



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: 240 Walnut Street	Case No.: 2009.0851V
Cross Street(s): Clay Street	Building Permit: N/A
Block /Lot No.: 0997/016A	Applicant/Agent: Louis Felthouse
Zoning District(s): RH-1 / 40-X	Telephone: (415) 922-5668
Area Plan: N/A	E-Mail: N/A

PROJECT DESCRIPTION

The proposal is to demolish and re-construct the deck and approximately 6-foot-tall wood and glass windscreens located on the roof of the subject two-story, single-family house.

PER SECTION 134 OF THE PLANNING CODE the subject 64-foot-wide by 28-foot-deep property is required to maintain a rear yard of approximately 15 feet. The building currently extends to the rear property line. The proposed roof deck and windscreens would extend approximately 10 feet into the required rear yard area.

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/2009.0851V.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**.

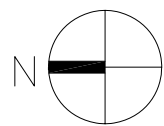
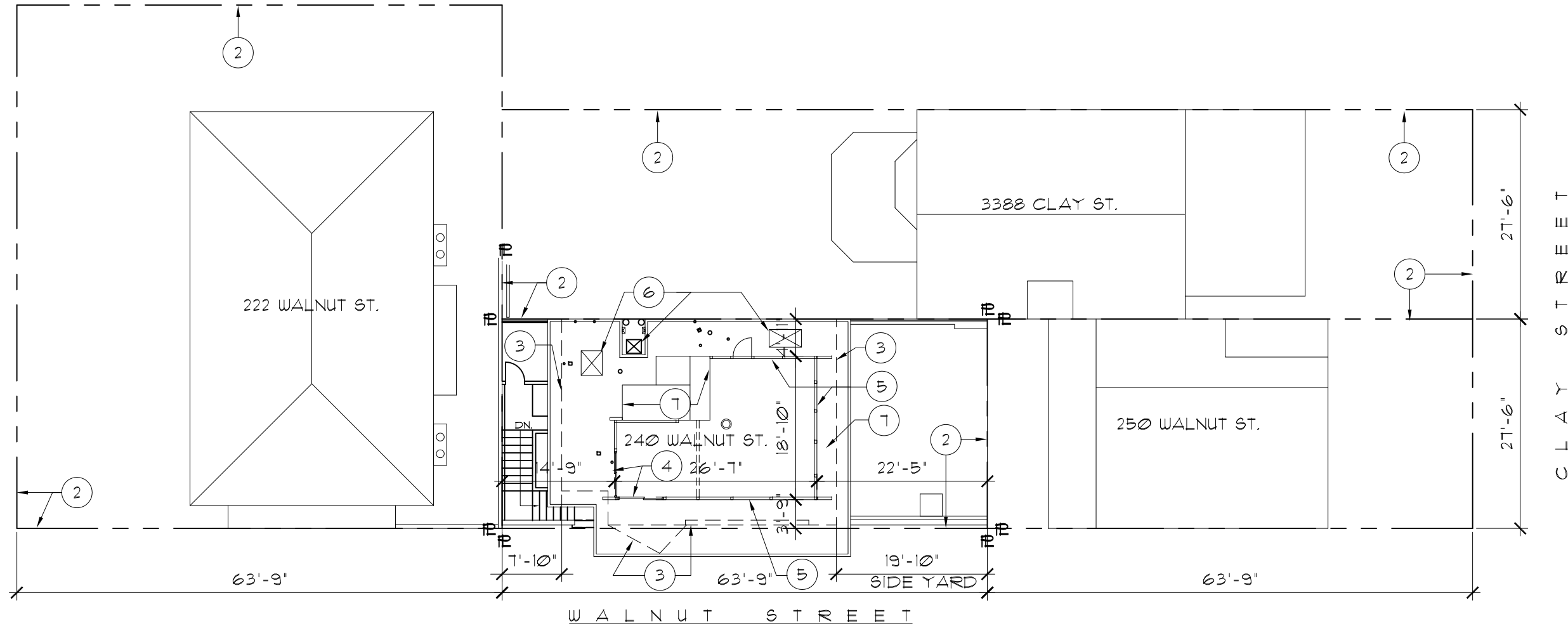
ABOUT THIS NOTICE

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.

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. PROPERTY LINE
3. WALL BELOW
4. (E) SLIDING GLASS DOOR
5. (E) WOOD WINDSCREEN
6. (E) SKYLITE
7. (E) ROOF



SITE PLAN

1/16" = 1'-0"

LOUIS H. FELTHOUSE ARCHITECT INC.
 1663 MISSION STREET, SUITE 520
 SAN FRANCISCO, CA 94103
 (415) 922-5668 FAX: (415) 864-6755

COLES RESIDENCE VARIANCE
 240 WALNUT ST.
 SAN FRANCISCO, CA

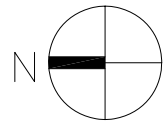
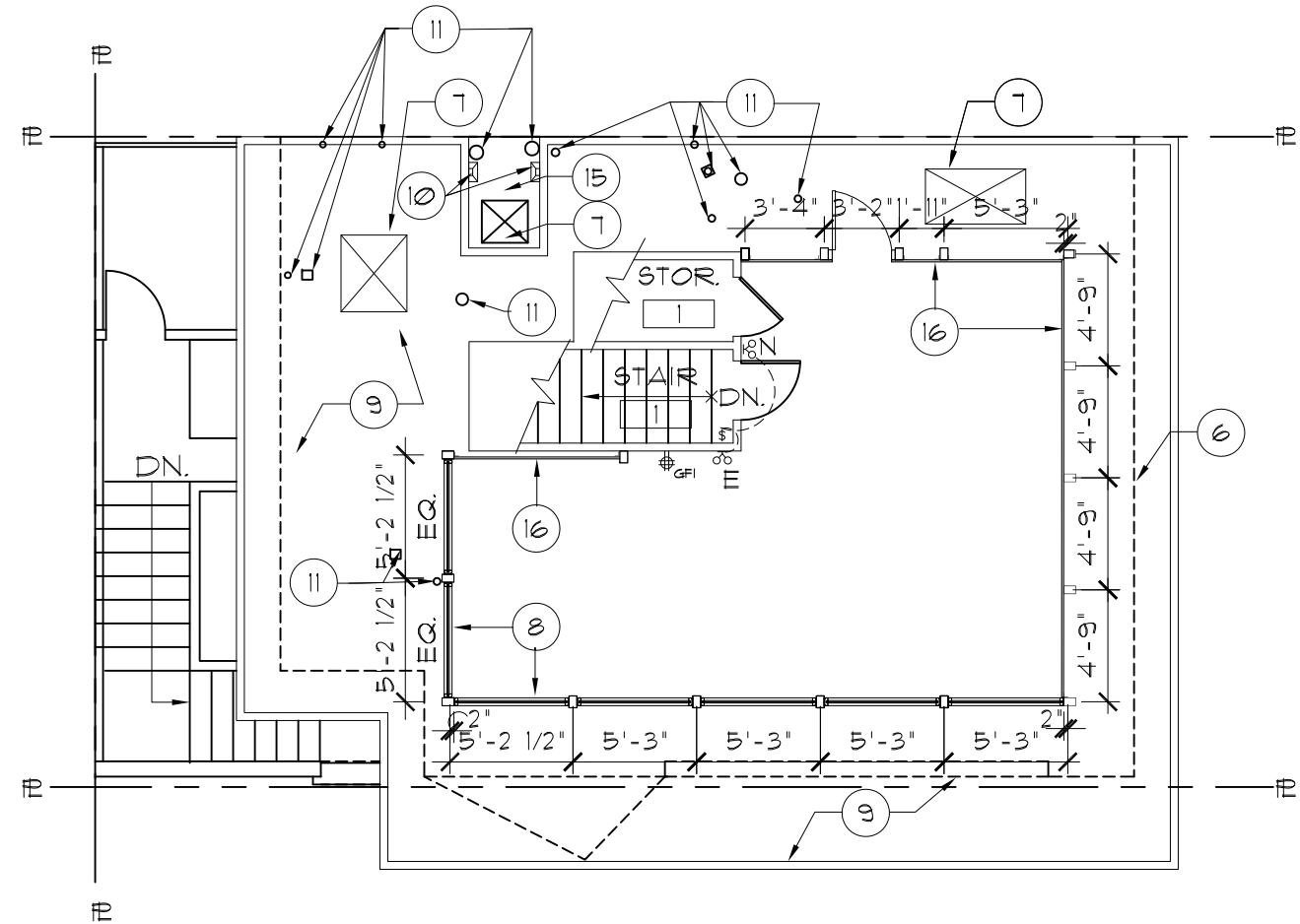
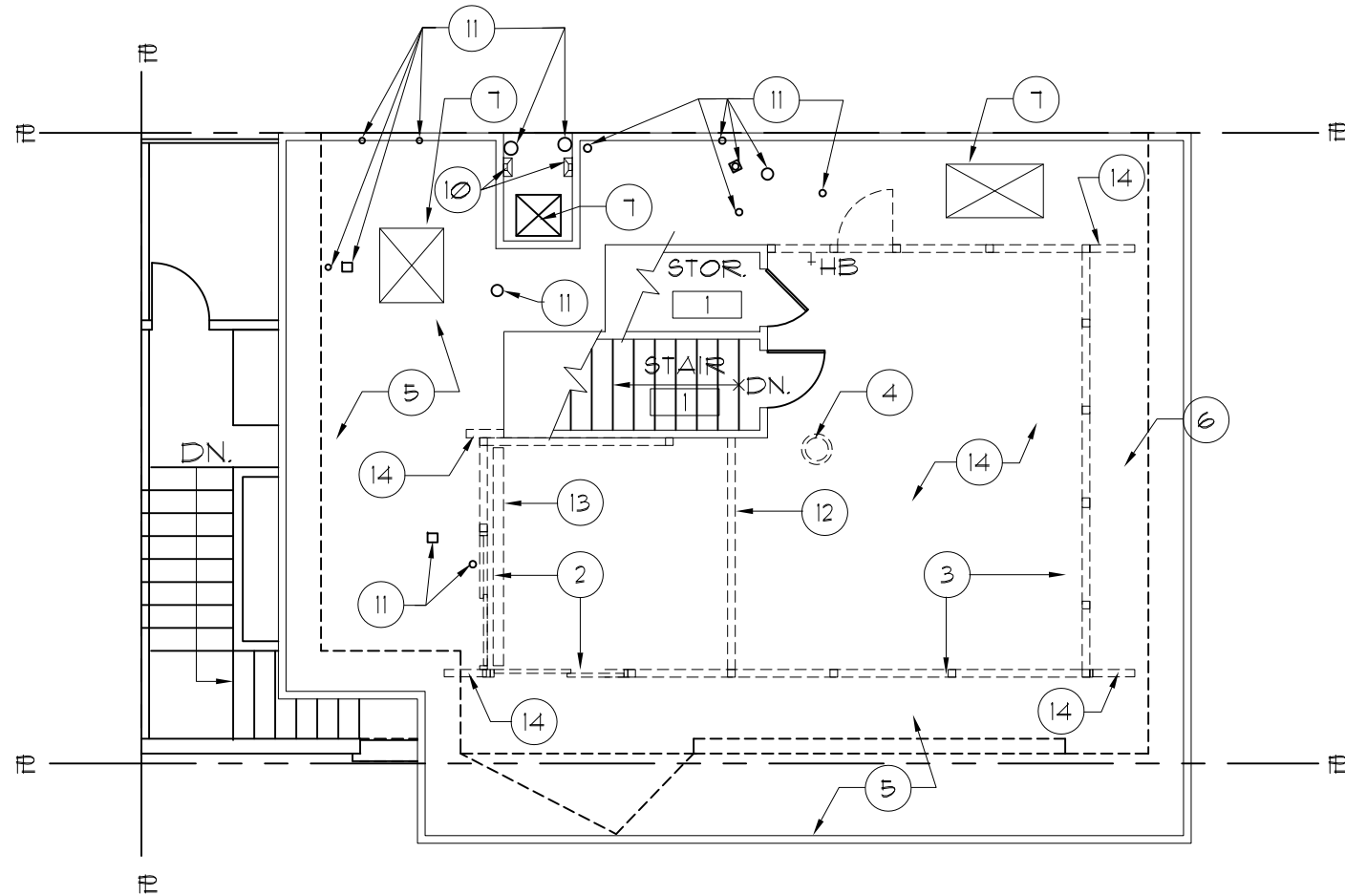
SITE PLAN

DATE: 09/01/09

SK-1.1

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. DEMOLISH (E) GLASS SLIDING DOORS
3. DEMOLISH (E) WOOD WINDSCREEN
4. DEMOLISH (E) FIREPLACE FLUE
5. DEMOLISH (E) ROOFING
6. (E) WALL BELOW
7. (E) SKYLIGHT TO REMAIN
8. (N) GLASS WINDSCREEN WITH STL. TUBE POSTS
9. (N) ROOFING
10. (E) SCUPPER, CONDUCTOR HEAD & RWL
11. (E) VENT, TYP.
12. DEMOLISH (E) BEAM & HANGING CANVAS SCREEN ABOVE
13. DEMOLISH (E) OVERHEAD SLIDING CANVAS CANOPY COVER
14. DEMOLISH (E) ROOF CURB & DECK, TYP.
15. (E) ROOF BELOW
16. (N) WD. SIDING ON STL. TUBE POSTS



ROOF PLAN - DEMOLITION

1/8" = 1'-0"

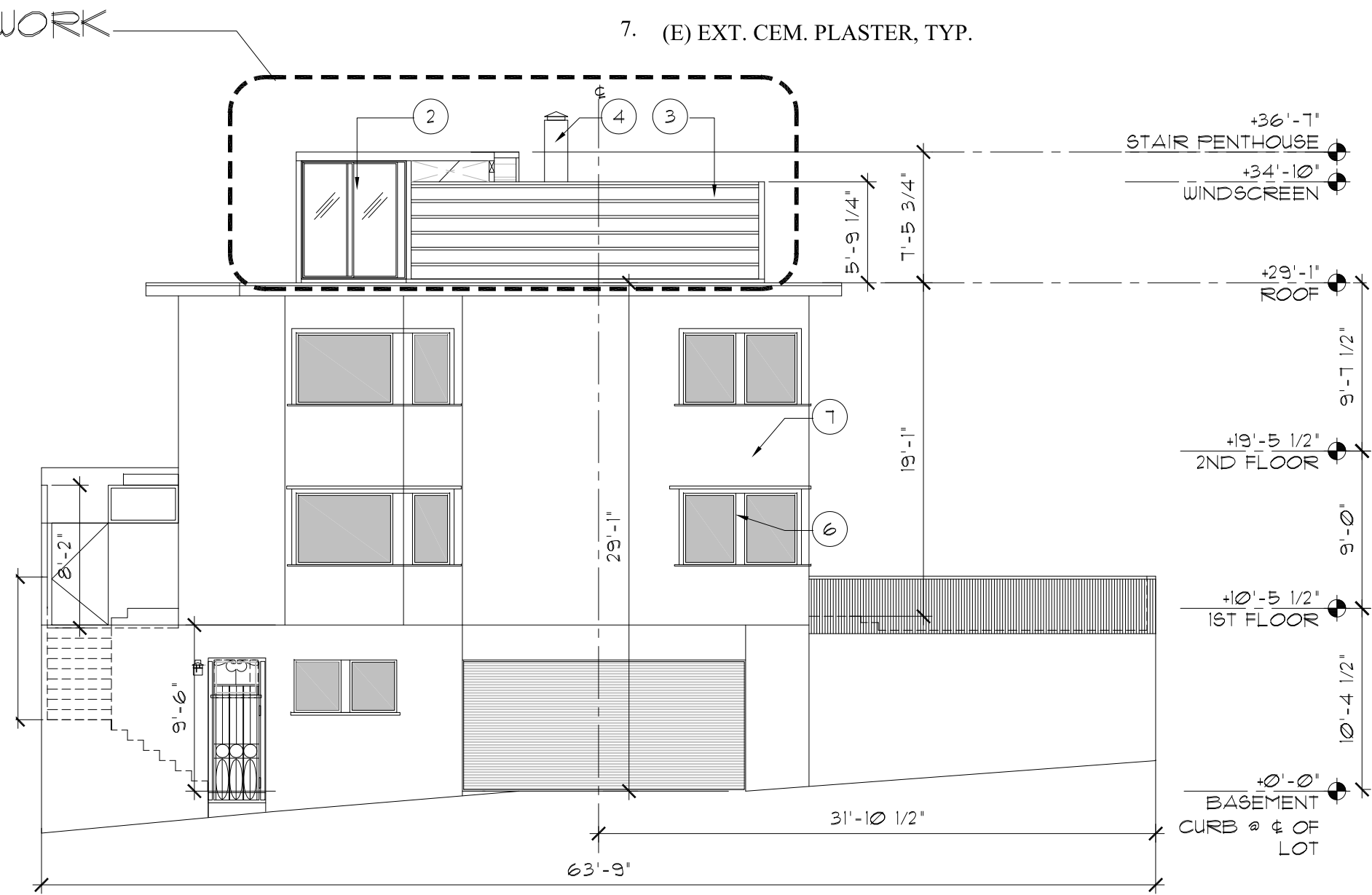
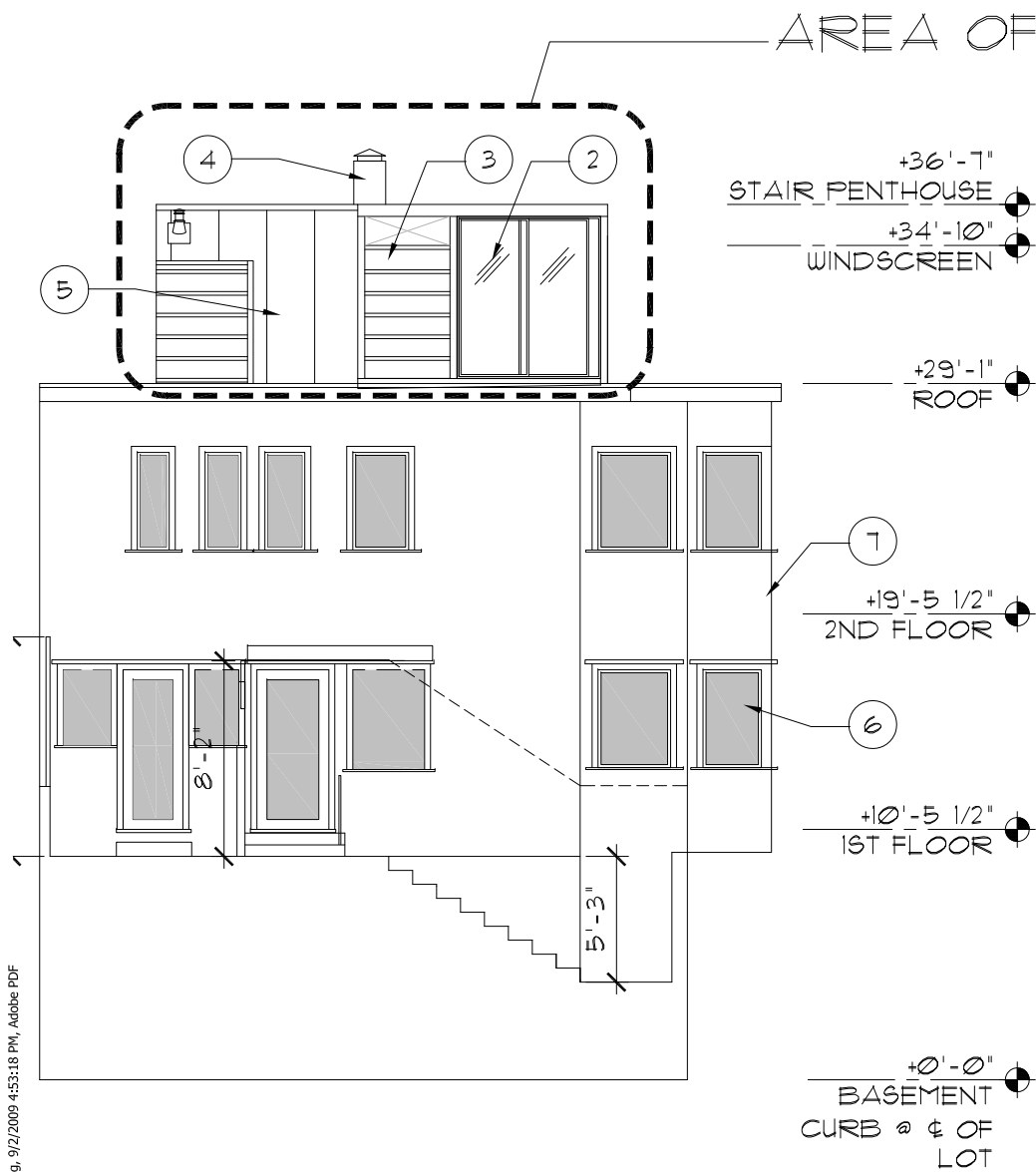


ROOF PLAN - CONSTRUCTION

1/8" = 1'-0"

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (E) SLIDING GLASS DOORS TO BE DEMOLISHED
3. (E) WOOD WINDSCREEN TO BE DEMOLISHED
4. (E) FIREPLACE VENT STACK TO BE DEMOLISHED
5. (E) STAIR PENTHOUSE TO REMAIN
6. (E) WINDOWS TO REMAIN, TYP.
7. (E) EXT. CEM. PLASTER, TYP.



1 NORTH ELEVATION

1/8" = 1'-0"

2 WEST ELEVATION

1/8" = 1'-0"

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COLES RESIDENCE VARIANCE
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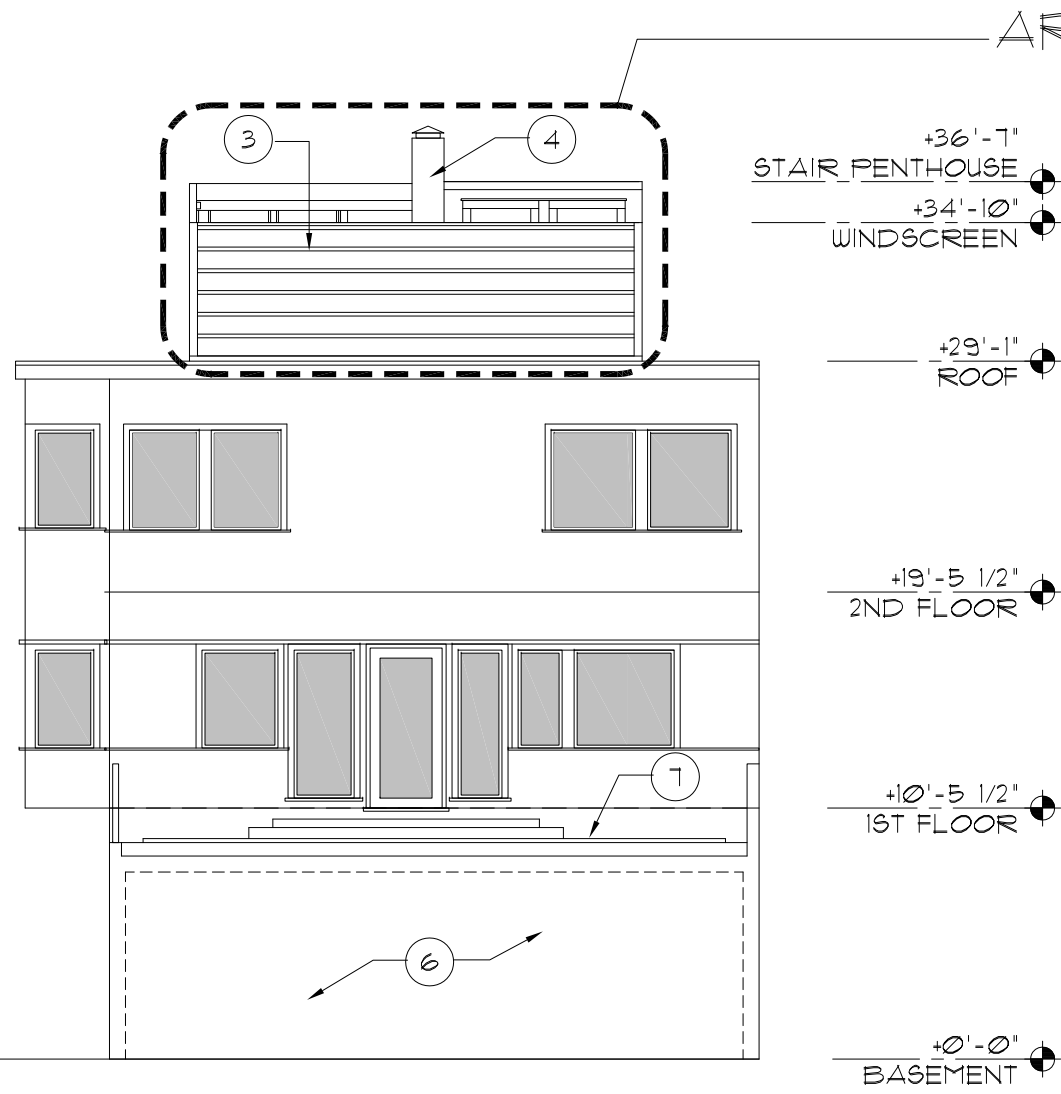
EXISTING
BUILDING ELEVATIONS

DATE: 09/01/09

SK-3

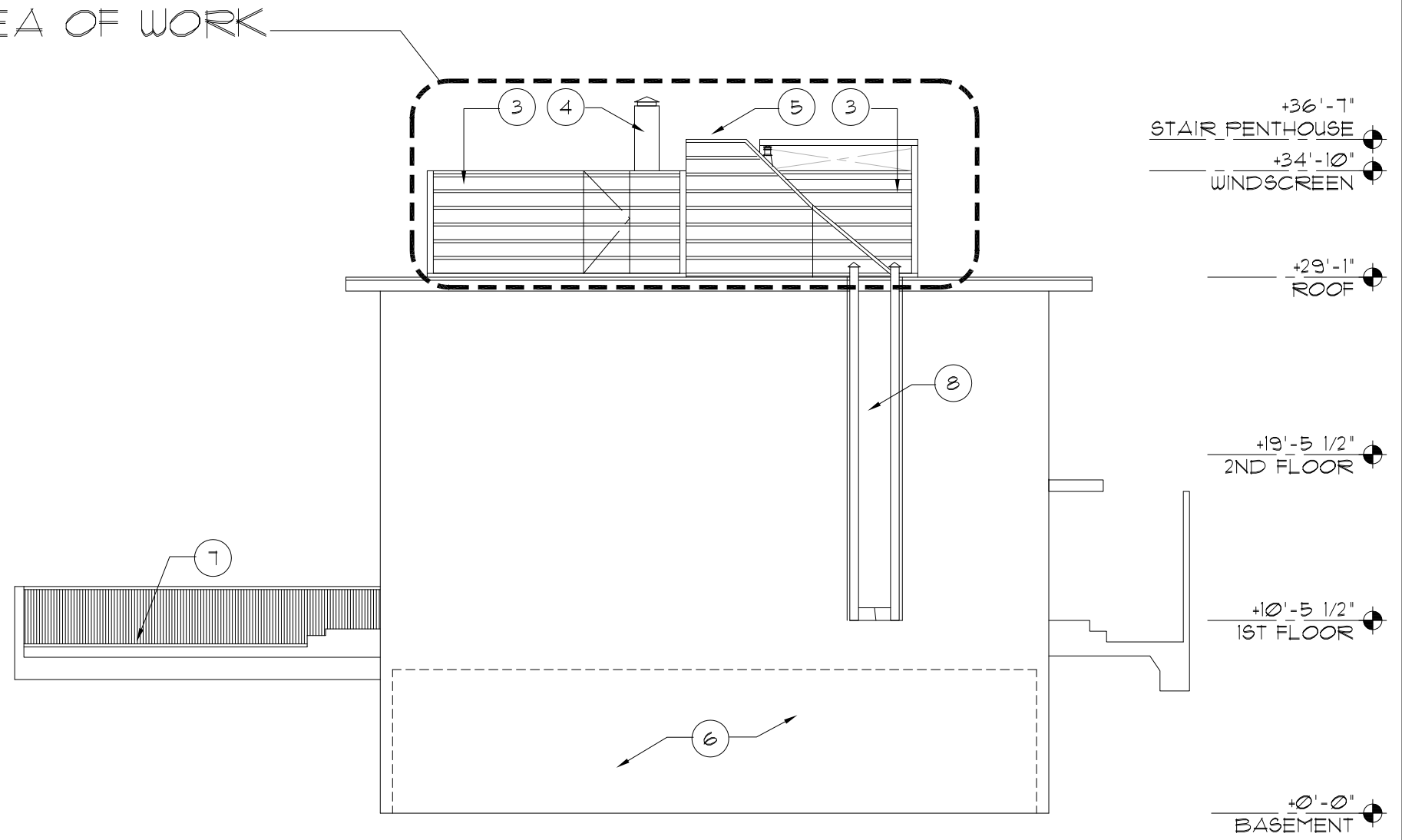
KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (E) SLIDING GLASS DOORS
3. (E) WOOD WINDSCREEN
4. (E) FIREPLACE VENT STACK
5. (E) STAIR PENTHOUSE
6. (E) BASEMENT BEYOND
7. (E) PATIO
8. (E) LIGHTWELL WITH SKYLIGHT, TO REMAIN, NO WORK



3 SOUTH ELEVATION

1/8" = 1'-0"



4 EAST ELEVATION

1/8" = 1'-0"

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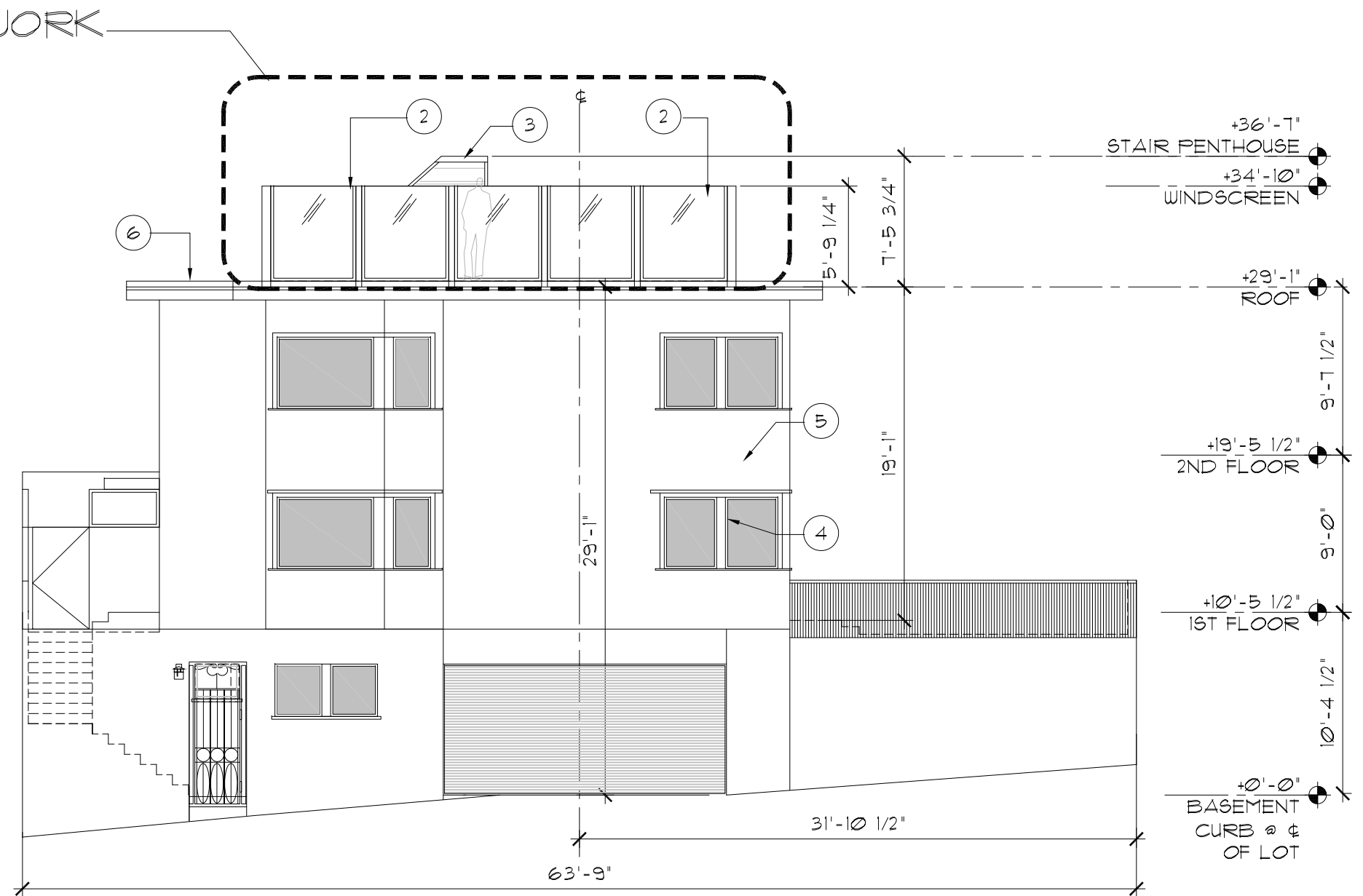
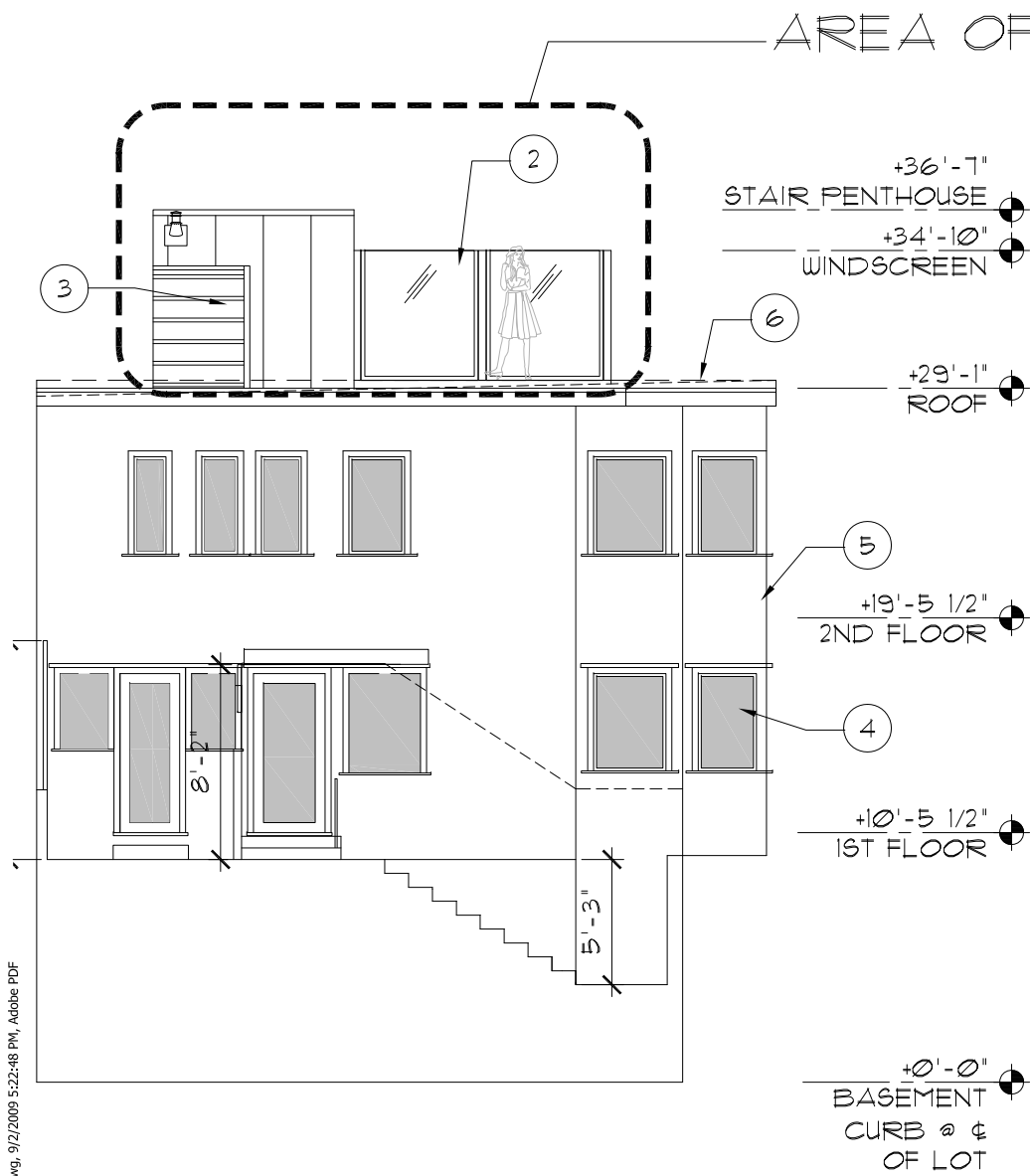
EXISTING
BUILDING ELEVATIONS

DATE: 09/01/09

SK-4

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (N) TEMP. GLASS WINDSCREEN
3. (E) STAIR PENTHOUSE
4. (E) WINDOWS, TYP.
5. (E) EXT. CEM. PLASTER, TYP.
6. (N) 4" H FASCIA (IN FOREGROUND)



1 NORTH ELEVATION

1/8" = 1'-0"

2 WEST ELEVATION

1/8" = 1'-0"

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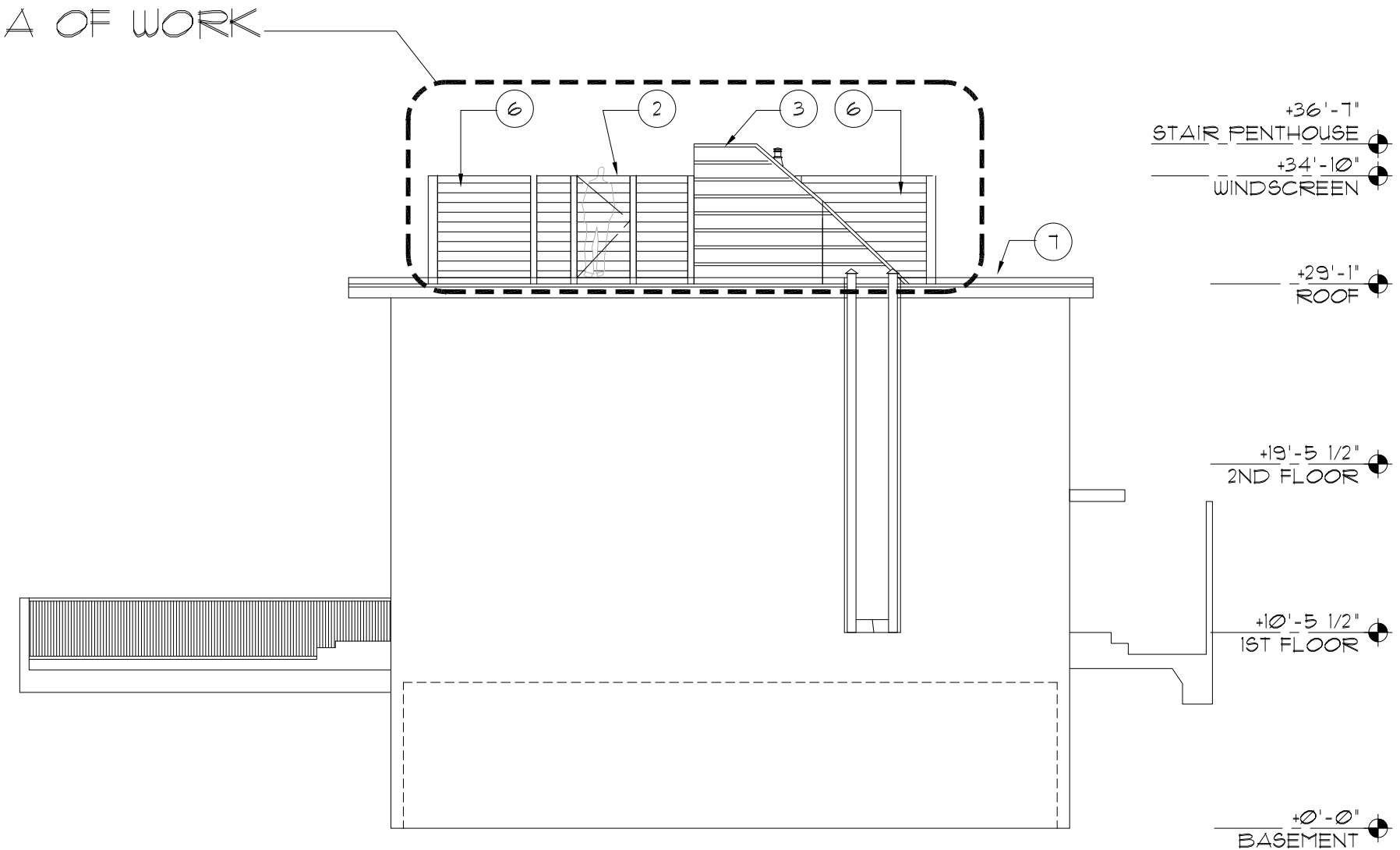
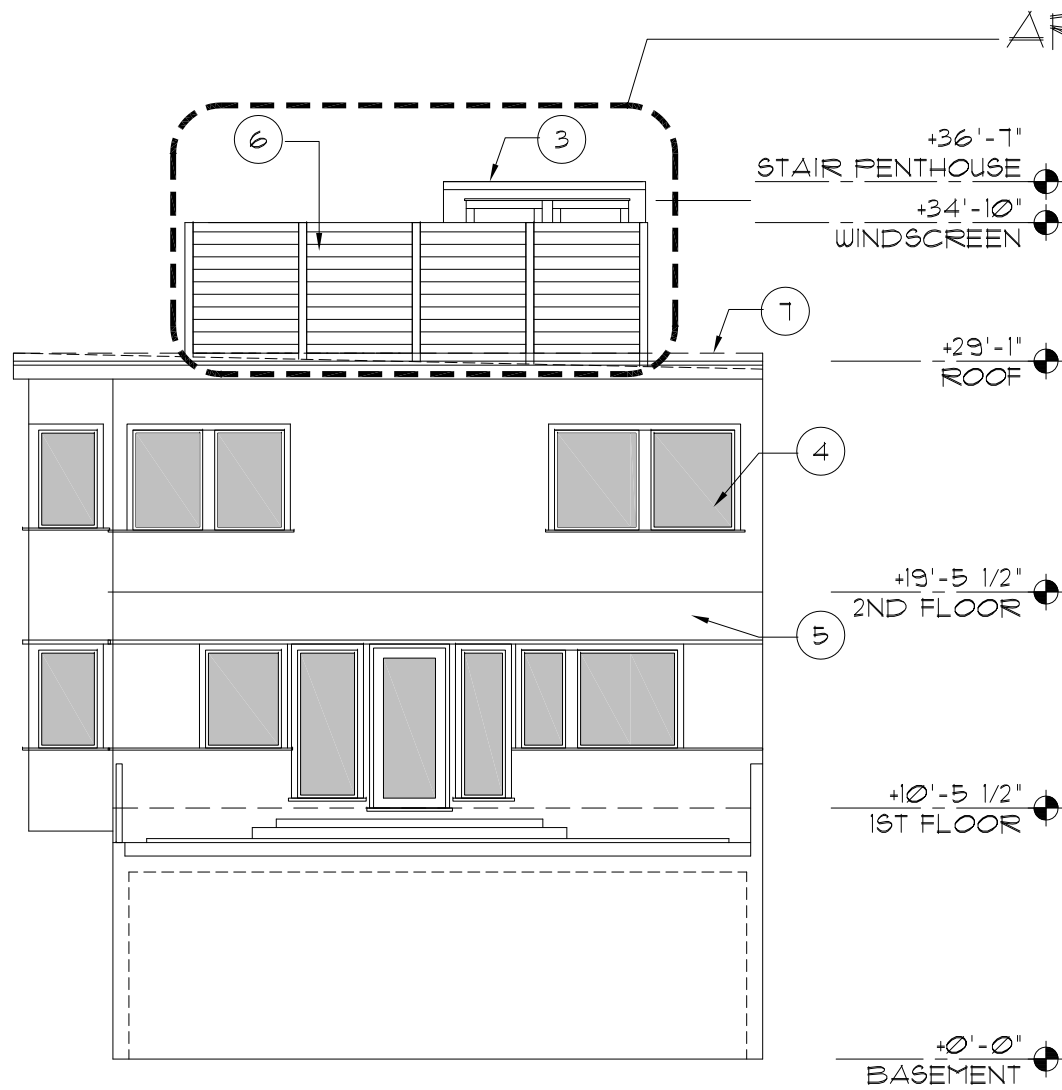
PROPOSED
 BUILDING ELEVATIONS

DATE: 09/01/09

SK-5

KEY NOTES:

1. REFER TO SHEET T-1 FOR SYMBOLS AND ABBREVIATIONS.
2. (N) ROOF ACCESS DOOR
3. (E) STAIR PENTHOUSE
4. (E) WINDOWS, TYP.
5. (E) EXT. CEM. PLASTER, TYP.
6. (N) WOOD WINDSCREEN
7. (N) 4" H FASCIA (IN FOREGROUND)



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

4 EAST ELEVATION
1/8" = 1'-0"

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PROPOSED
BUILDING ELEVATIONS

DATE: 09/01/09

SK-6

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