



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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CA 94103-2479

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Information:
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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: 537 Connecticut Street Cross Street(s): 20th and 22nd Block /Lot No.: 4100/003B Zoning District(s): RH-2/40-X Area Plan: Potrero Hill	Case No.: 2009.0857V Building Permit: N/A Applicant/Agent: Andy Levine Telephone: (415) 282-4643 E-Mail: andy@levinearch.com

PROJECT DESCRIPTION

The proposal is to replace two existing rear decks and add a spiral stair for access to a new roof deck at the rear of the existing 2-story single-family dwelling.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of 45% or 45 feet. The existing building is non-conforming in that it and existing rear decks already encroach into the required rear yard. The proposed replacement deck would encroach approximately 16 feet into the required rear yard, 1-foot deeper than the existing deck, and would result in a rear yard of 29 feet; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Pilar LaValley** Telephone: **(415) 575-9084** E-Mail: pilar.lavalley@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/2009.0857V.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.

VARIANCE
FOR THE

SCHOOFS RESIDENCE

537 CONNECTICUT STREET
SAN FRANCISCO, CA

REVISIONS	DATE

LEVINE ARCHITECTS
447 29TH STREET
SAN FRANCISCO, CA
(415) 282-4643

SITE / PLOT PLAN, ELEVATIONS
& PROJECT INFORMATION

Schools Residence
537 Connecticut Street
San Francisco, CA 94107

SCALE: AS NOTED
JOB #: 08-27
DATE: 8/12/09
SHEET NO.

T-1.0

PROJECT DIRECTORY:

OWNER:
GARY AND SUSAN SCHOOFS
537 CONNECTICUT STREET
SAN FRANCISCO, CA 94107

BUILDING INFORMATION
TYPE OF CONSTRUCTION: V-B
STORIES: 2
USE: SINGLE FAMILY RESIDENCE

BLOCK NUMBER: 4100
LOT NUMBER: 3B
ZONING: RH-2

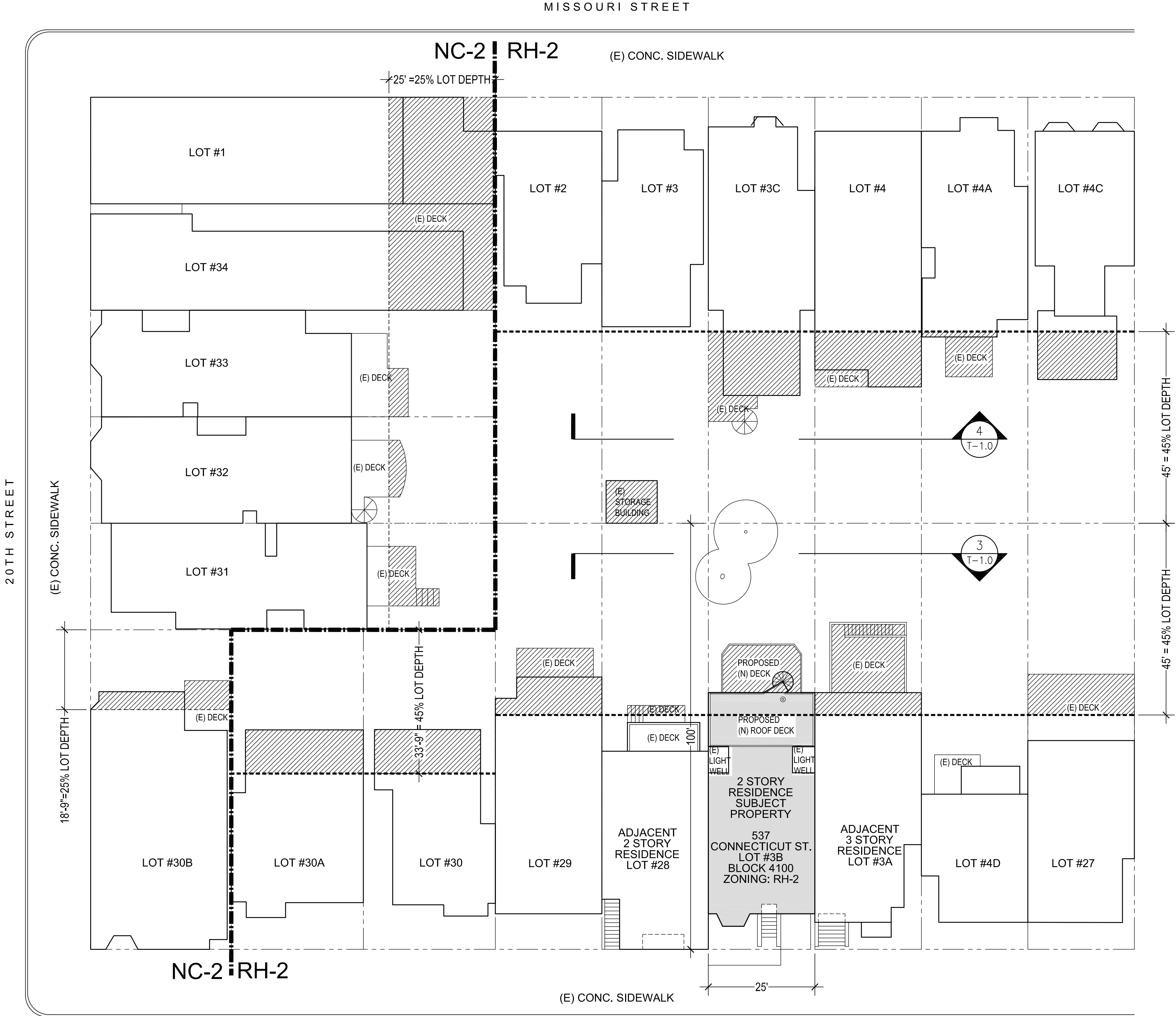
ARCHITECT:
ANDY LEVINE
LEVINE ARCHITECTS
447 29TH ST.
SAN FRANCISCO, CA 94131
TEL.: 415-282-4643

SHEET INDEX:

- T-1.0 SITE / PLOT PLAN, ELEVATIONS & PROJECT DATA
- T-1.1 EXISTING AND PROPOSED SITE / ROOF PLANS
- A-1.0 EXISTING AND PROPOSED FIRST FLOOR PLANS
- A-1.1 EXISTING AND PROPOSED SECOND FLOOR PLANS
- A-1.2 EXISTING AND PROPOSED ROOF PLANS
- A-2.0 EXISTING AND PROPOSED REAR ELEVATIONS AND BUILDING SECTION

- 1.) REPLACE (E) REAR DECKS AND STAIRS
- 2.) ADD (N) ROOF DECK AND STAIR TO ROOF

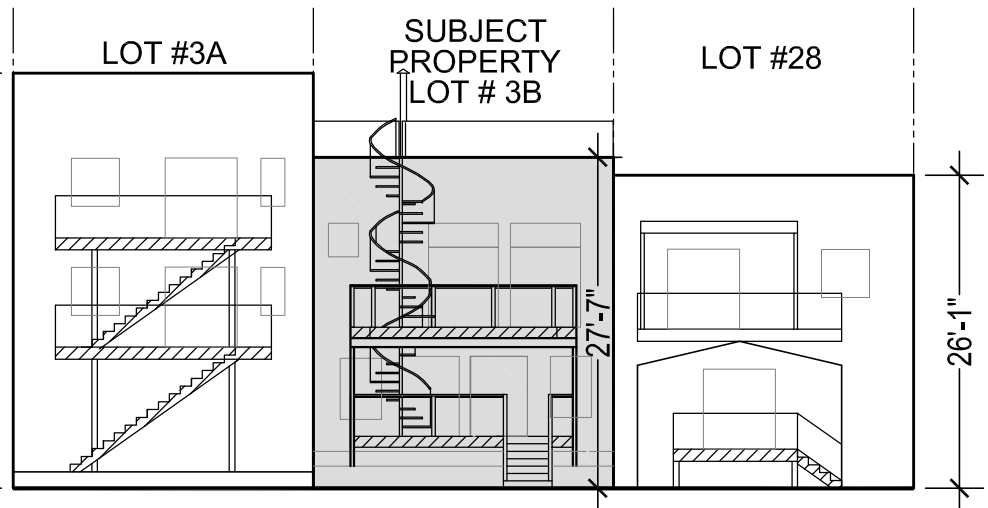
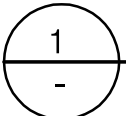
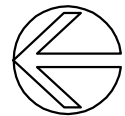
SCOPE OF WORK



LEGEND

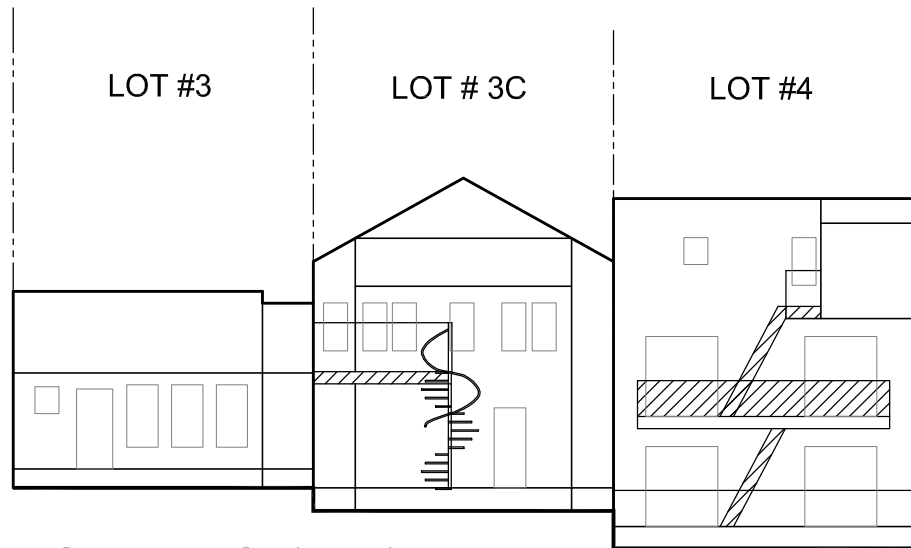
- ZONING BOUNDARY
- 45% REAR YARD SETBACK
- 25% REAR YARD SETBACK
- PROPERTY LINE
- SUBJECT PROPERTY
- ENCROACHMENT INTO REAR YARD SETBACK

SCALE: 1" = 16'-0"



EAST ELEVATION (REAR)
ADJACENT PROP. ELEVATIONS

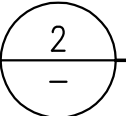
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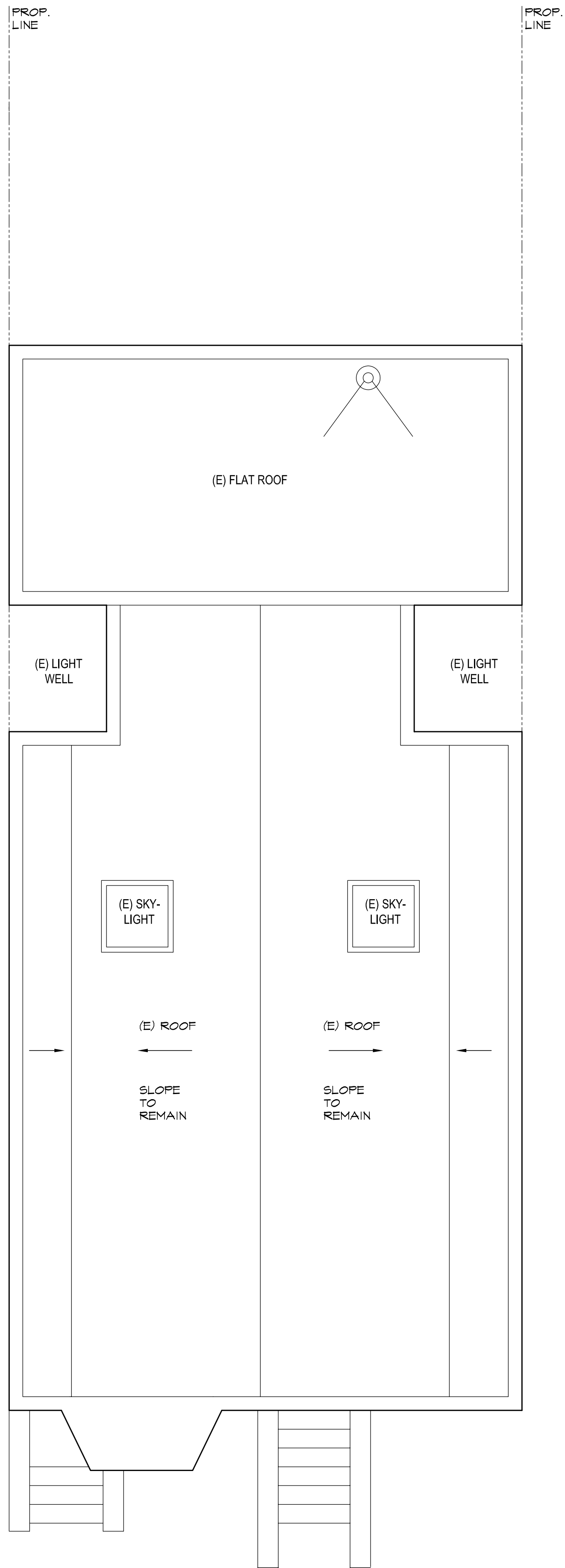


WEST ELEVATION (REAR)
ADJACENT PROP. ELEVATIONS

SCALE: 1" = 16'-0"

SITE / PLOT PLAN

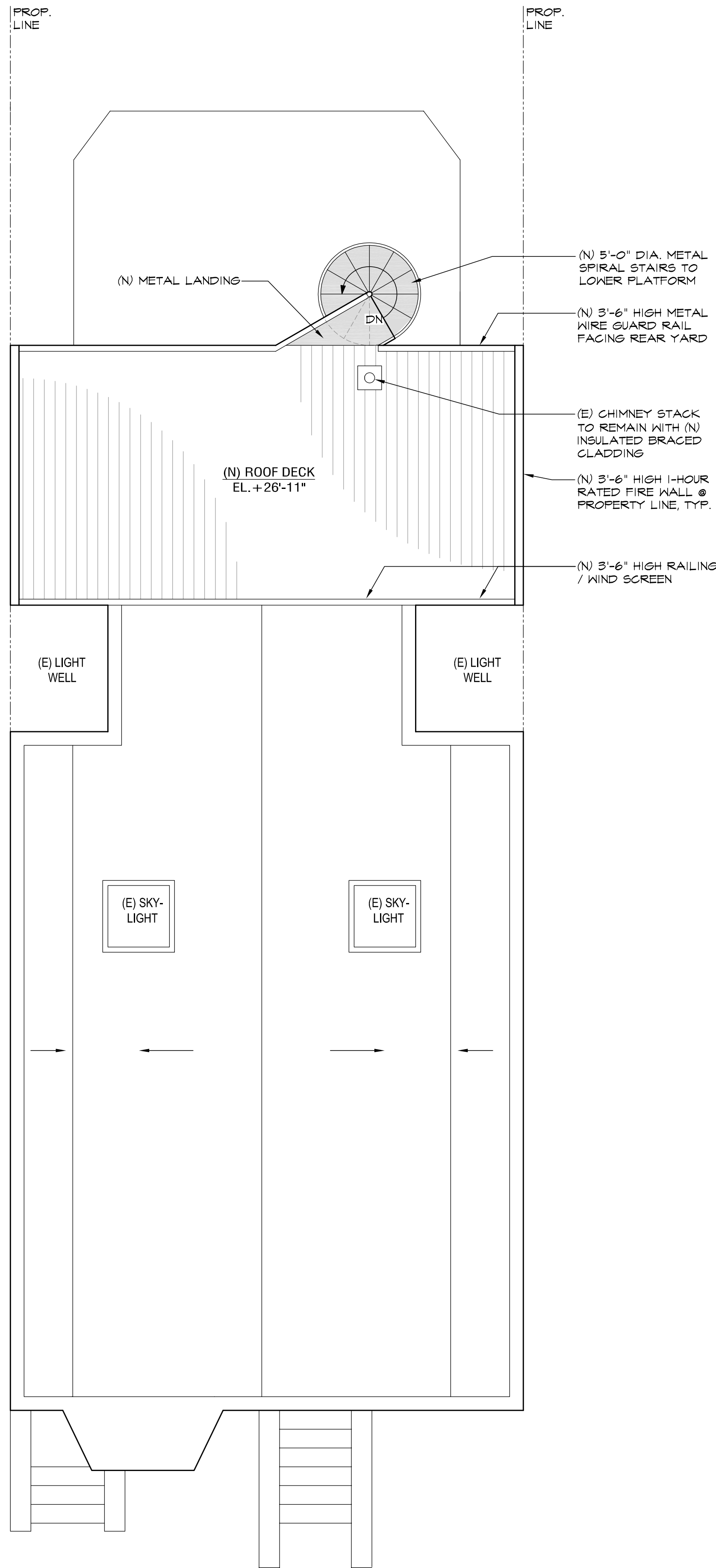




2
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EXISTING ROOF PLAN

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



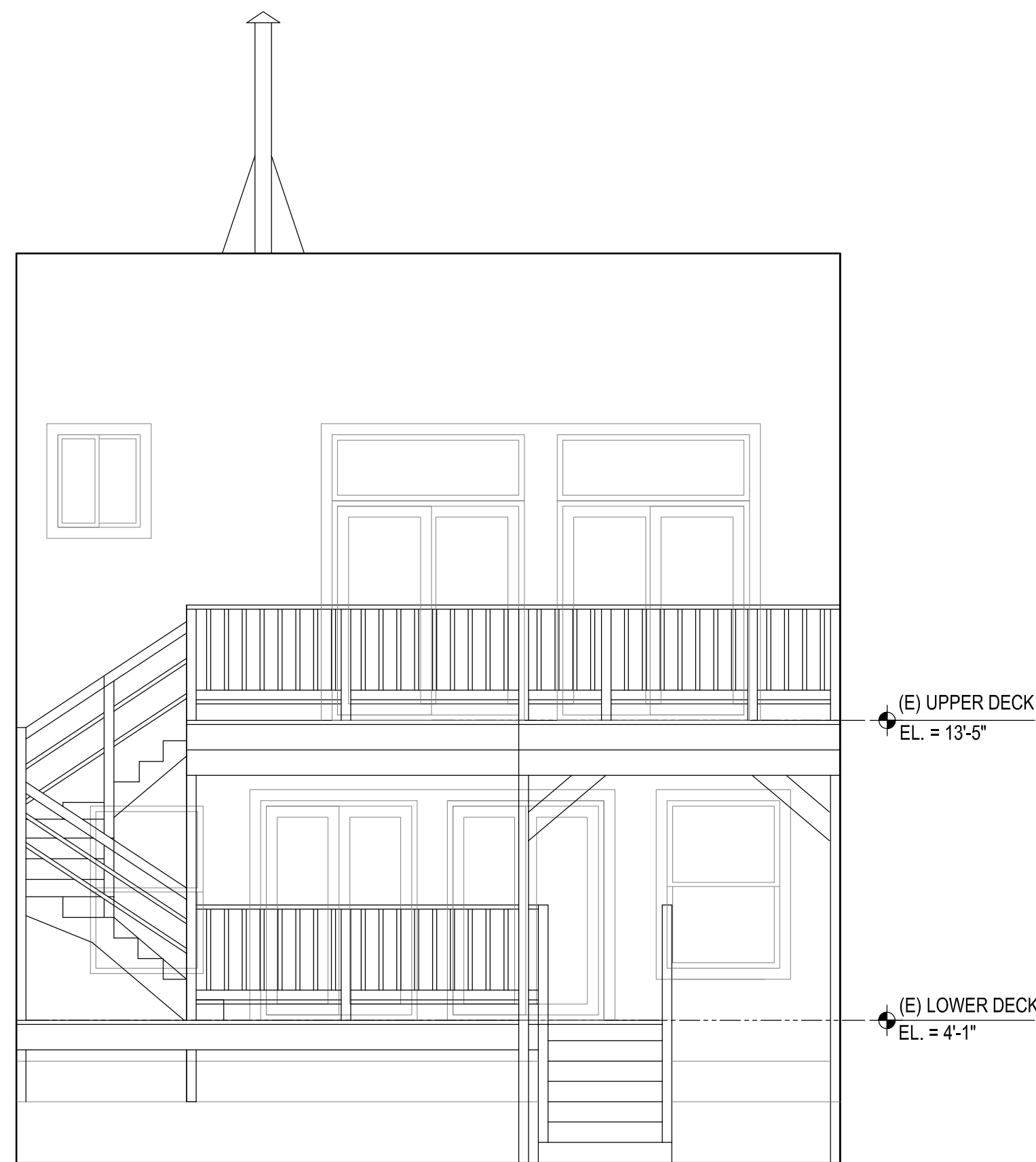
1
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PROPOSED ROOF PLAN

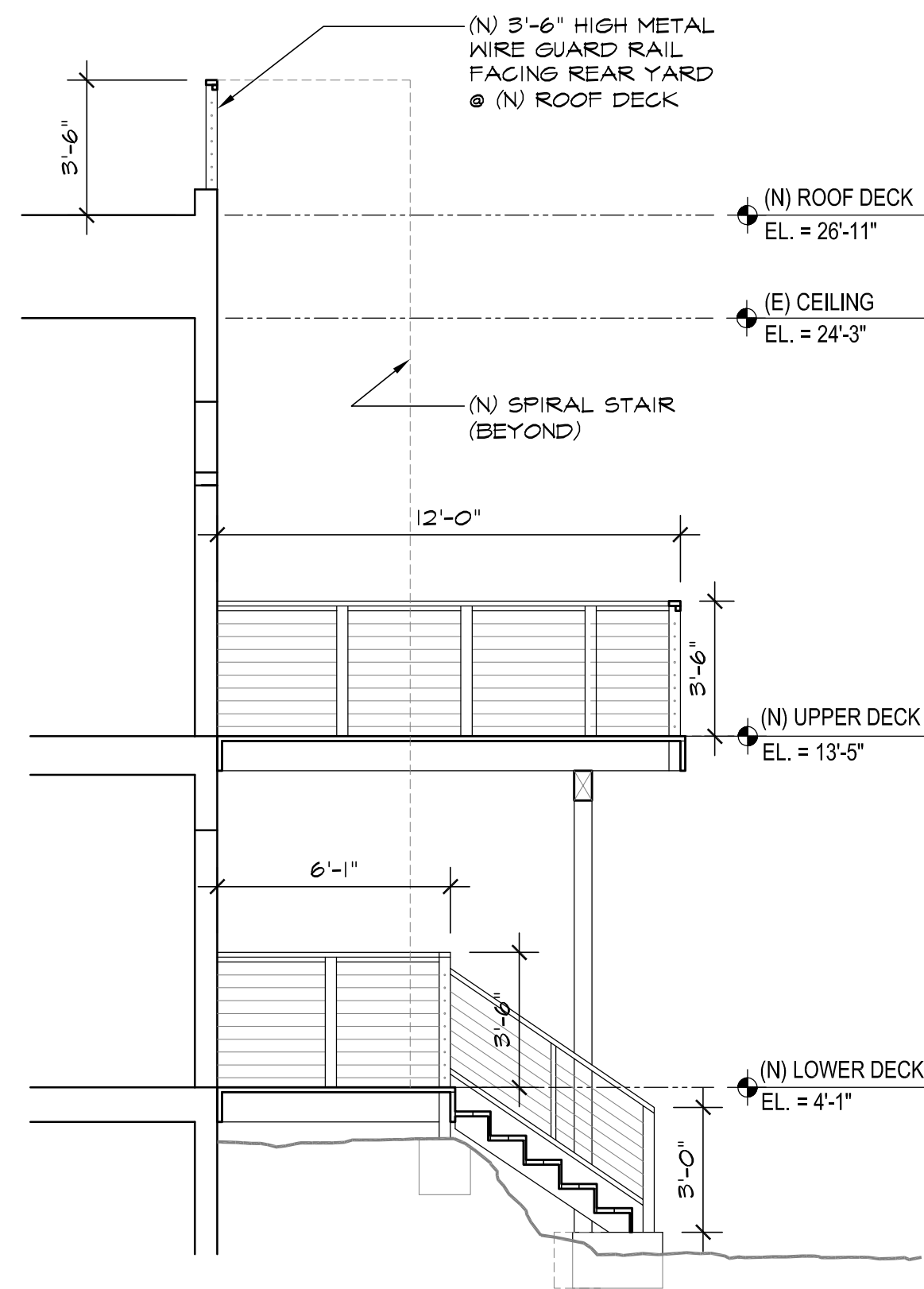
SCALE: 1/4" = 1'-0"



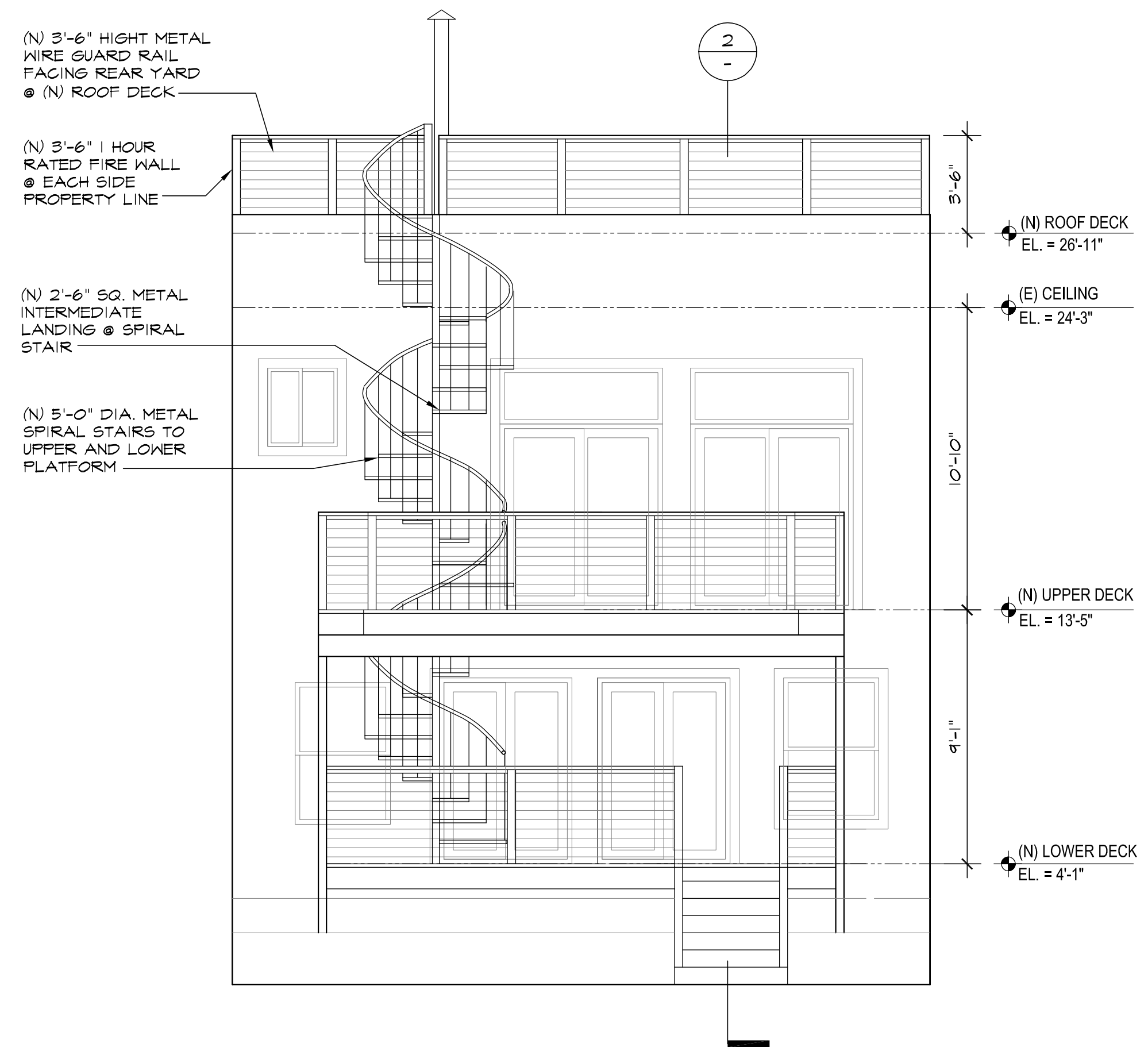
REVISIONS	DATE
LEVINE ARCHITECTS 447 29TH STREET SAN FRANCISCO, CA (415) 282-4643	
SHEET TITLE: EXISTING AND PROPOSED ROOF PLANS	
Schoofs Residence 537 Connecticut Street San Francisco, CA 94107	
SCALE: AS NOTED JOB #: 08-27 DATE: 8/12/09	
SHEET NO. A-1.2	



3
—
EXISTING REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"



2
—
PROPOSED BUILDING SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"



1
—
PROPOSED REAR (WEST) ELEVATION
SCALE: 1/8" = 1'-0"