



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, November 18, 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: 2 Cottage Row Cross Street(s): Bush Street Block /Lot No.: 0677/041 Zoning District(s): RM-1 / 40-X Area Plan: N/A	Case No.: 2009.0824V Building Permit: N/A Applicant/Agent: David Frain Telephone: (415) 726-9652 E-Mail: davefrain@yahoo.com

PROJECT DESCRIPTION

The proposal is to demolish and re-construct two decks located at the first and second floor levels of the subject building in the rear yard. The deck structures measure 20 feet wide by 4 feet deep and are dry-rotted beyond repair.

PER SECTION 134 OF THE PLANNING CODE the subject 20-foot-wide by 29-foot-deep property is required to maintain a rear yard of approximately 13 feet. The building currently extends approximately 9 feet into the required rear yard and the existing decks extend a further 4 feet into the rear yard to the rear property line leaving no rear yard. The proposed decks would replicate the dimensions of the existing decks and would also extend to the rear property line.

PER SECTION 188 OF THE PLANNING CODE expansion of a non-complying structure is prohibited. The existing building is considered a legal non-complying structure because portions of it already encroach into the required rear yard.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **S. 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/Variances/2009.0824V.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 311/312, 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.

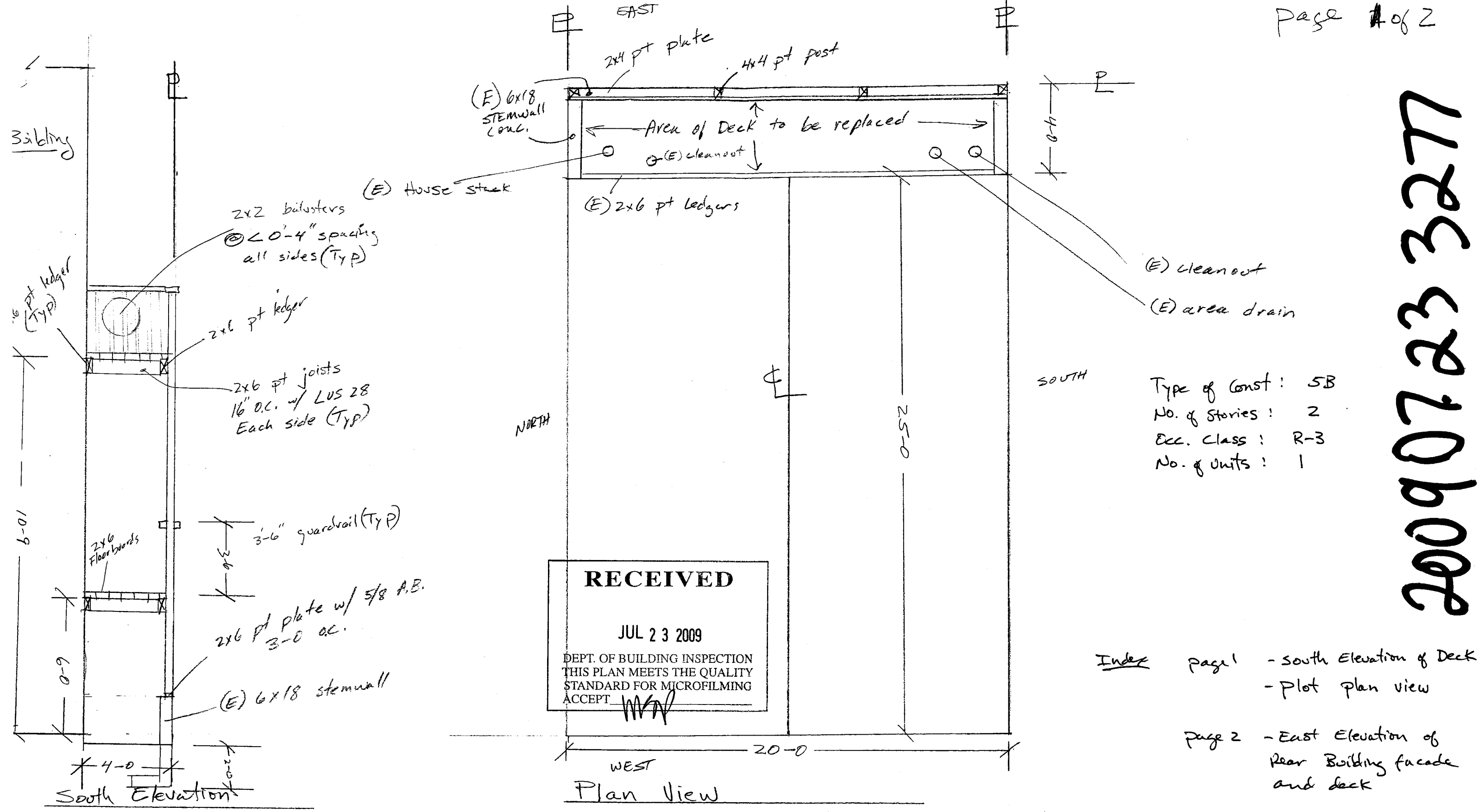
Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

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.

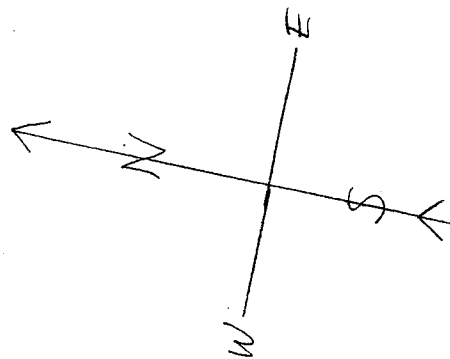
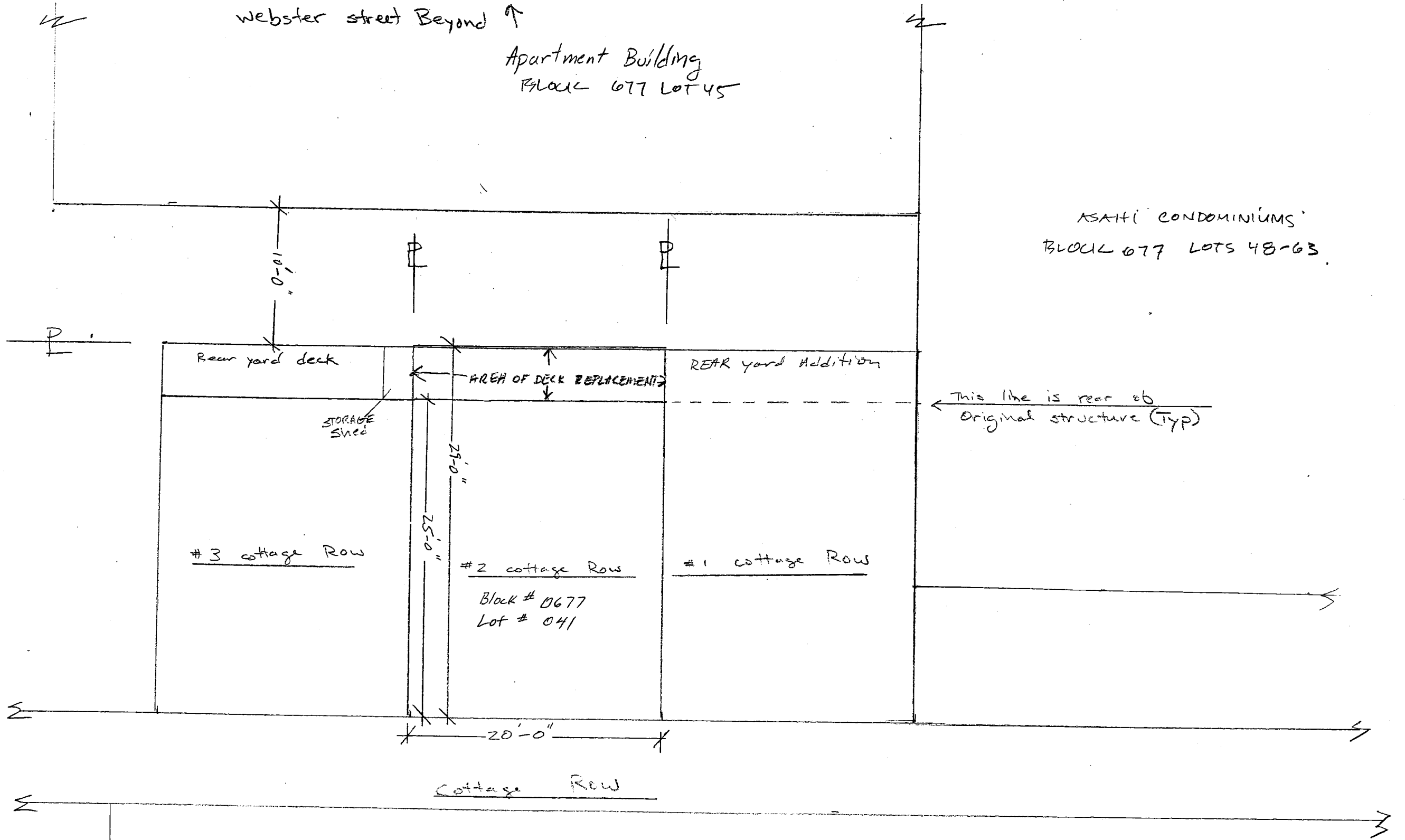
If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

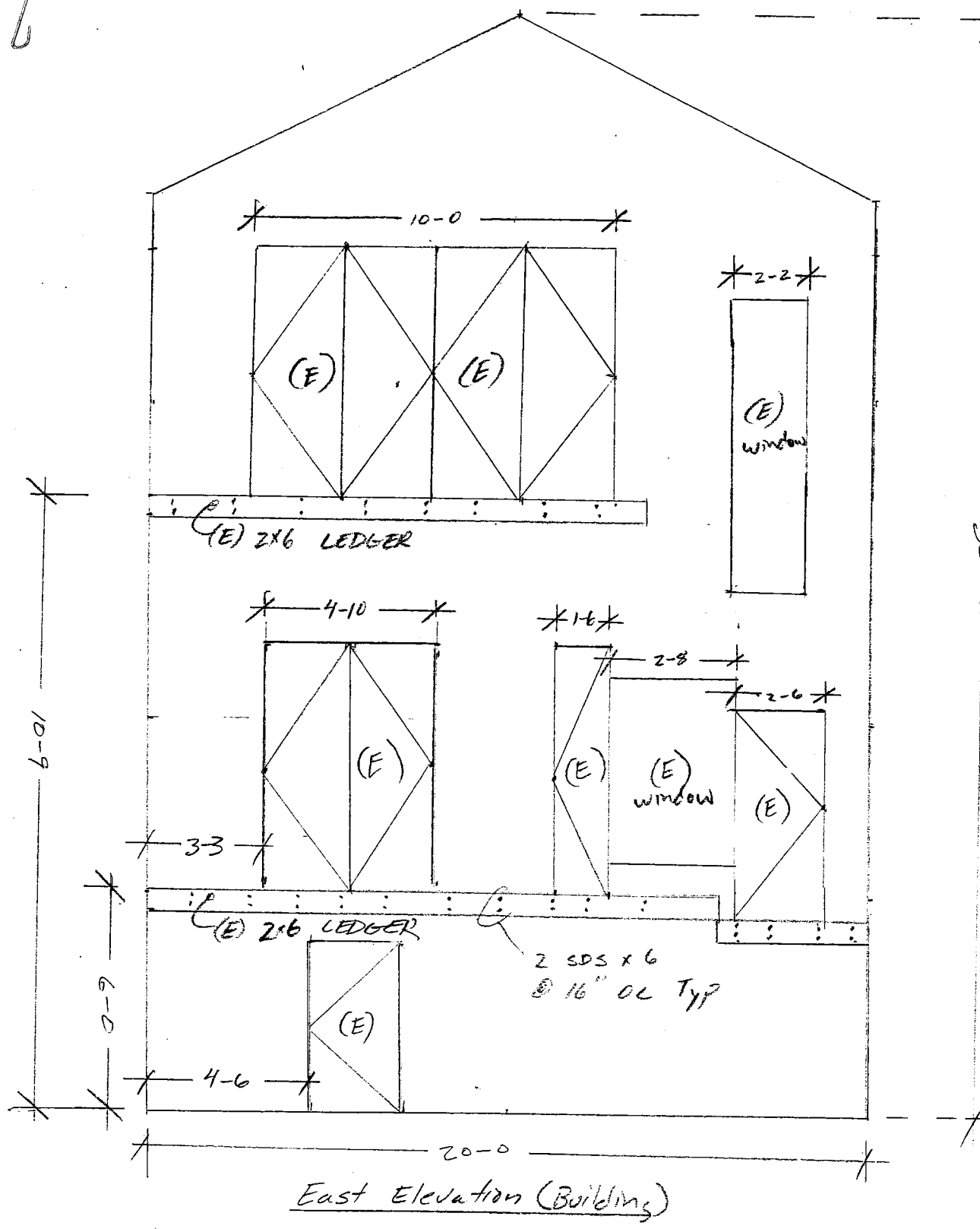
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Address: 2 Cottage Row, SF, CA. Owner: Allen Santos Contractor: Bay Area metro Builder 1252 Valencia St, SF, 94110	Description: Existing rear deck replacement with like in kind		OFFICE: 415-970-1072 Field: 415-726-9652
	Date: July 22, 2009	Drawn by: DAVE FRANK	Scale: 1/4 inch/foot

Address: 2 cottage Row Owner: Allen Santos Contractor: BAY AREA METRO BLDG 1252 VALENCIA ST 415-970-1072	Title: Site Plan Regarding Replacement of existing rear 2 story deck	Scale 1/8 inch = foot Drawn by: DANE FRAIN
Date: July 23, 2009		

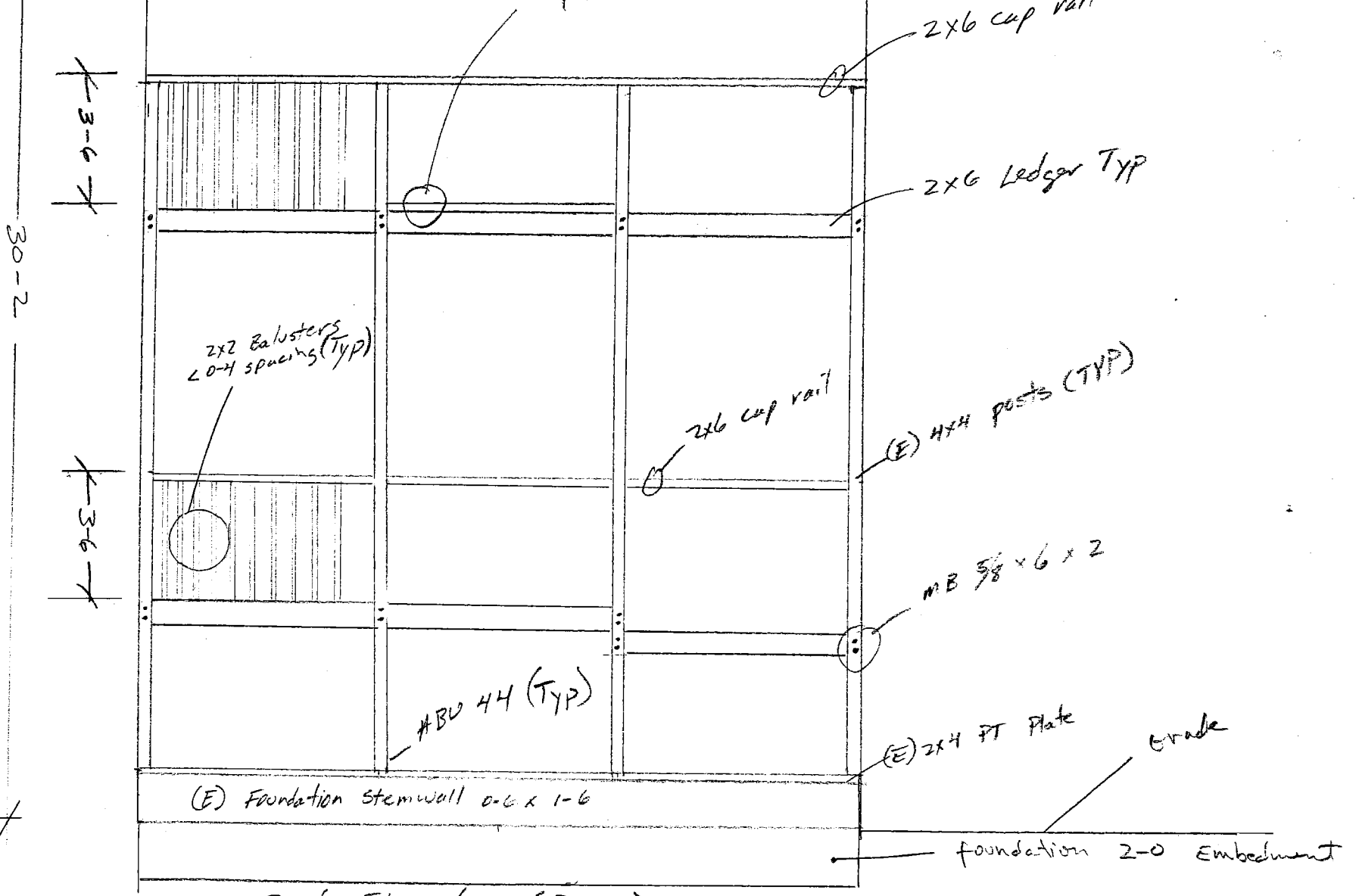




RECEIVED

JUL 23 2009

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPT



East Elevation (Deck)
(Details omitted for clarity)

Index

- Page 2 - East Elevation of Rear Building facade and deck.
- Page 1 - South Elevation of deck
- Plan view

Address: 2 cottage row, SF, CA OWNER: Allen Santos	Description: Existing rear deck replacement w/ like in kind.		OFFICE: 415-970-1072 Field: 415-726-9652
Contractor: Bay Area Metro Builder 1252 Valencia ST., SF, CA	Date: July 22, 2009	Drawn by: DAVE FRAIN	Scale: 1/4 inch = foot