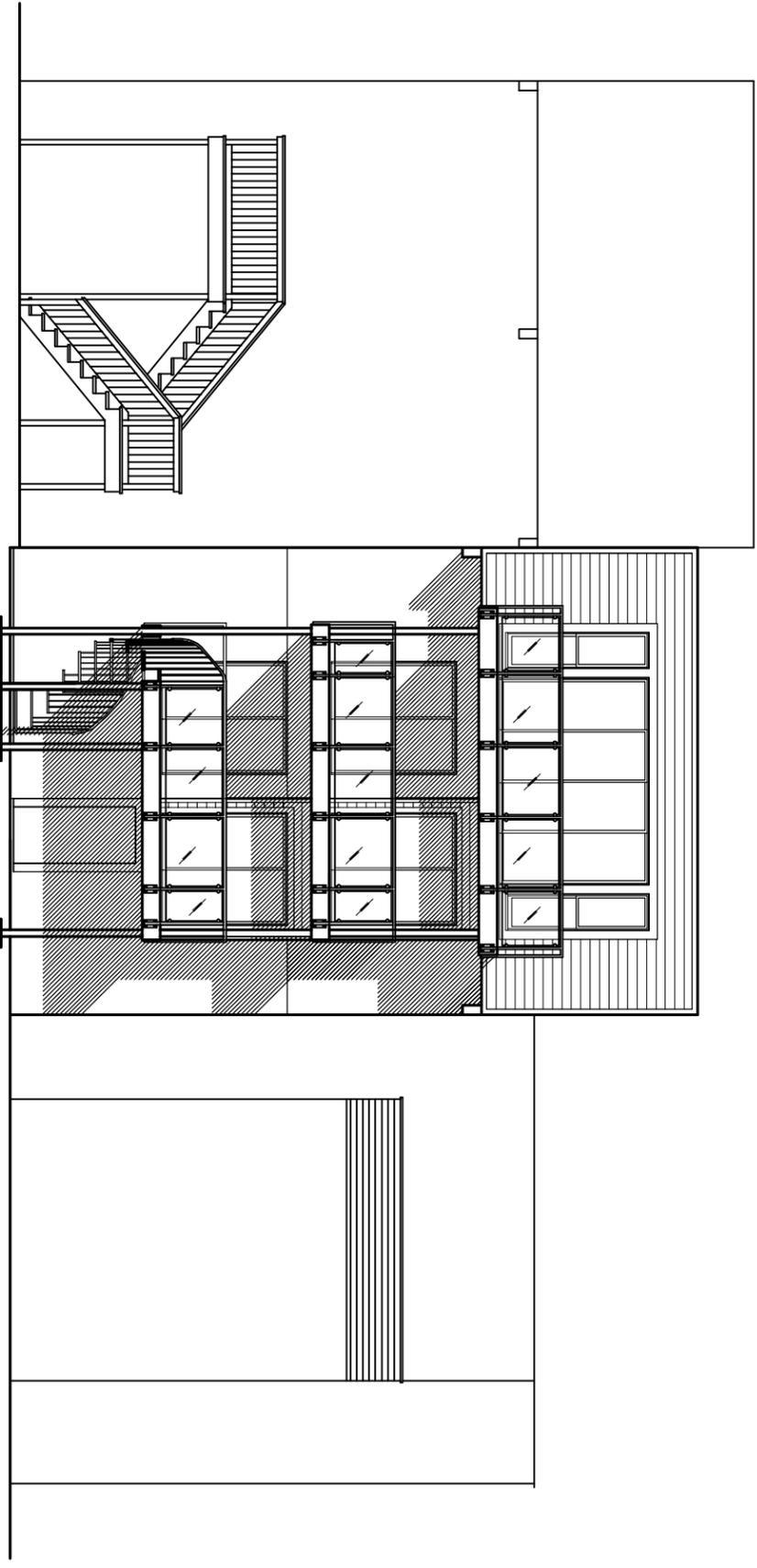
SCALE: 1/4"=1'-0"

IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
70 MARTHA AVE.
SAN FRANCISCO, CA. 94131



EXISTING REAR ELEVATION WITH ADJACENT BUILDINGS (FACING NORTH)

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



PROPOSED REAR ELEVATION WITH ADJACENT BUILDINGS (FACING NORTH)

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

SHEET TITLE:
**EXTERIOR ELEVATIONS
W/ ADJACENT BUILDINGS**

DATE: _____
ISSUANCE: _____

03.14.14 VARIANCE AND SITE PERMIT SUBMITTAL

SHEET NUMBER:
A-3.2

IMPROVEMENTS FOR THE RESIDENCE OF:
RALPH KILLEN & GARY FOX
70 MARTHA AVE.
SAN FRANCISCO, CA. 94131

SHEET TITLE:
**EXISTING
EXTERIOR ELEVATIONS**

DATE: _____
ISSUANCE: _____

03.14.14 VARIANCE AND SITE PERMIT SUBMITTAL

SHEET NUMBER:
A-5.2

LEFT SIDE ELEVATION (FACING WEST)

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

OUTLINE OF
ADJACENT
BUILDING

RIGHT SIDE ELEVATION (FACING EAST)

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

OUTLINE OF
ADJACENT
BUILDING

36'-0" (EXISTING)

REAR ELEVATION (FACING NORTH)

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

