



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 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:	4347 – 4349 17th Street	Case No.:	2009.0492V
Cross Street(s):	between Ord and Corbin Pl.	Building Permit:	N/A
Block /Lot No.:	2652/012	Applicant/Agent:	Andy Forrest
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 566.2215
Area Plan:	N/A	E-Mail:	seismiczone@aol.com

PROJECT DESCRIPTION

The proposal is to construct a 3-story vertical addition over the detached garage located at the property's Corbett Avenue frontage. The project would relocate one dwelling unit from the building on 17th Street to the subject building. A 25-foot yard would be located between the buildings.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 47 feet measured from the Corbett Ave. frontage. The proposed rear addition would extend to the rear property line, encroaching approximately 47 feet into the required rear yard; therefore, the project requires a variance from the rear yard requirements of the Planning Code.

PER SECTION 188 OF THE PLANNING CODE a noncomplying structure cannot be enlarged in a manner that increases the degree of noncompliance. The project proposes to enlarge the existing garage located in the required rear yard thus the expansion is contrary to section 188 of the Code.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Garage	Single-Family Dwelling
FRONT SETBACK	None	No Change
BUILDING DEPTH	22 feet	27 feet
REAR YARD	30 feet	25 feet
HEIGHT OF BUILDING	12 feet	40 feet
NUMBER OF STORIES	1	3 over garage
NUMBER OF DWELLING UNITS	0	1
NUMBER OF OFF-STREET PARKING SPACES	2	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: **Michael Smith** Telephone: **(415) 558-6322** E-Mail: michael.e.smith@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/2009.0492V.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**.

ANDY FORREST, P.E.
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4347-49 17TH STREET
MERGE TWO (E) UNITS ON 17TH STREET AND
ADD SINGLE UNIT ON TOP OF (E) GARAGE
FRONTING ON CORBETT AVENUE
SAN FRANCISCO, CALIF.

SHEET TITLE:
**SITE PLAN, (E) FLOOR
PLAN, ELEV. & NOTES**

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE
PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS
SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS
AND CONDITIONS SHOWN ON THESE DRAWINGS.
SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR
APPROVAL BEFORE PROCEEDING WITH FABRICATION.

DATE: SEPT. 16, 2009
DRAWN BY: JM / AF
CHECKED BY: AF
SCALE: 1/4" = 1'-0"

A-1

SCOPE OF WORK:

1. ADD A THREE STORY VERTICAL ADDITION
ON TOP OF AN (E) TWO CAR GARAGE TO
CREATE A SINGLE FAMILY HOME FRONTING
ON CORBETT AVENUE
2. MERGE THE TWO UNITS ON 17TH ST. INTO
A SINGLE FAMILY HOME

LIST OF SHEETS:

- A-1 SITE PLAN, ELEV., (E) FLOOR PLANS, ISOMETRIC VIEWS
A-2 (N) FLOOR PLANS, ELEVATIONS, SECTIONS

THIS PROJECT SHALL COMPLY WITH THE
FOLLOWING APPLICABLE CODES:

- 2007 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA ENERGY CODE WITH SAN FRANCISCO AMENDMENTS
2007 SAN FRANCISCO HOUSING CODE
2007 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
2007 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS

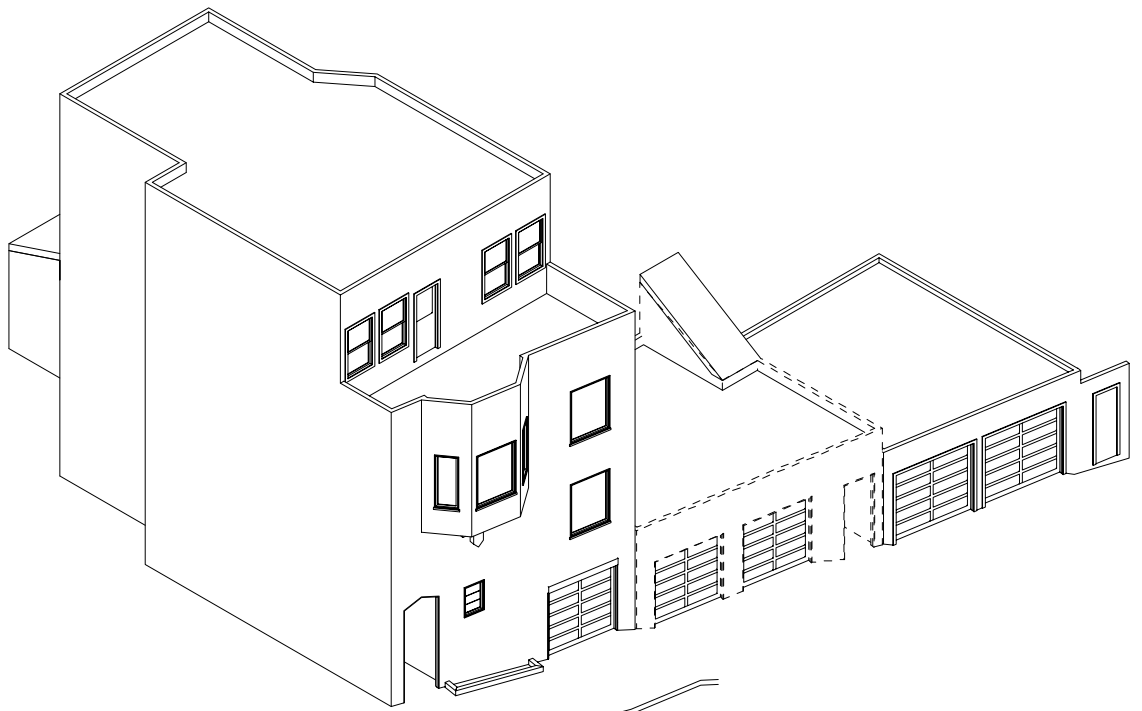
USE: SINGLE FAMILY
OCCUPANCY: R-3
3 STORY OVER GARAGE

FLOOR AREAS:

1ST FLOOR 696 SQ. FT.
2ND FLOOR 696 SQ. FT.
3RD FLOOR 523 SQ. FT.
TOTAL 1915 SQ. FT.

GARAGE 653 SQ. FT.
TOTAL 2568 SQ. FT.

3RD FLR. DECK 173 SQ. FT.

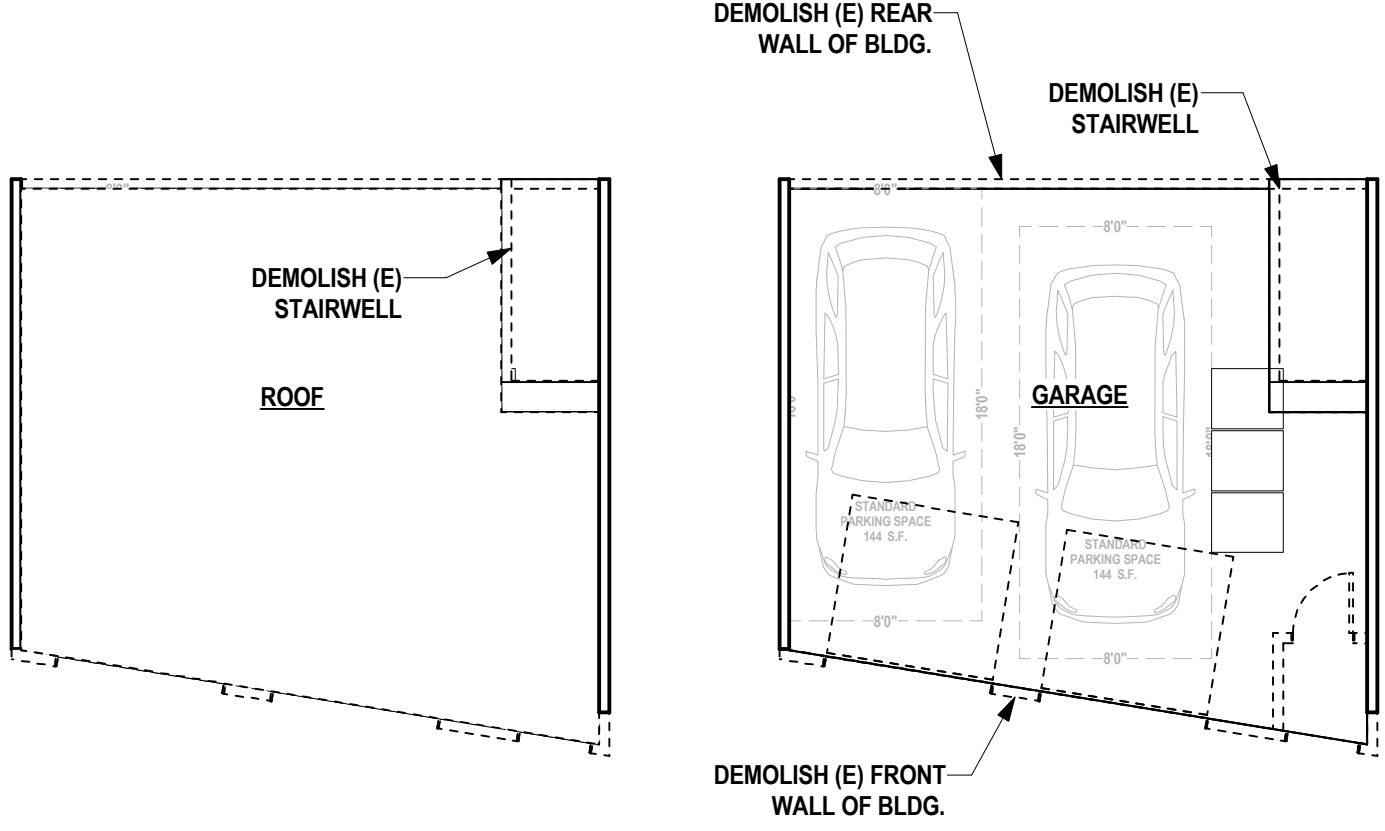


2 (E) ISOMETRIC
1/16" = 1'-0"



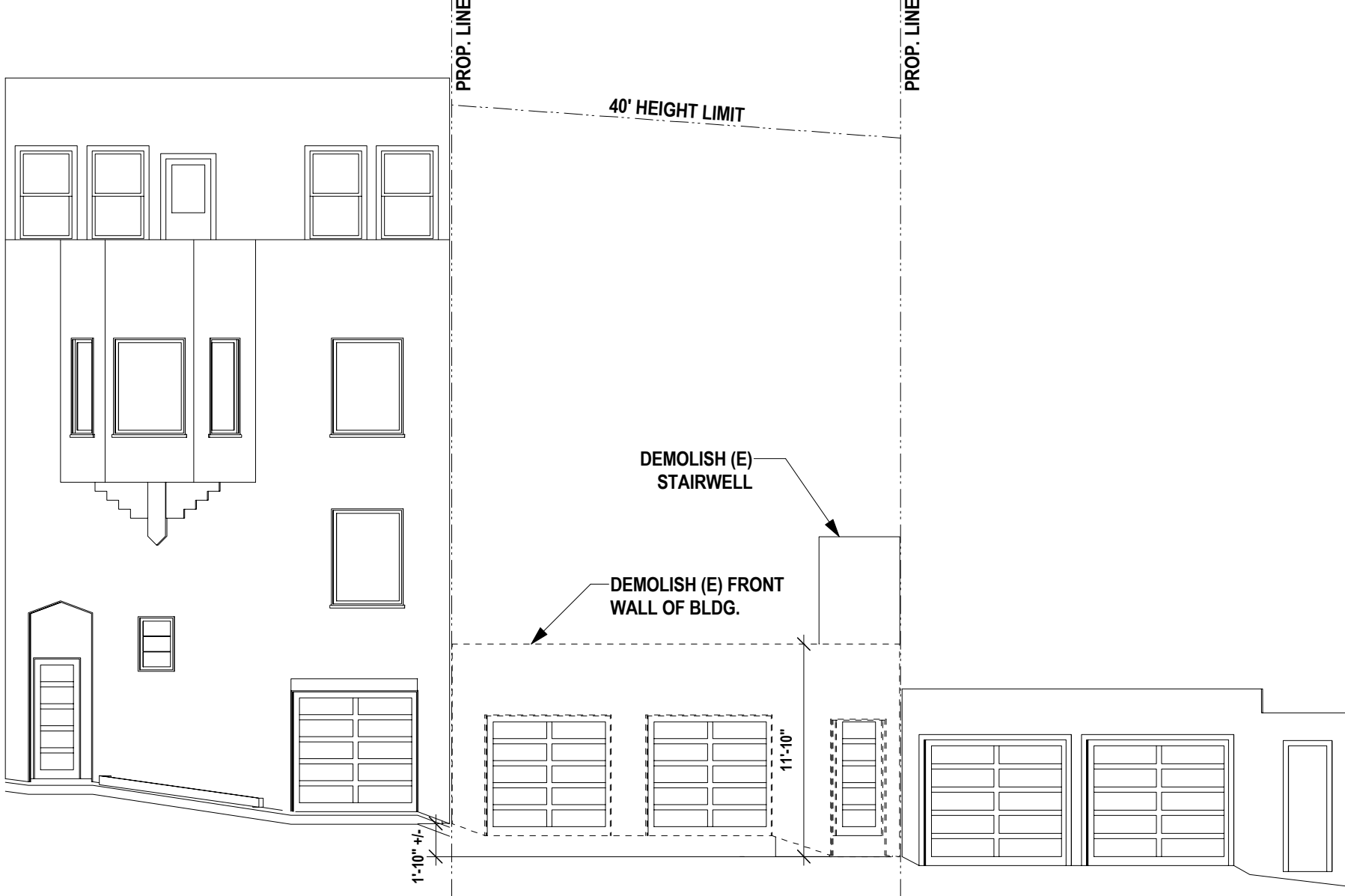
3 (N) ISOMETRIC
1/16" = 1'-0"

WALL LEGEND	
	EXISTING WALL
	REMOVED WALLS
	NEW WALL
	(N) 1-HR WALL
DOOR / WINDOW LEGEND	
(E)	EXISTING TO REMAIN
(N)	NEW
(D)	DEMOLISH
(R)	REPLACE-IN-KIND
SEE SCHEDULES FOR ADDITIONAL NOTES	

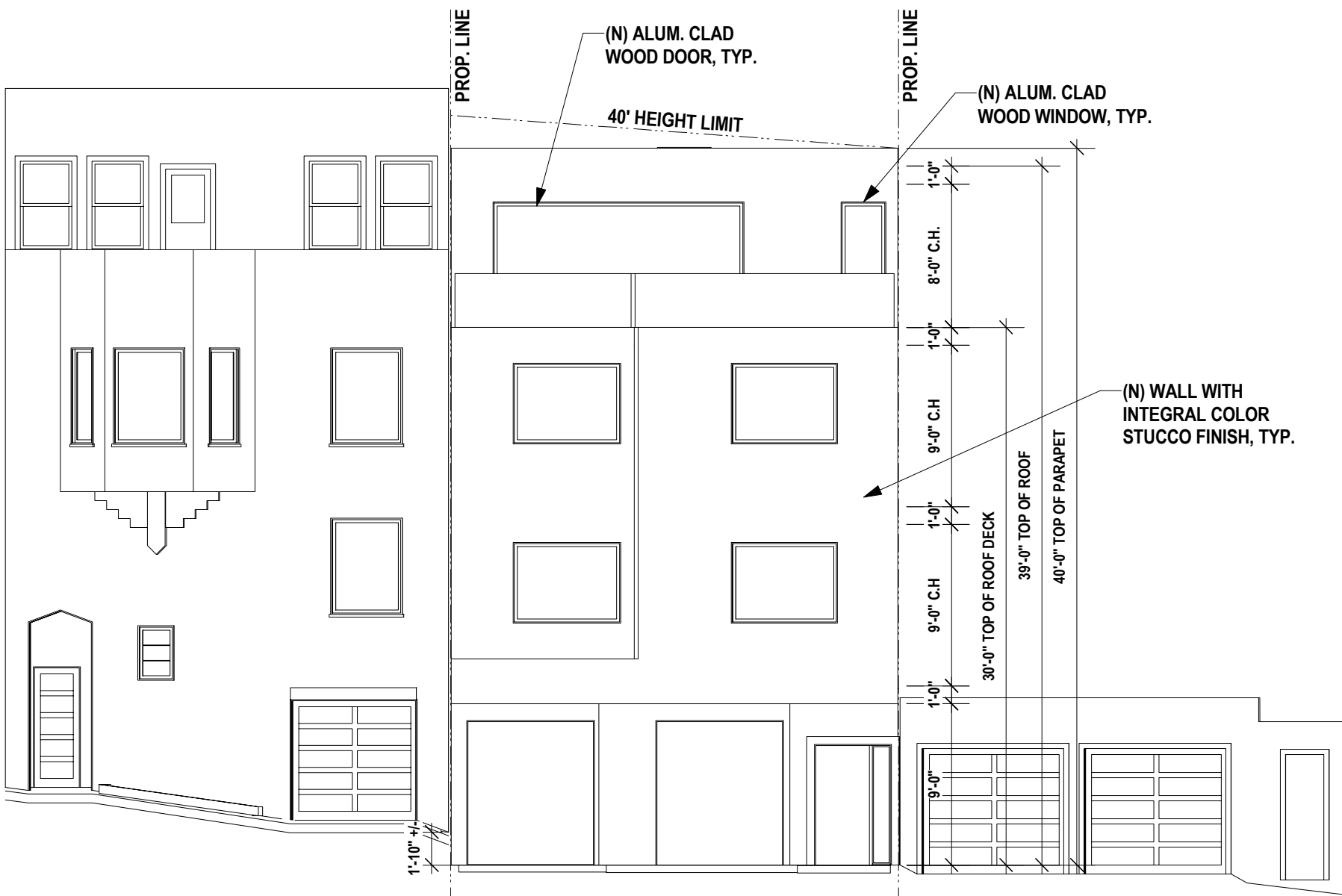


4 1ST FLOOR (E) / DEMOLITION PLAN
1/8" = 1'-0"

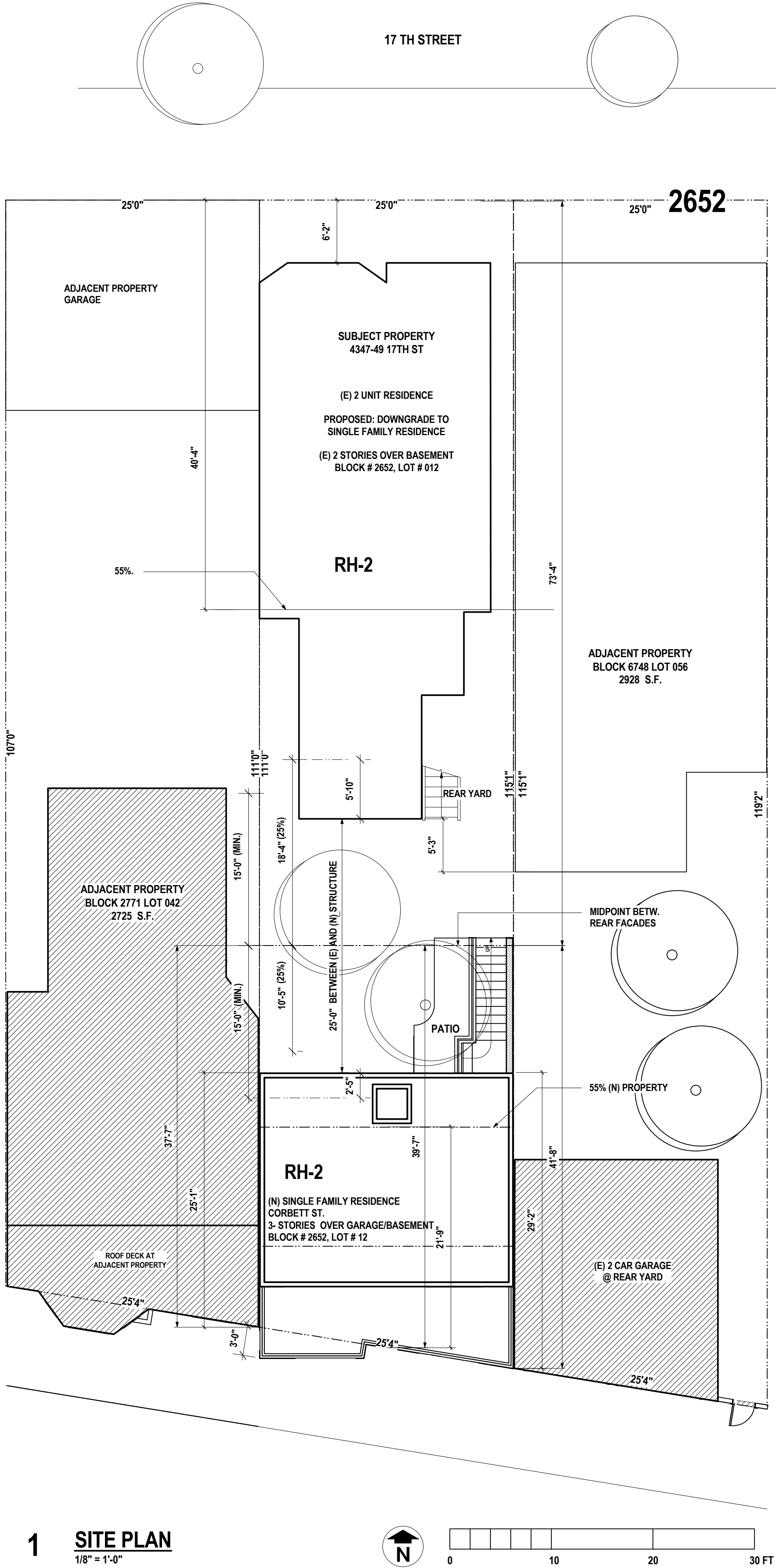
5 (E) ROOF PLAN
1/8" = 1'-0"



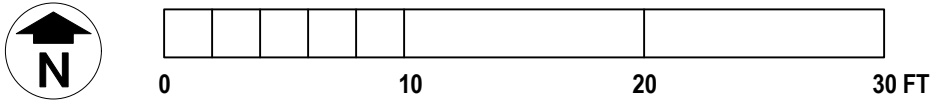
6 (E) FRONT (SOUTH) ELEVATION
1/8" = 1'-0"

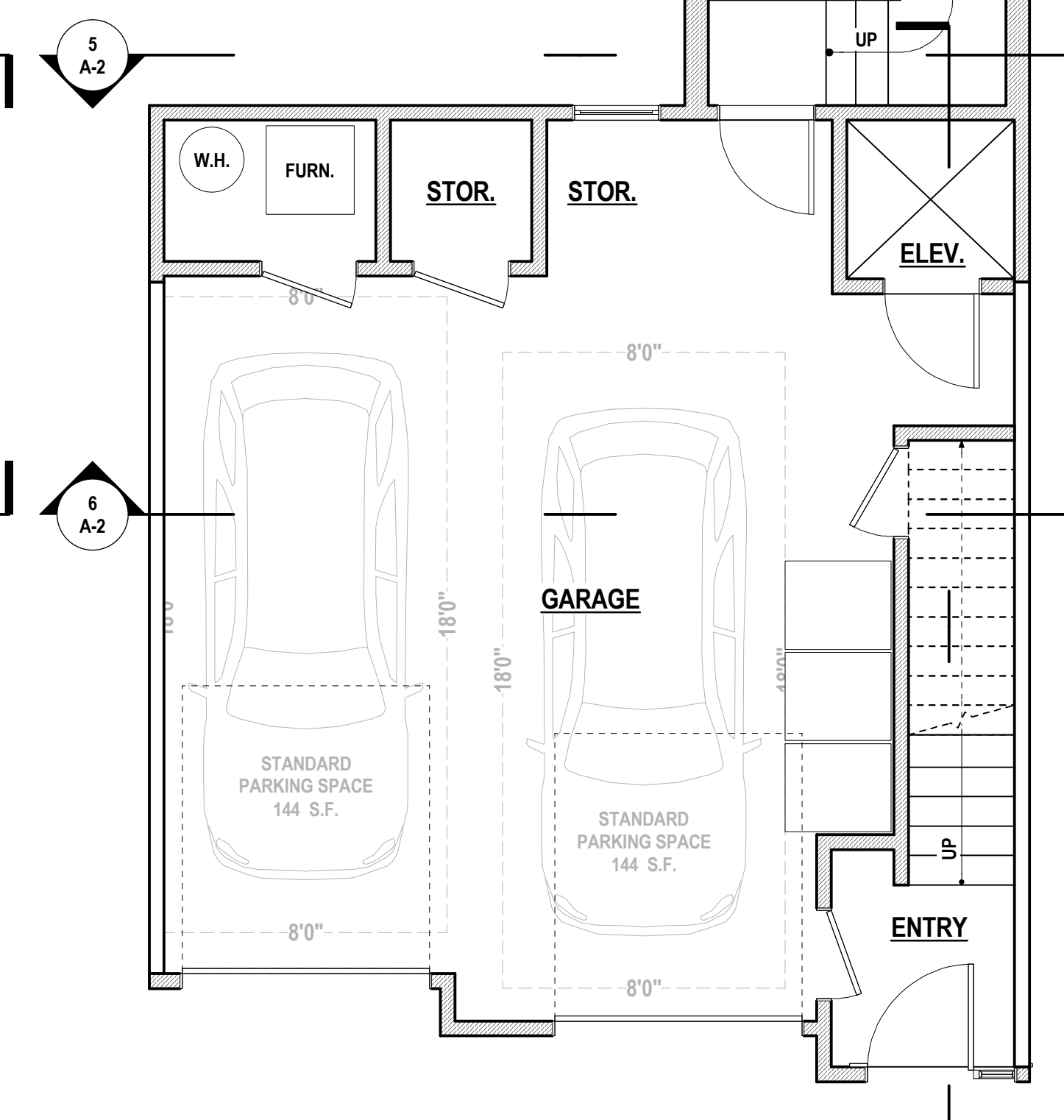
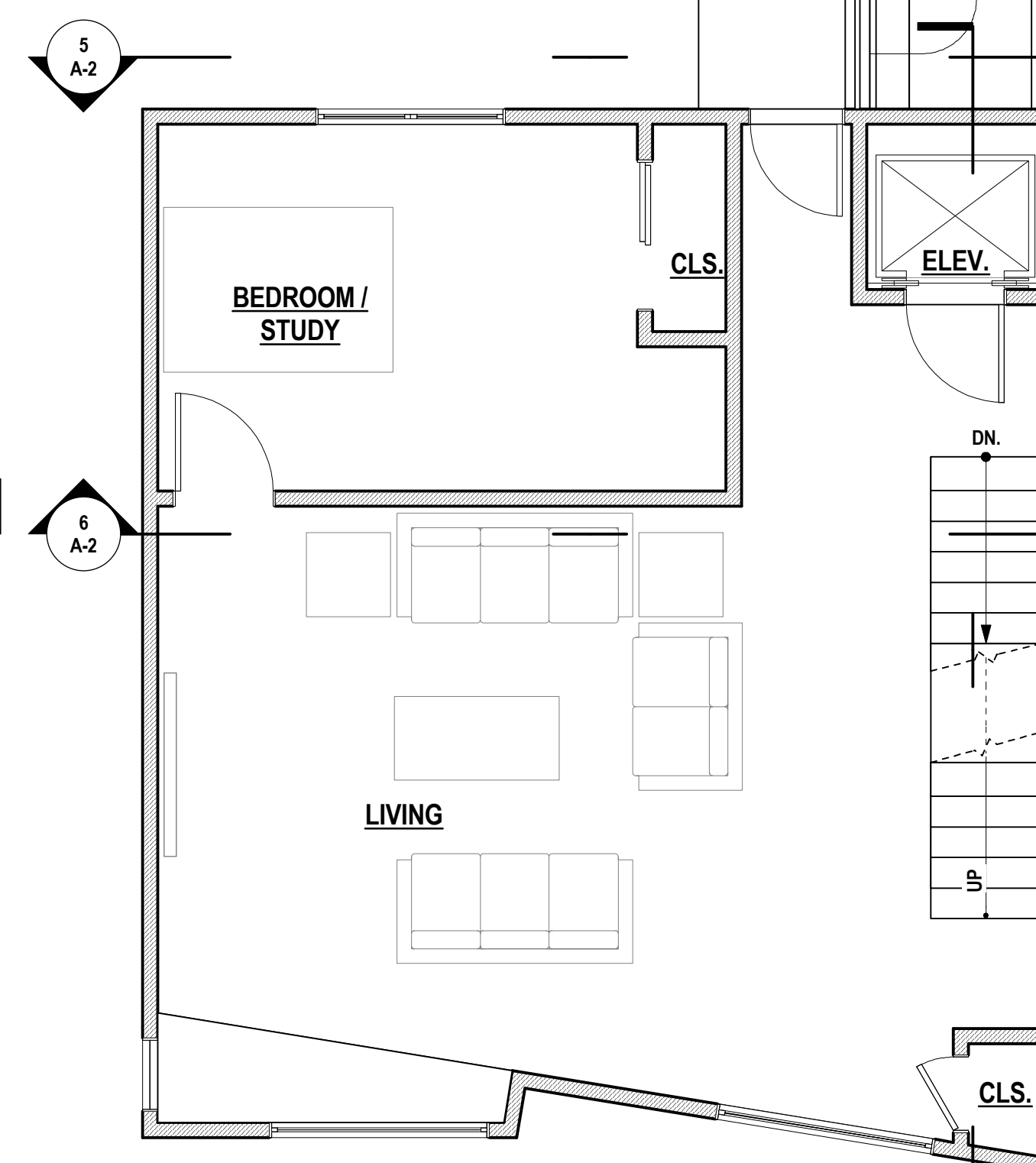
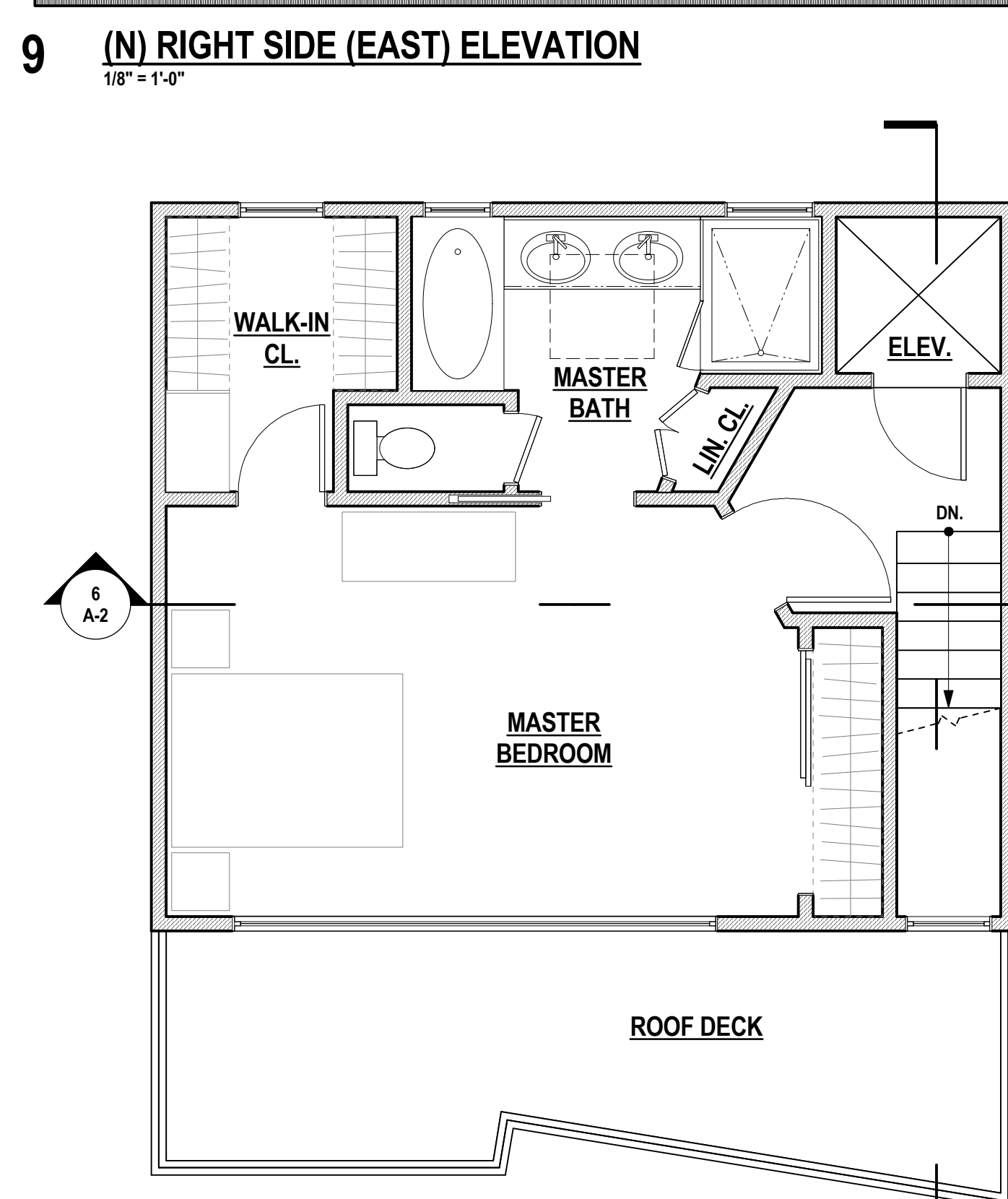
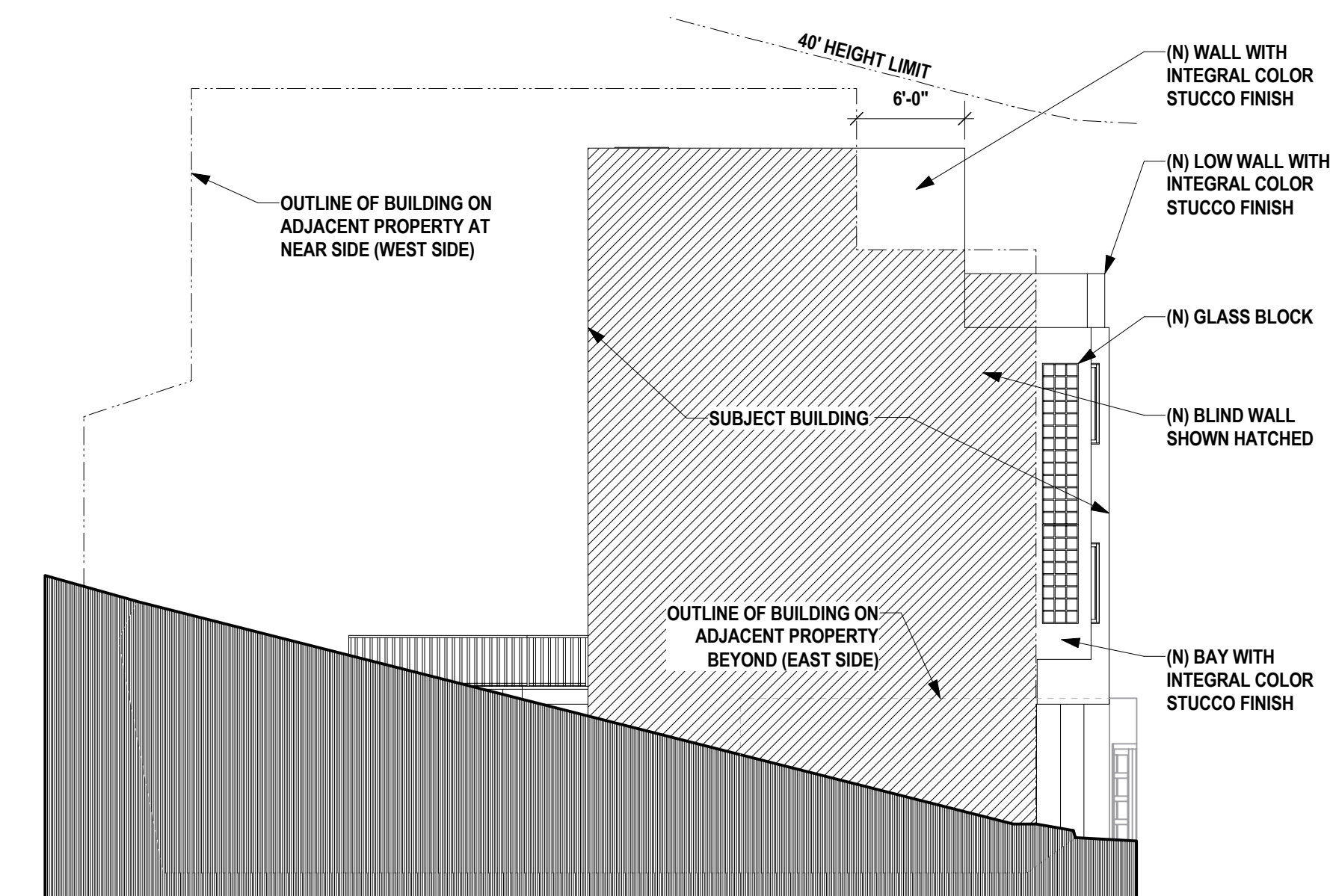
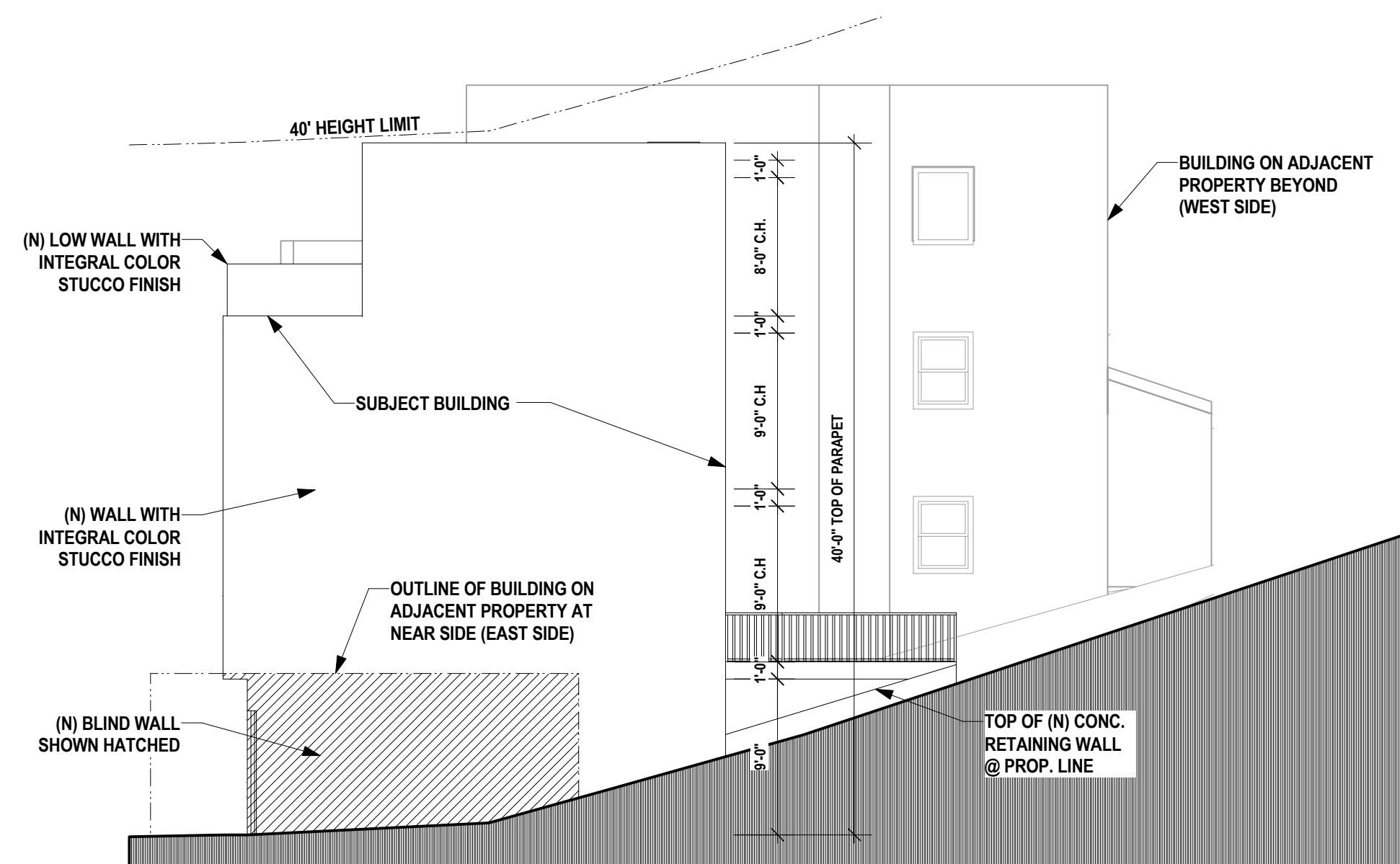
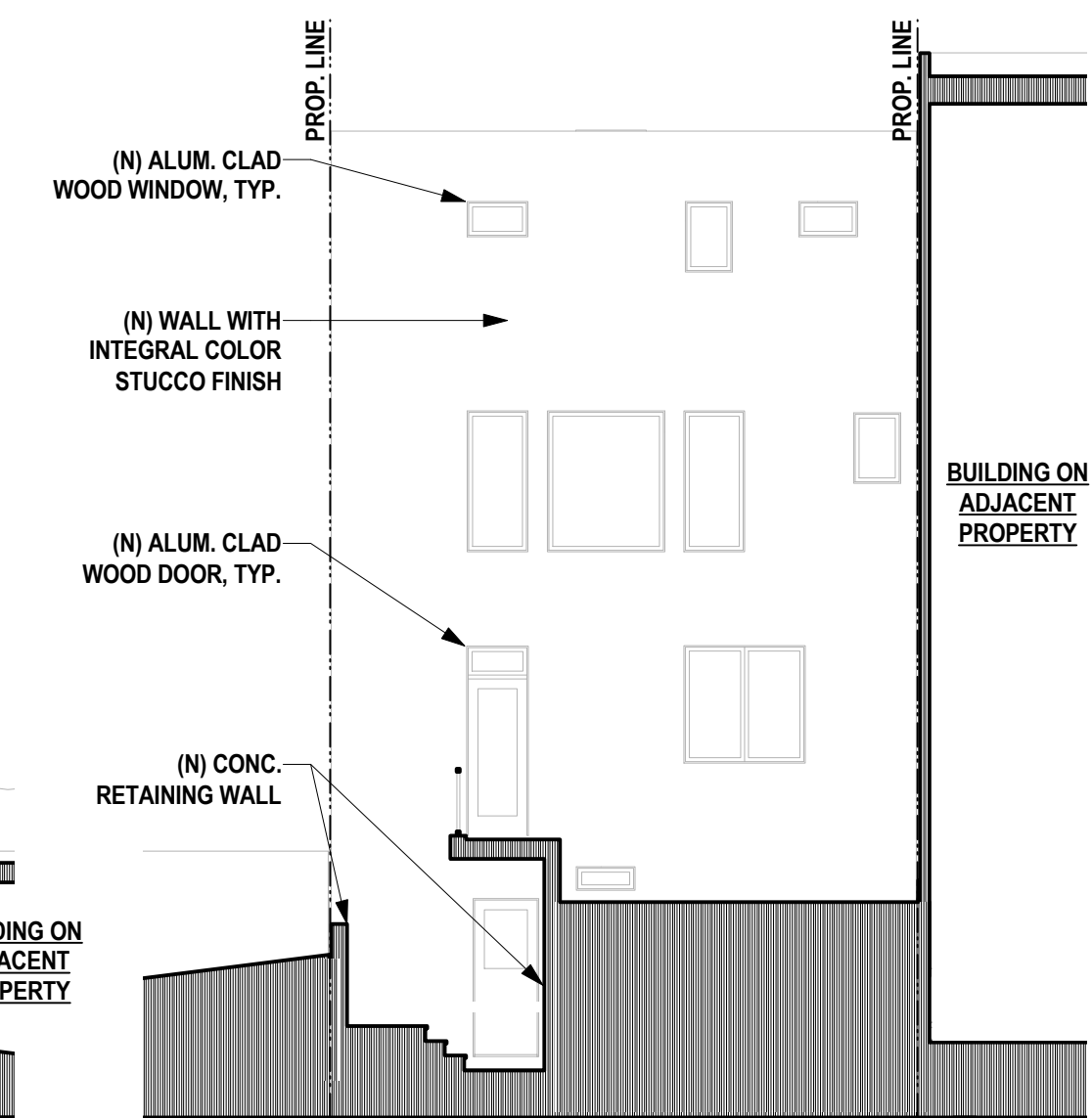
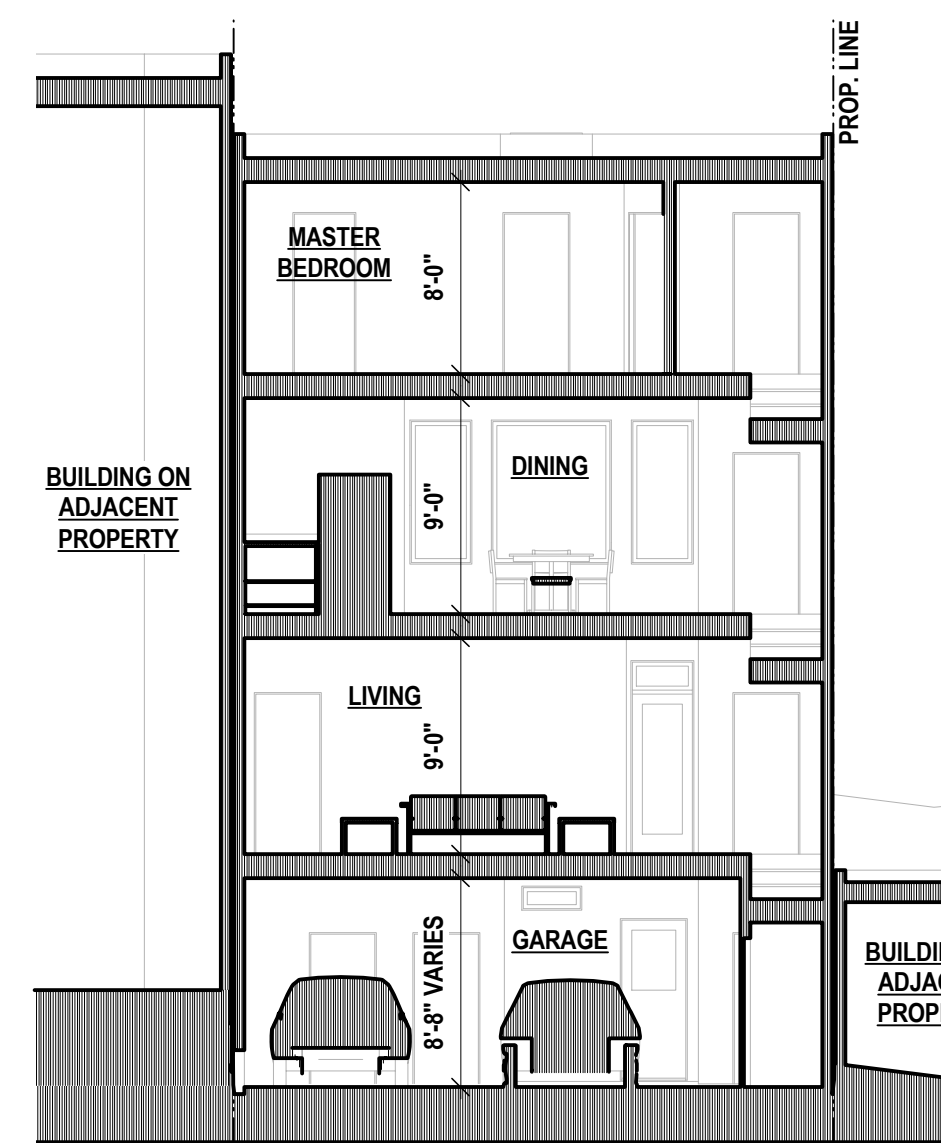
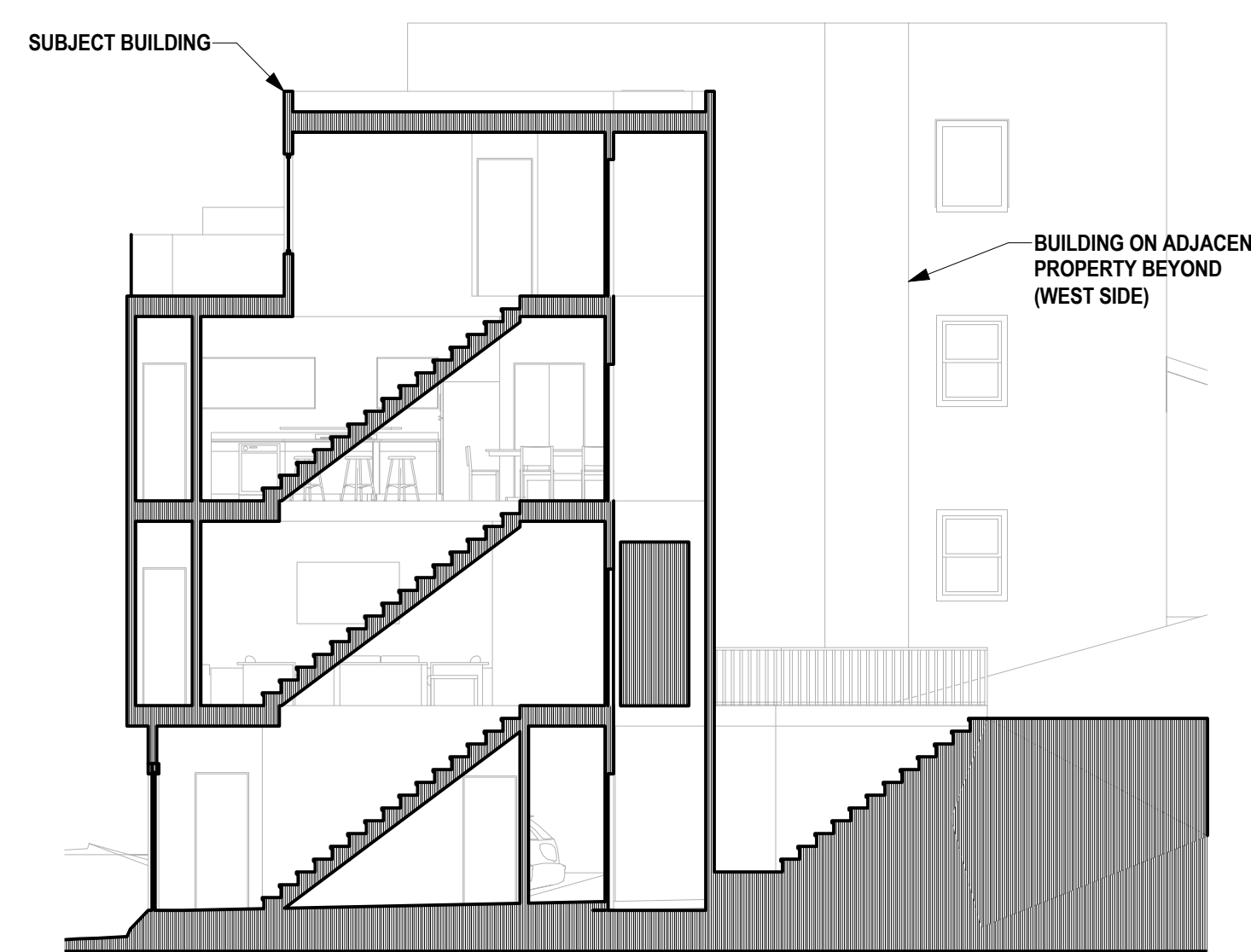
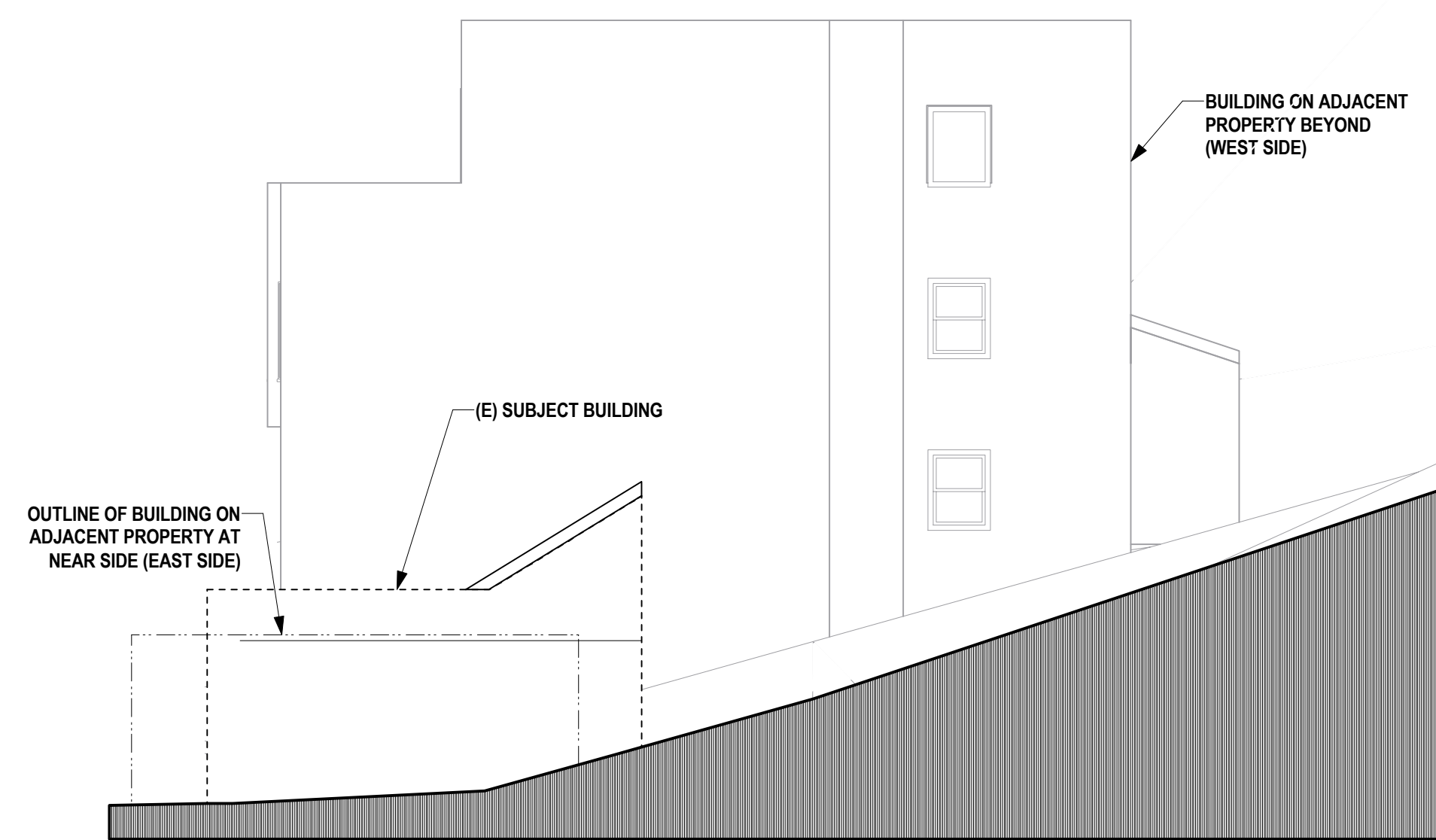


7 (N) FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



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



[illegible]

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A-2