



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.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
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, October 28, 2009**
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:	27 Rico Way	Case No.:	2009.0480V
Cross Street(s):	Retiro Way	Building Permit:	N/A
Block /Lot No.:	0439A/051	Applicant/Agent:	David Armour
Zoning District(s):	RH-1 / 40-X	Telephone:	(415) 440-2880
Area Plan:	N/A	E-Mail:	david@armour-vokic.com

PROJECT DESCRIPTION

The proposal is to construct a two-story horizontal addition at the rear of the subject building, expanding into the open space along the sides and beneath the existing second floor level sun room, a portion of which will be removed. The proposal also includes construction of a third floor addition that does not require a variance from the Planning Code.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 25 feet. The building currently extends approximately 4 feet, 6 inches into the required rear yard. The proposed addition would also extend approximately 4 feet, 6 inches into the required rear yard to match the depth of the existing rear wall, leaving a rear yard depth of approximately 20 feet, 6 inches. Therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Single-Family Dwelling	No Change
FRONT SETBACK	14 feet	No Change
SIDE SETBACKS	8 feet (varies)	No Change
BUILDING DEPTH	65 feet, 6 inches	No Change
REAR YARD	20 feet, 6 inches	No Change
HEIGHT OF BUILDING	21 feet	31 feet, 6 inches
NUMBER OF STORIES	1 over garage	2 over garage
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	1	No Change

ENVIRONMENTAL REVIEW

Department staff has made a preliminary determination that the project is Categorically Exempt from California Environmental Quality Act (CEQA) Review.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Shelley Caltagirone** Telephone: **(415) 558-6625** E-Mail: shelley.caltagirone@sfgov.org

ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variations/2009.0480V.pdf

中文詢問請電: **415.558.5956**

Para información en Español llamar al: **415.558.5952**

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.

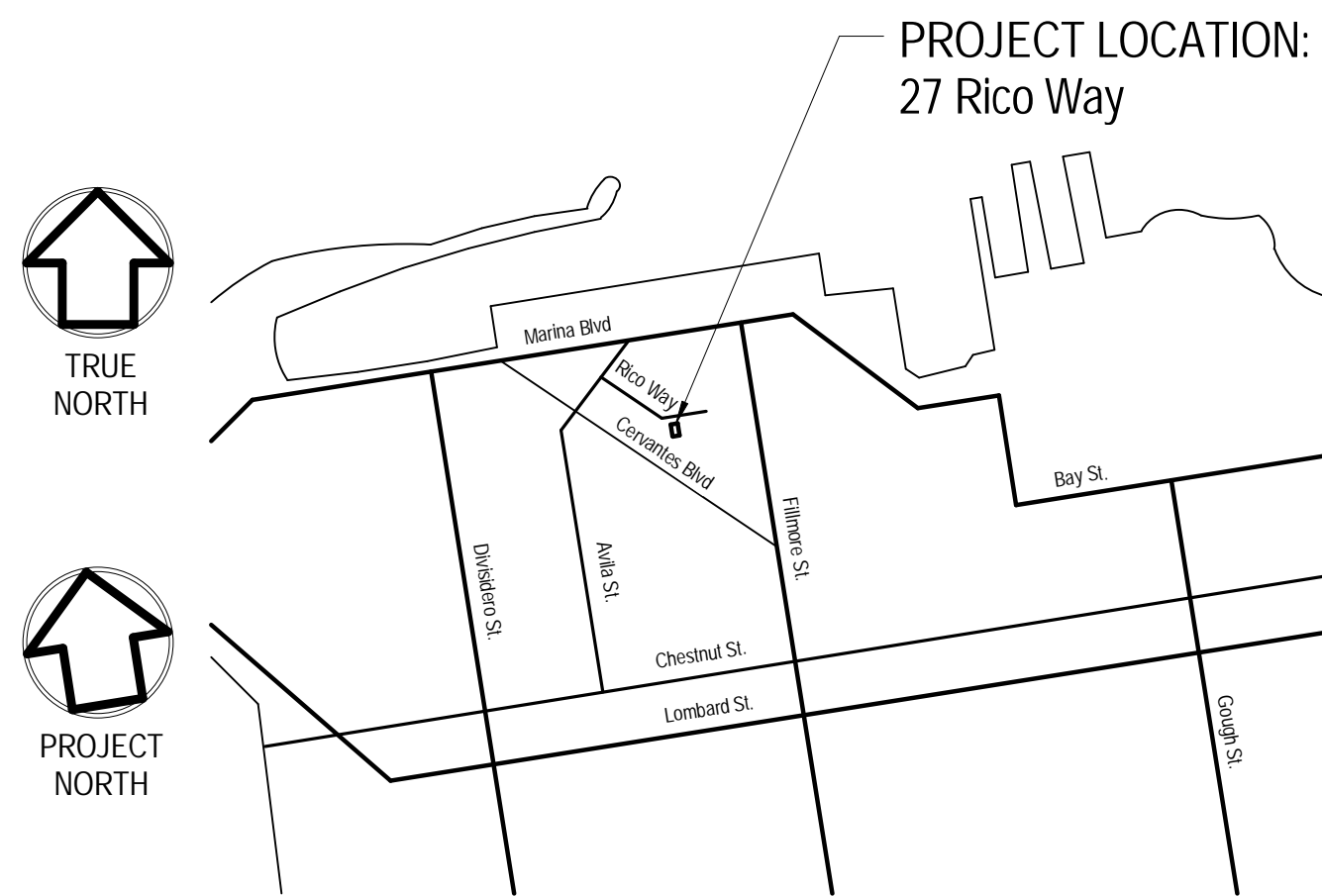
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

VARIANCE APPLICATION

HUX RESIDENCE
27 RICO WAY, SAN FRANCISCO, CA
94123

VICINITY MAP



DIRECTORY

OWNER

JEREMY HUX
54 Toledo Way
San Francisco, CA 94123

ARCHITECT

Armour+Vokic Architecture
2034 Union Street
San Francisco, CA 94123
415.440.2880

David Armour, Principal
Project Designer
david@armour-vokic.com

Dom Vokic, Principal
Project Architect
dom@armour-vokic.com

INTENT

VARIANCE APPLICATION FOR EXTENSION AT GROUND FLOOR

SHEET INDEX

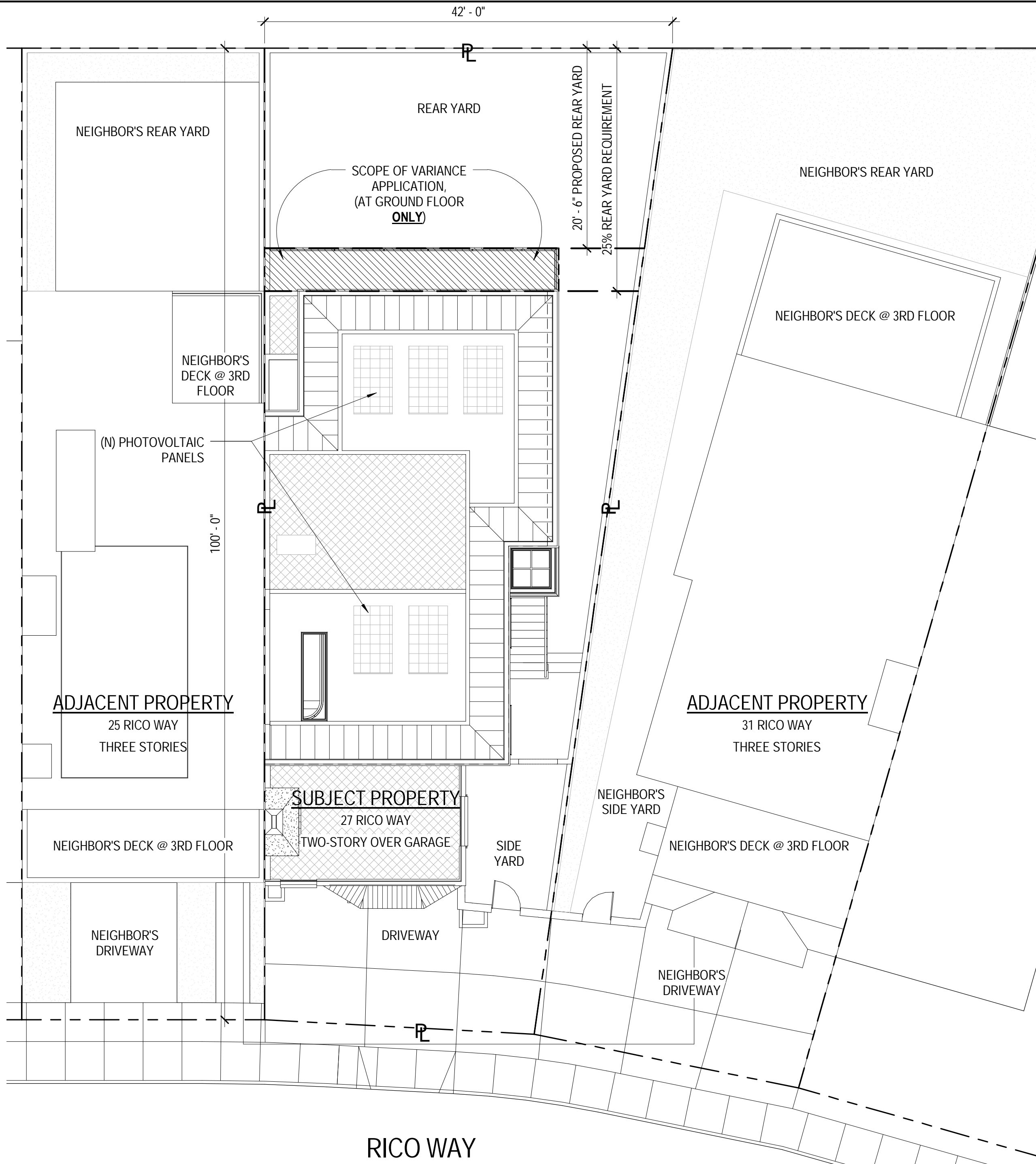
- A1 COVER SHEET & SITE PLAN
- A2 FLOOR PLANS
- A3 BUILDING ELEVATIONS
- A4 BUILDING ELEVATION, PERSPECTIVE
- A5 PHOTOGRAPHS & PHOTO MAP

BUILDING DATA

BLOCK & LOT NO.
LOT AREA
ZONING
OCCUPANCY
USE
CONST. TYPE
NO. OF STORIES

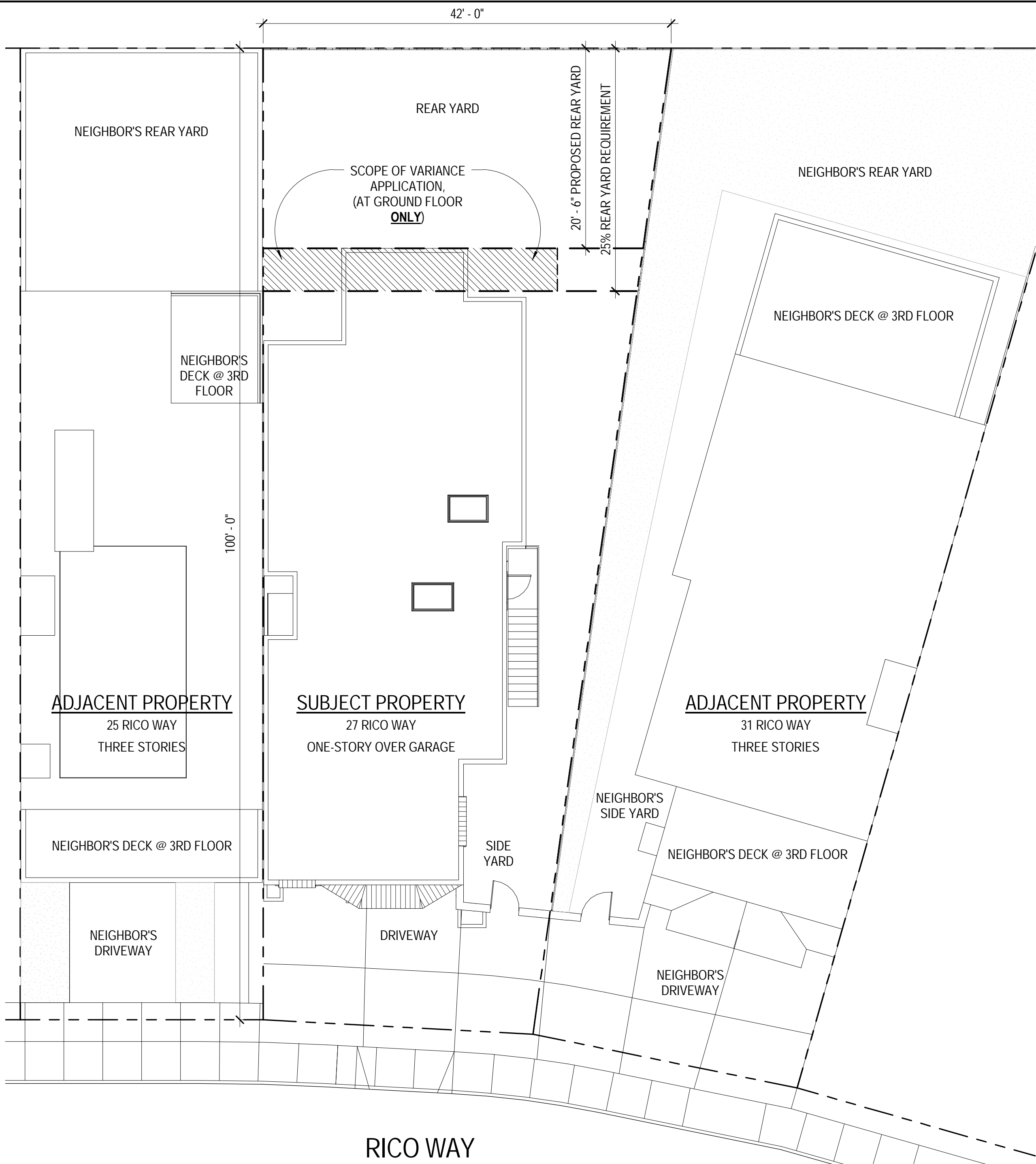
0439A - 51
3,484 SF
RH-1
R-3
Single Family Dwelling
V-B
1 Story O/ Garage

PROPOSED PLOT PLAN



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

EXISTING PLOT PLAN



1 EXISTING PLOT PLAN
1/8" = 1'-0"



2034 Union Street
San Francisco, CA 94123
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www.armour-vokic.com

Hux
Residence

27 Rico Way
SAN FRANCISCO
California 94123

Date & Issue

VARIANCE APP. 09.28.09

27 Rico Way

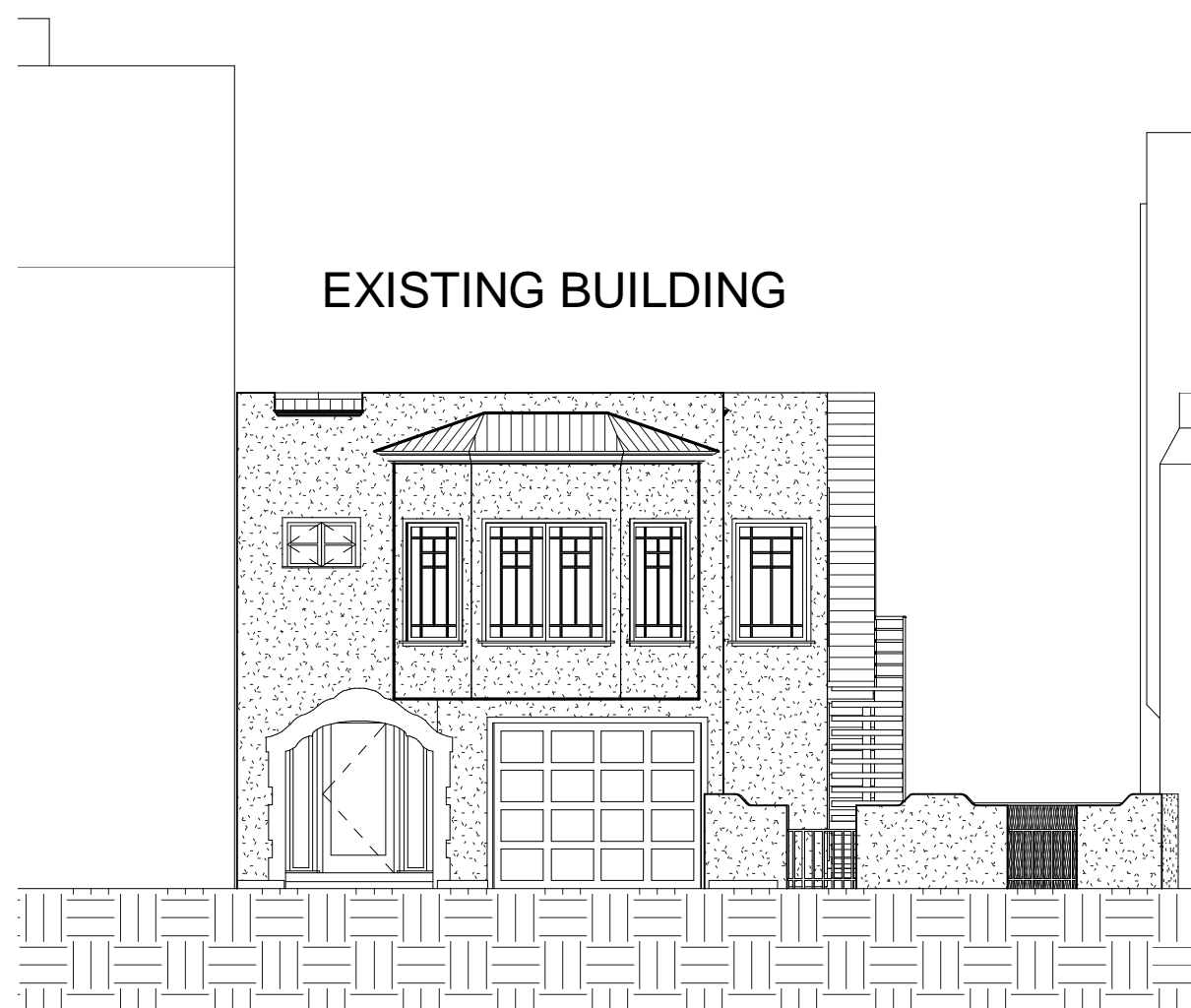
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Job #: 0901
Drawn By: Author
Scale: 1/8" = 1'-0"

COVER SHEET & SITE
PLAN

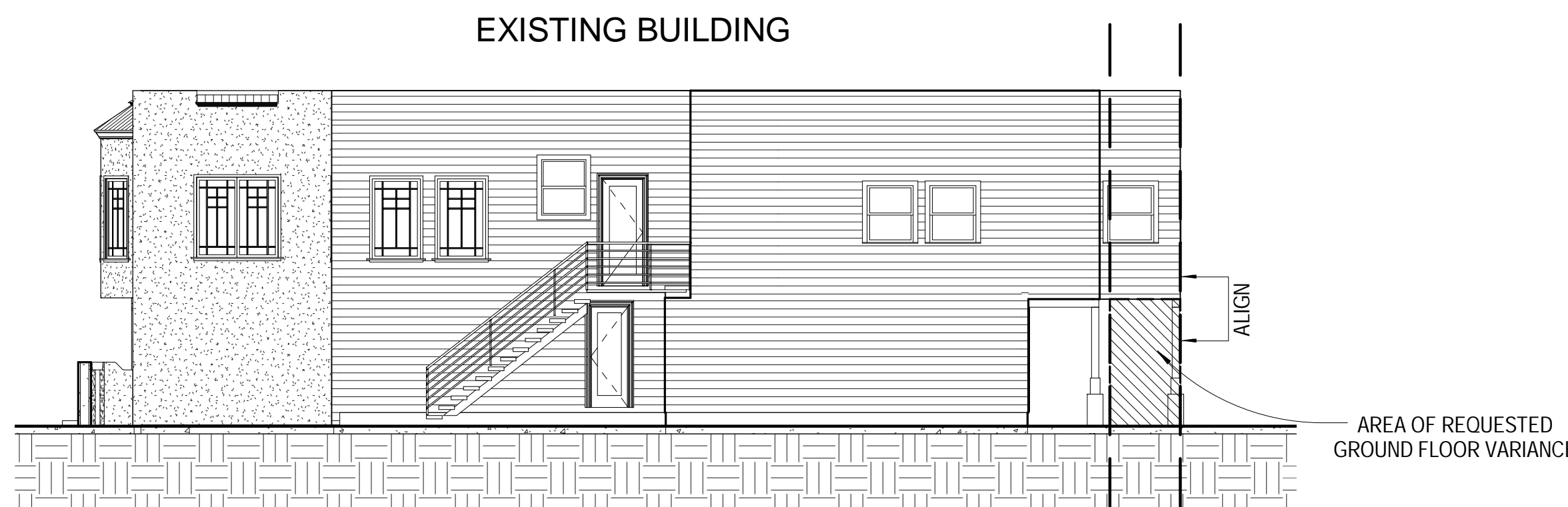
AI

Hux Residence

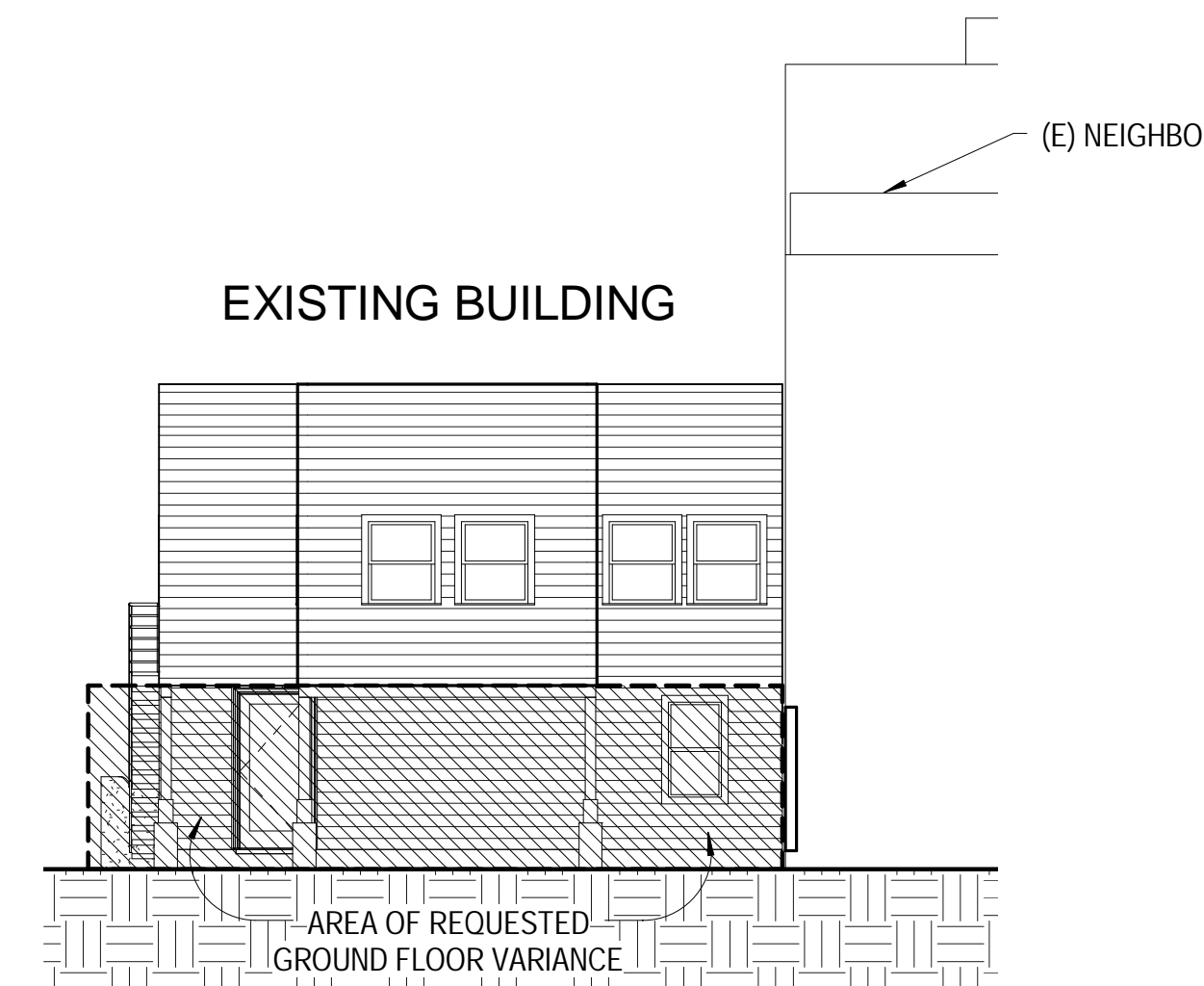
27 Rico Way
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California 94123



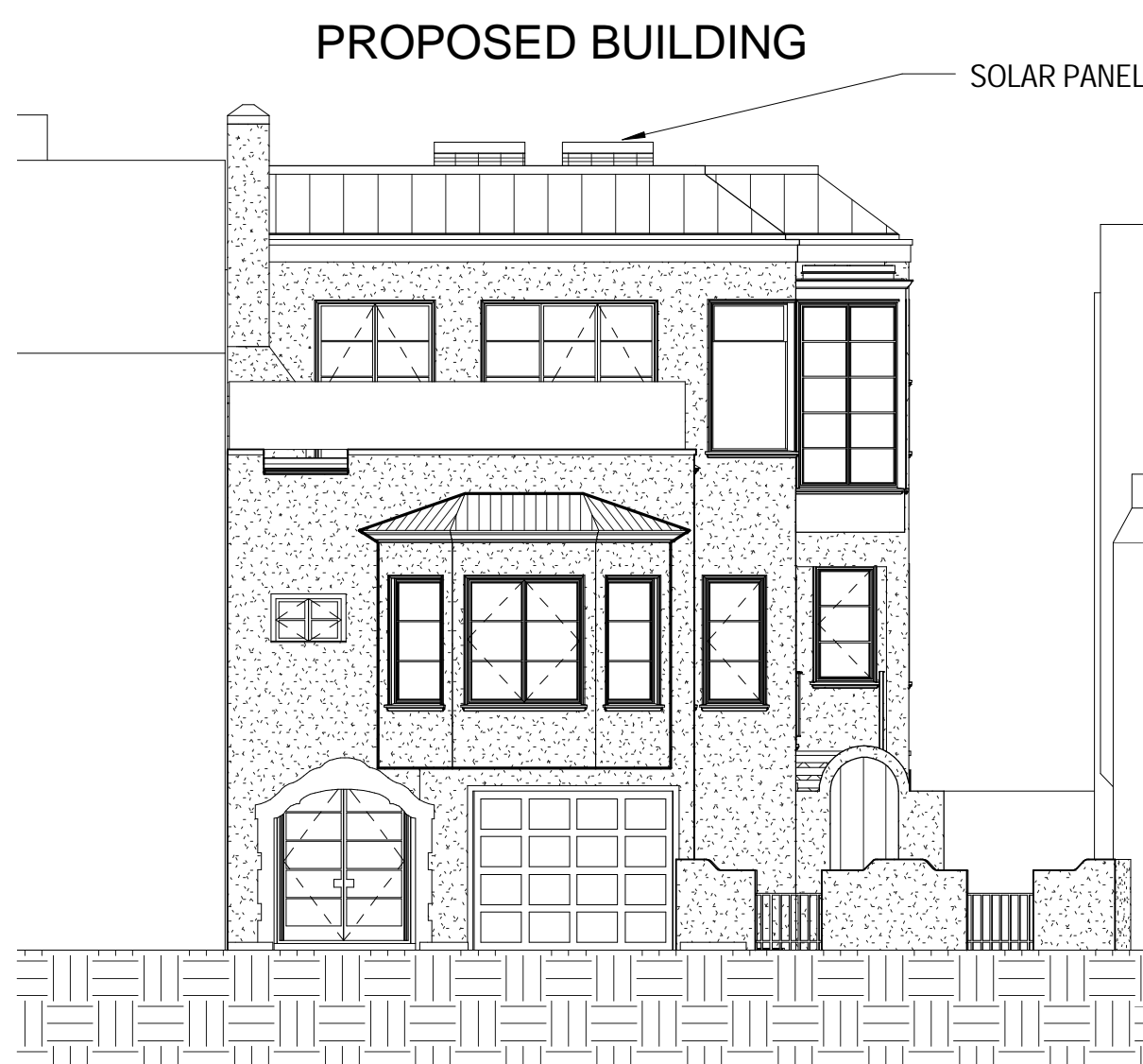
③ EXISTING NORTH ELEVATION
1/8" = 1'-0"



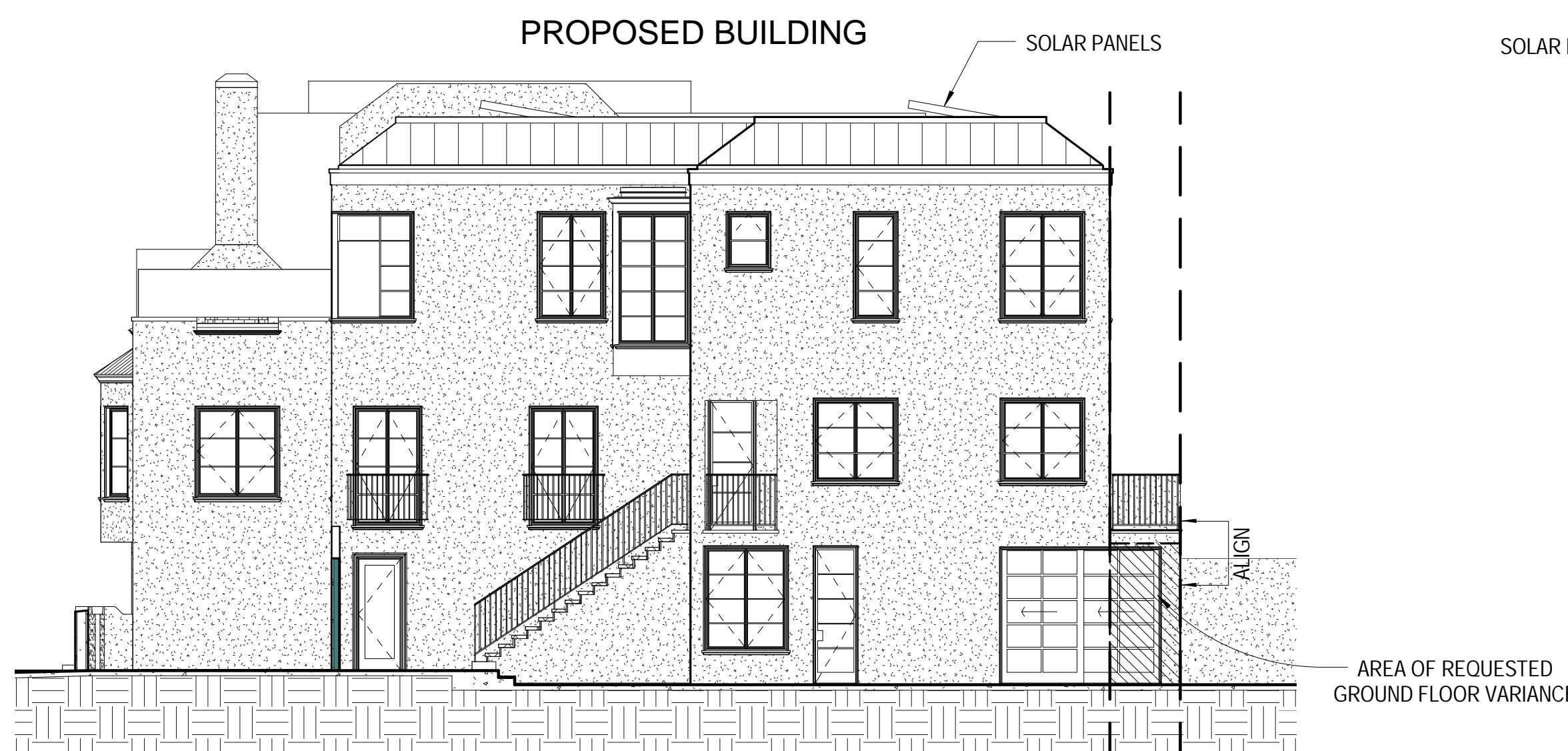
② EXISTING WEST ELEVATION
1/8" = 1'-0"



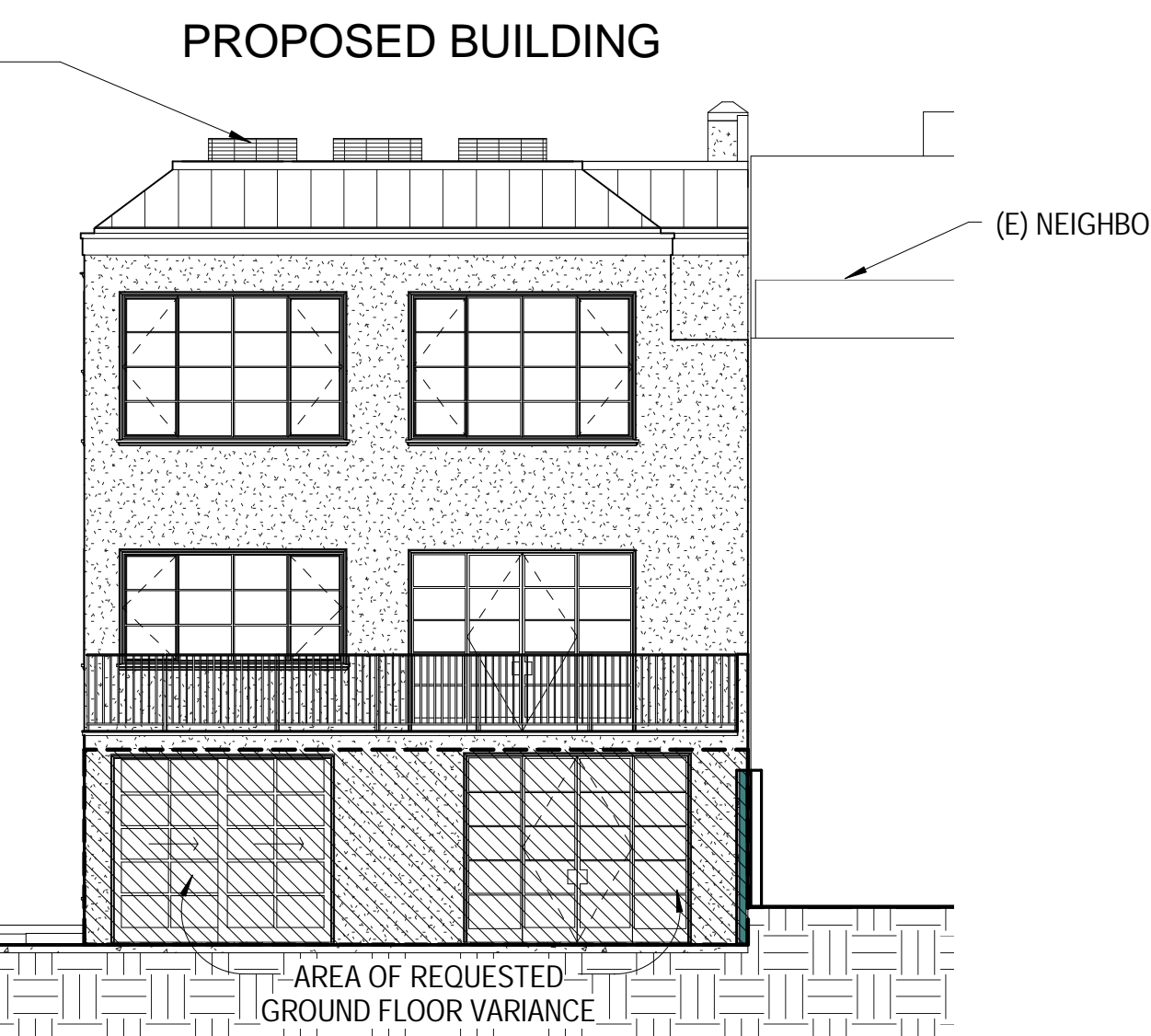
① EXISTING SOUTH ELEVATION
1/8" = 1'-0"



⑥ PROPOSED NORTH ELEVATION
1/8" = 1'-0"



⑤ PROPOSED WEST ELEVATION
1/8" = 1'-0"



④ PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

Date & Issue

VARIANCE APP. 09.28.09

27 Rico Way

File:

Job #: 0901

Drawn By: Author

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

ELEVATIONS

A3

A+V

ARMOUR+VOKIC
ARCHITECTURE

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www.armour-vokic.com

Hux Residence

27 Rico Way
SAN FRANCISCO
California 94123

Date & Issue

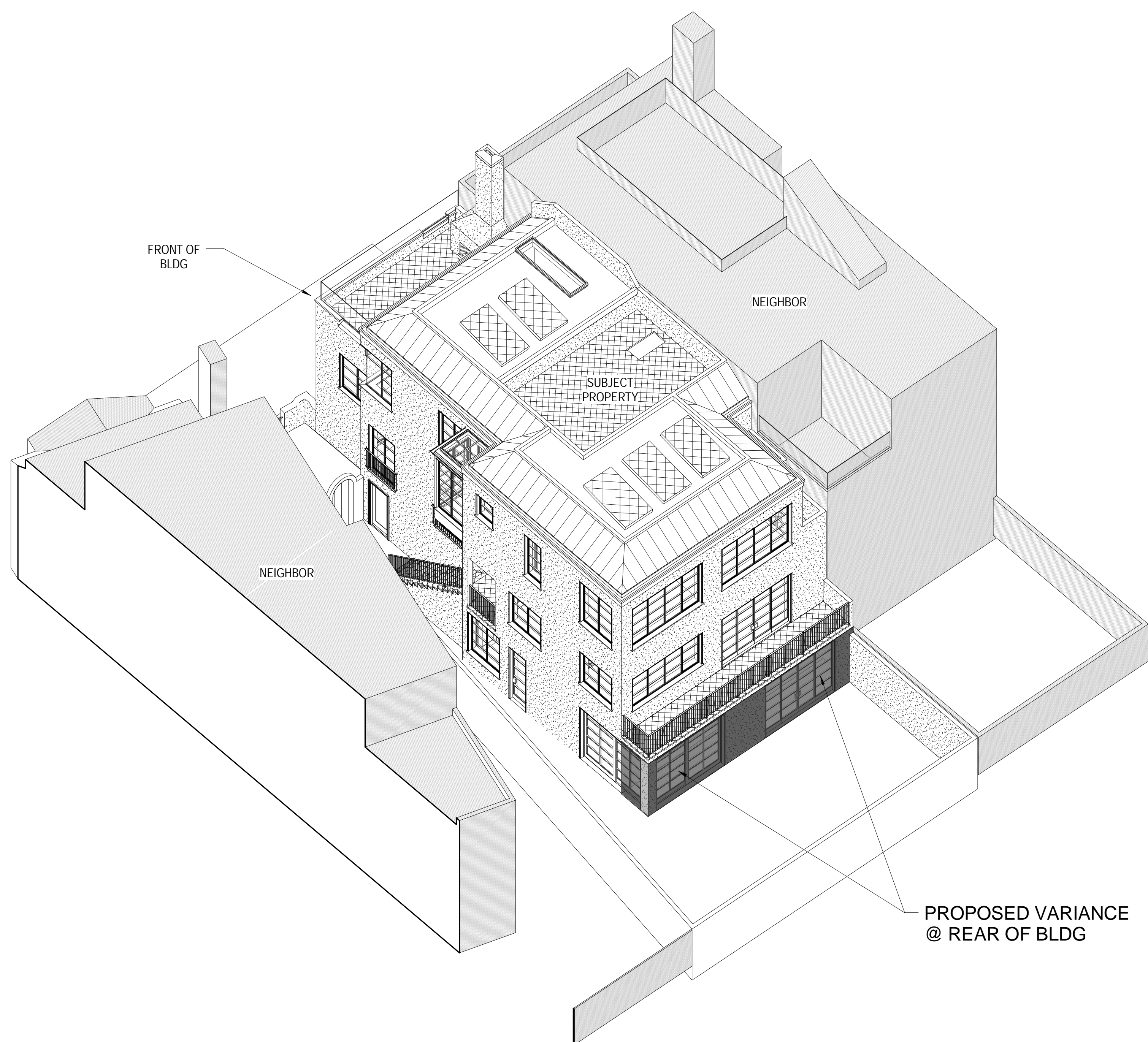
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27 Rico Way

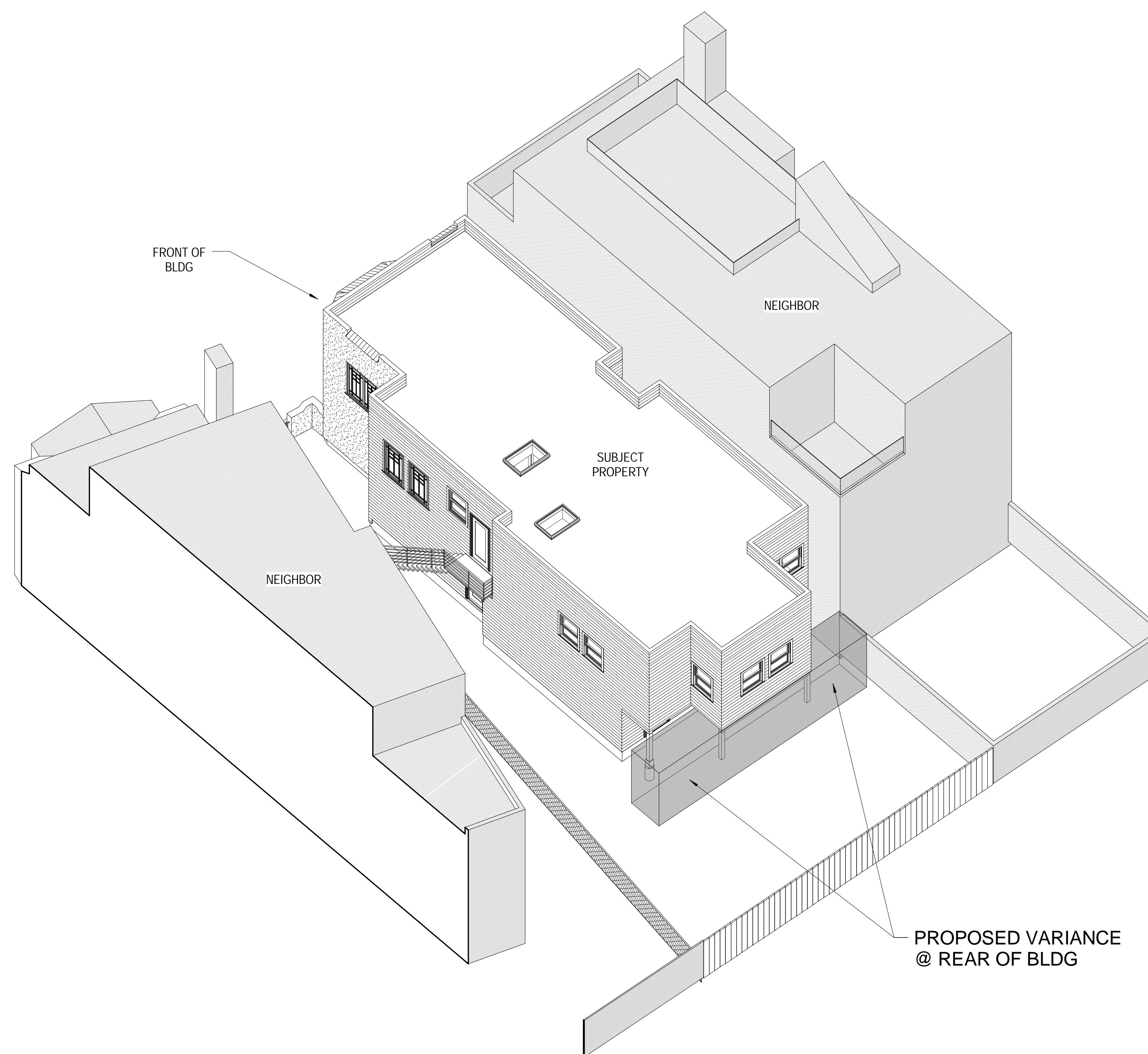
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Drawn By: Author
Scale:

3D VIEW

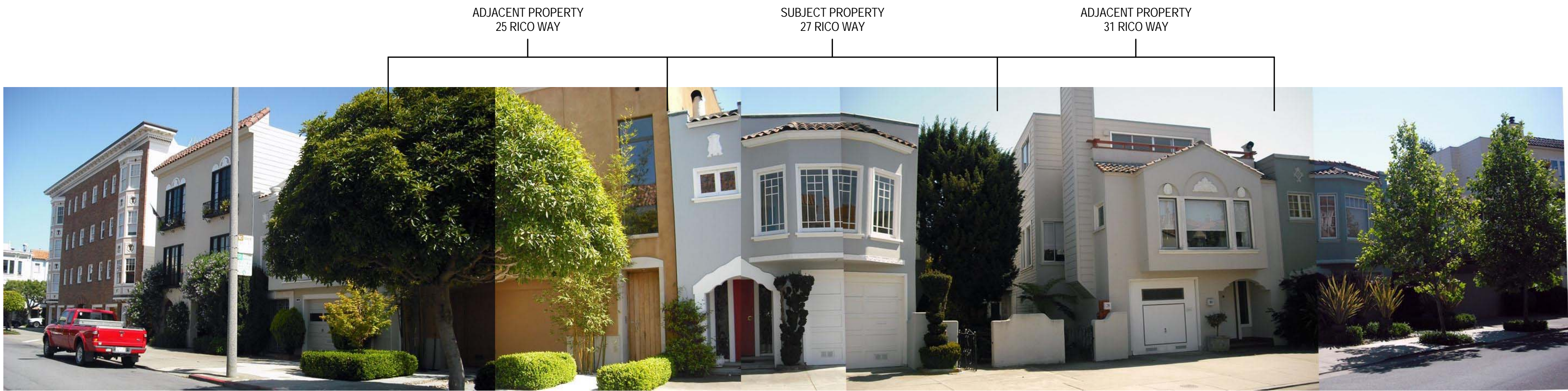
A4



② PROPOSED BUILDING PERSPECTIVE



① EXISTING BUILDING PERSPECTIVE



① EXISTING STREET (NORTH) ELEVATION
NO SCALE



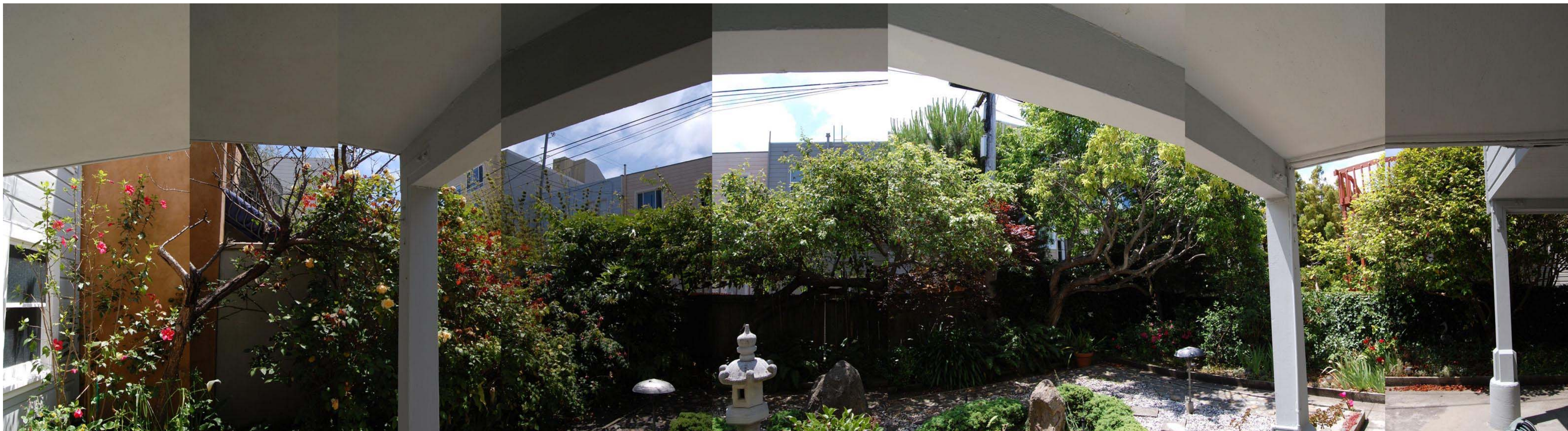
② EXISTING STREET (NORTH) ELEVATION
NO SCALE



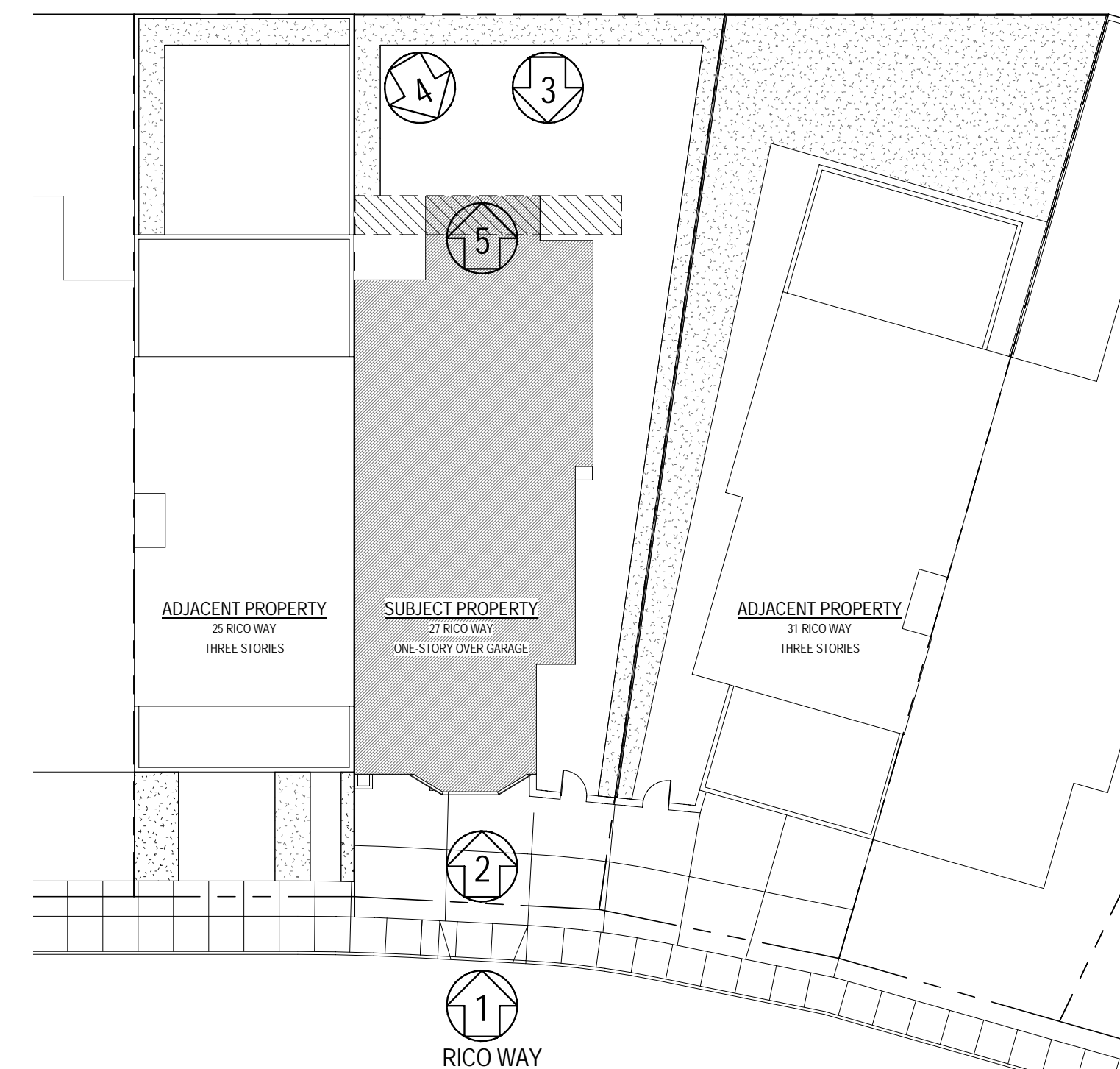
③ EXISTING REAR (SOUTH) ELEVATION
NO SCALE



④ EXISTING REAR (SOUTH) ELEVATION
NO SCALE



⑤ LOOKING INTO EXISTING REAR YARD FROM AREA OF PROPOSED ADDITION
NO SCALE



① PHOTO MAP
1/16" = 1'-0"