



# 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:	<b>227 Vicente Street</b>	Case No.:	<b>2009.0873V</b>
Cross Street(s):	<b>14th Avenue</b>	Building Permit:	<b>N/A</b>
Block /Lot No.:	<b>2932/034</b>	Applicant/Agent:	<b>Andy Levine</b>
Zoning District(s):	<b>RH-1(D) / 40-X</b>	Telephone:	<b>(415) 282-4643</b>
Area Plan:	<b>N/A</b>	E-Mail:	<b>N/A</b>

### PROJECT DESCRIPTION

The proposal is to fill in the rear westerly portion of a 2-story, single-family dwelling approximately 10 feet towards the rear property line and 10 feet to the side property line, not to exceed the existing pop-out structure. The project includes a six-foot wide by six-foot deep rear deck along the east side of the non-complying structure.

**PER SECTIONS 134 AND 188 OF THE PLANNING CODE** a rear yard of approximately 16 feet is required where 8 feet is proposed, therefore, the project requires a variance from the rear yard requirement (**Section 134**) and enlargement to a non-complying structure (**Section 188**) of the Planning Code.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
<b>BUILDING USE</b> .....	Single-Family Dwelling .....	No Change
<b>FRONT SETBACK</b> .....	N/A .....	N/A
<b>SIDE SETBACKS (WEST)</b> .....	14 Feet.....	4 Feet
<b>SIDE SETBACKS (EAST)</b> .....	9 Feet.....	4 Feet
<b>BUILDING DEPTH</b> .....	48 Feet .....	No Change
<b>REAR YARD</b> .....	8 Feet .....	No Change
<b>HEIGHT OF BUILDING</b> .....	21 Feet.....	No Change
<b>NUMBER OF STORIES</b> .....	2.....	No Change
<b>NUMBER OF DWELLING UNITS</b> .....	1.....	No Change
<b>NUMBER OF OFF-STREET PARKING SPACES</b> .....	N/A .....	N/A

### 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: **Cecilia Jaroslowsky** Telephone: **(415) 558-6348** E-Mail: [cecilia.jaroslowsky@sfgov.org](mailto:cecilia.jaroslowsky@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/2009.0873V.pdf](http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2009.0873V.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.

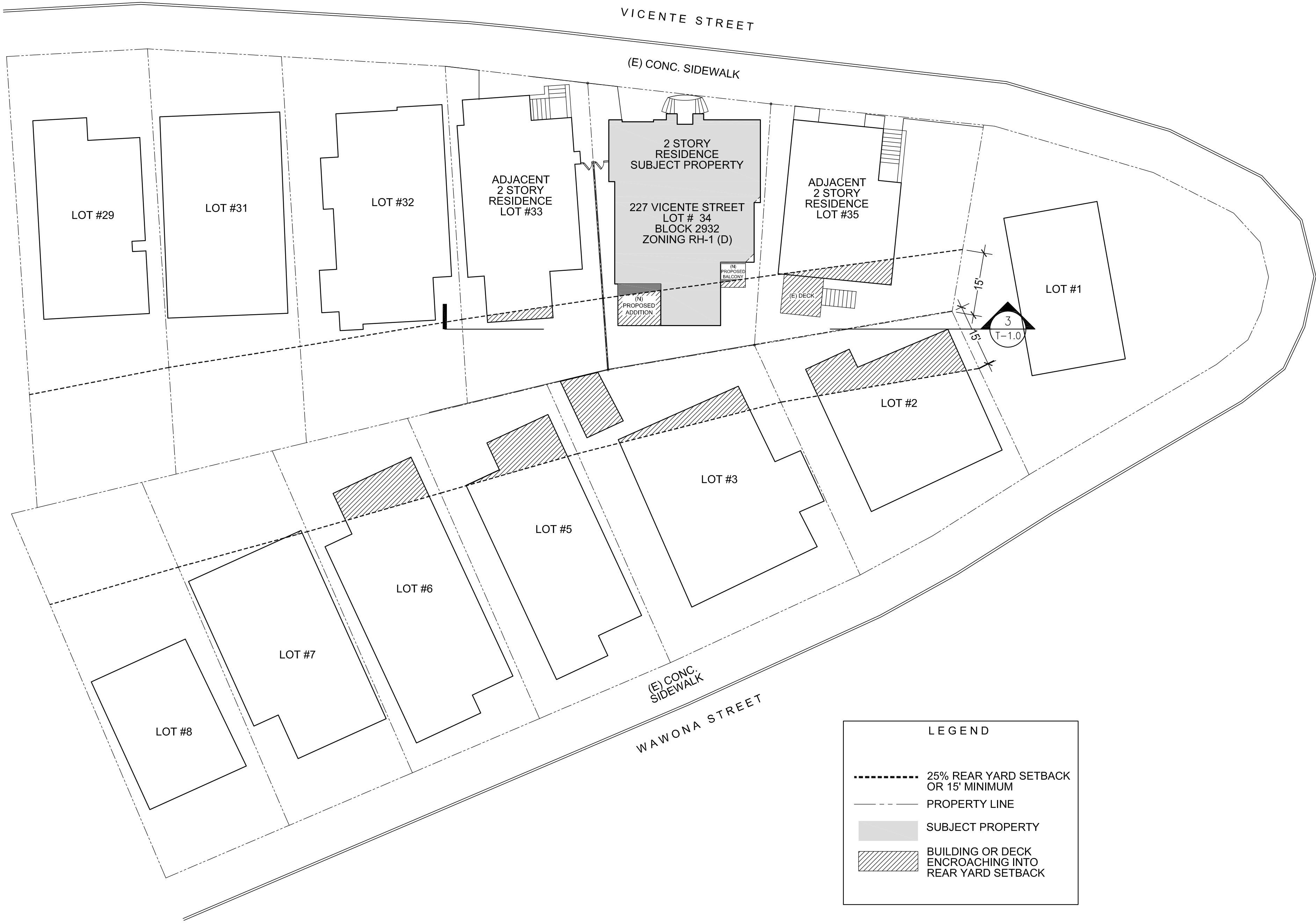
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.

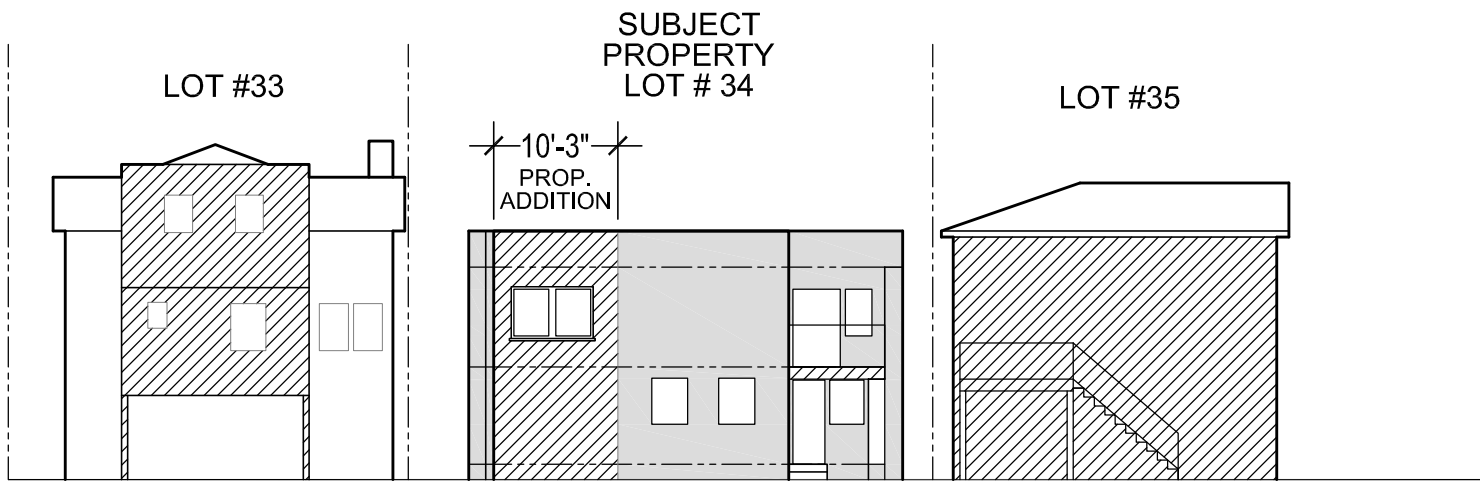
EXPANSION  
FOR THE

# LYMAN RESIDENCE

227 VICENTE STREET  
SAN FRANCISCO, CA



2 VICINITY PLOT PLAN SCALE: 1/16" = 1'-0"



3 ADJACENT PROPERTY ELEVATIONS SCALE: 1/16" = 1'-0"

PROJECT DIRECTORY:

OWNER:  
LIZ AND MEL LYMAN  
227 VICENTE STREET  
SAN FRANCISCO, CA 94127

BLOCK NUMBER: 2932  
LOT NUMBER: 34  
ZONING: RH-1 (D)

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

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

CODES IN EFFECT

2007 CALIF. BUILDING CODE W/ S.F. AMENDMENTS  
2007 CALIF. ELECTRICAL CODE W/ S.F. AMENDMENTS  
2007 CALIF. ENERGY CODE

SHEET INDEX:  
ARCHITECTURAL:  
T-1.0 PLOT PLAN PROJECT DATA, AND  
ADJACENT PROPERTY ELEVATIONS  
T-1.1 EXISTING & PROPOSED SITE / ROOF PLANS  
A-1.0 EXISTING & PROPOSED FIRST FLOOR PLANS  
A-1.1 EXISTING & PROPOSED SECOND FLOOR PLANS  
A-2.0 EXISTING & PROPOSED EXTERIOR ELEVATIONS  
A-2.1 EXISTING & PROPOSED EXTERIOR  
ELEVATIONS & SECTION

- 1.) PROPOSED 2-STORY ADDITION TO ENLARGE MASTER BEDROOM SUITE, & FIRST FLOOR STORAGE CLOSET
- 2.) ADDITION OF (N) REAR DECK OUTSIDE OF KITCHEN

1 SCOPE OF WORK

REVISIONS	DATE

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

TITLE SHEET

Lyman Residence  
227 Vicente Street  
San Francisco, CA 94127

SCALE: AS NOTED

JOB #: 09-07

DATE: 8/21/09

SHEET NO.

T-1.0

REVISIONS	DATE

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

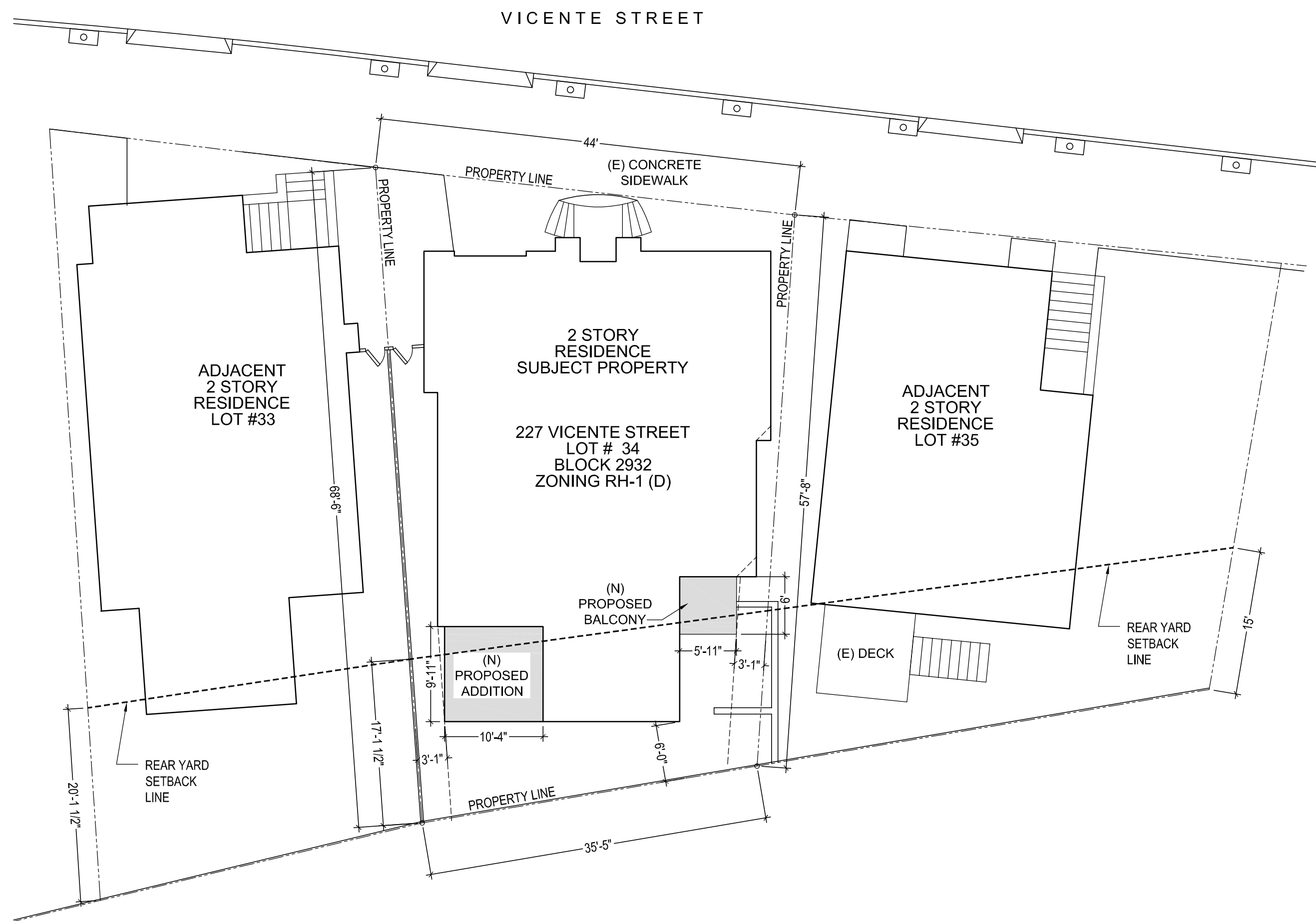
SHEET TITLE:  
EXISTING AND PROPOSED  
SITE / ROOF PLANS

Lyman Residence  
227 Vicente Street  
San Francisco, CA 94127

SCALE: AS NOTED  
JOB #: 09-07  
DATE: 8/21/09

SHEET NO.

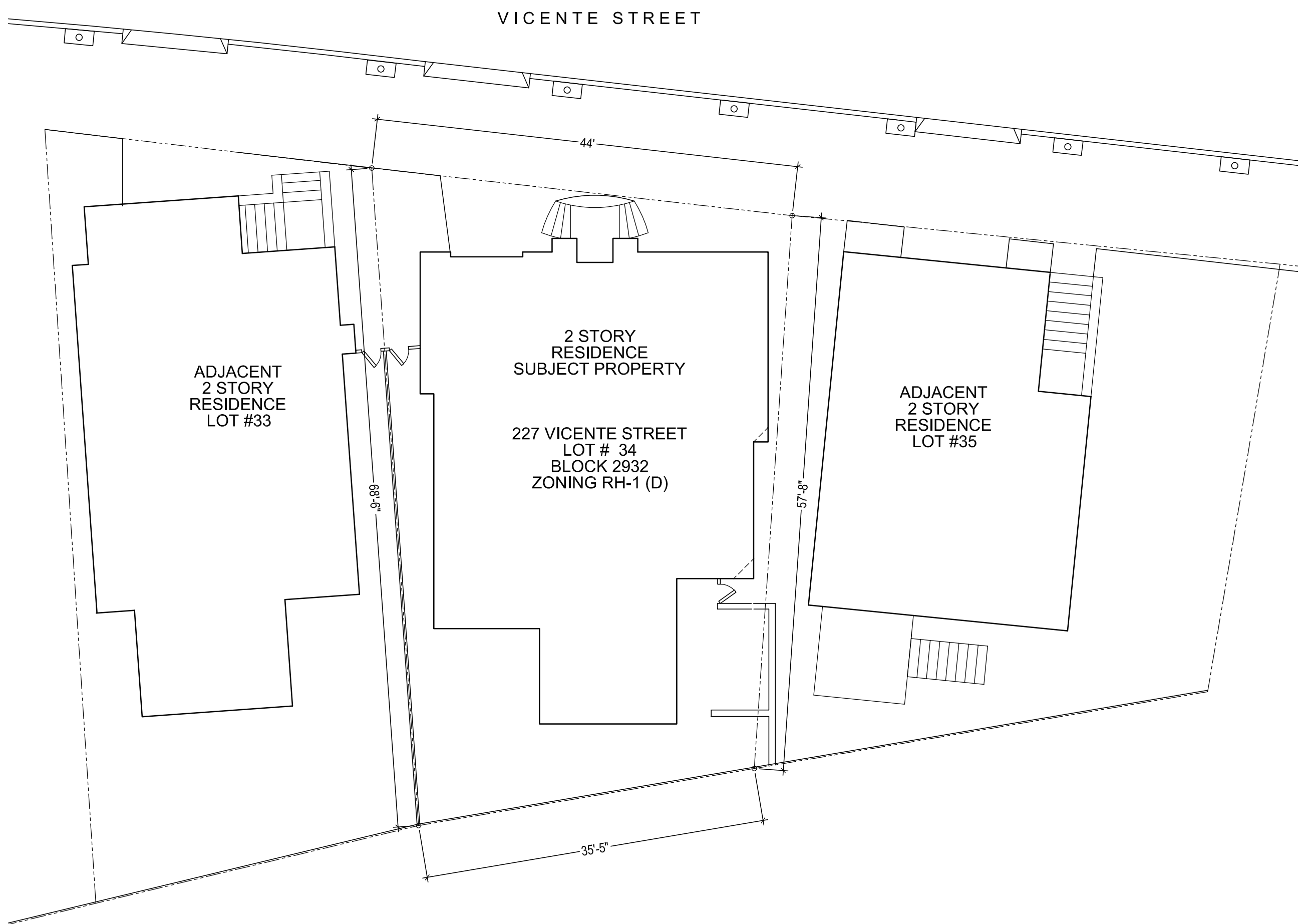
T-1.1



2

PROPOSED SITE / ROOF PLAN

SCALE: 1" = 10'-0"

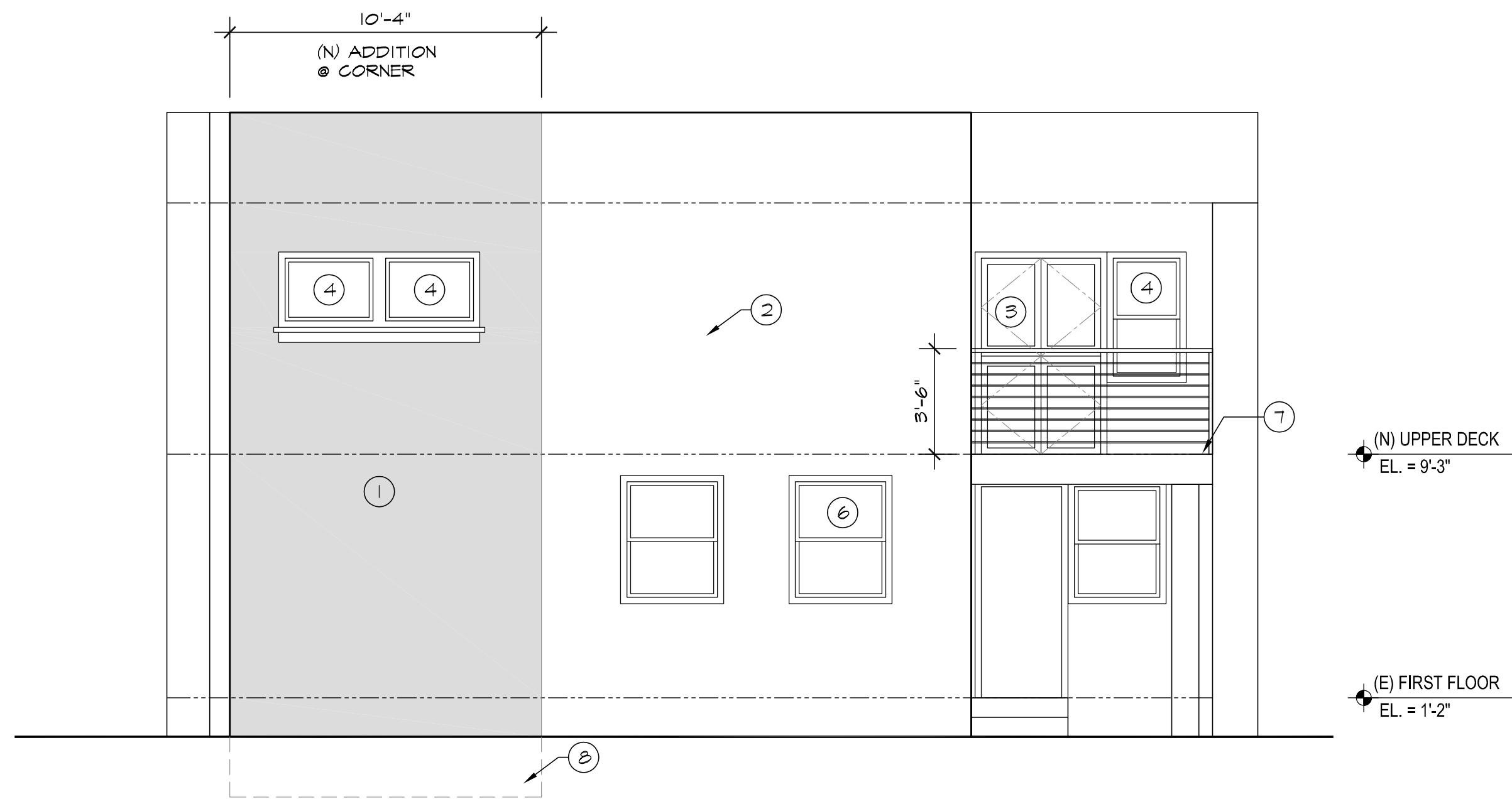


1

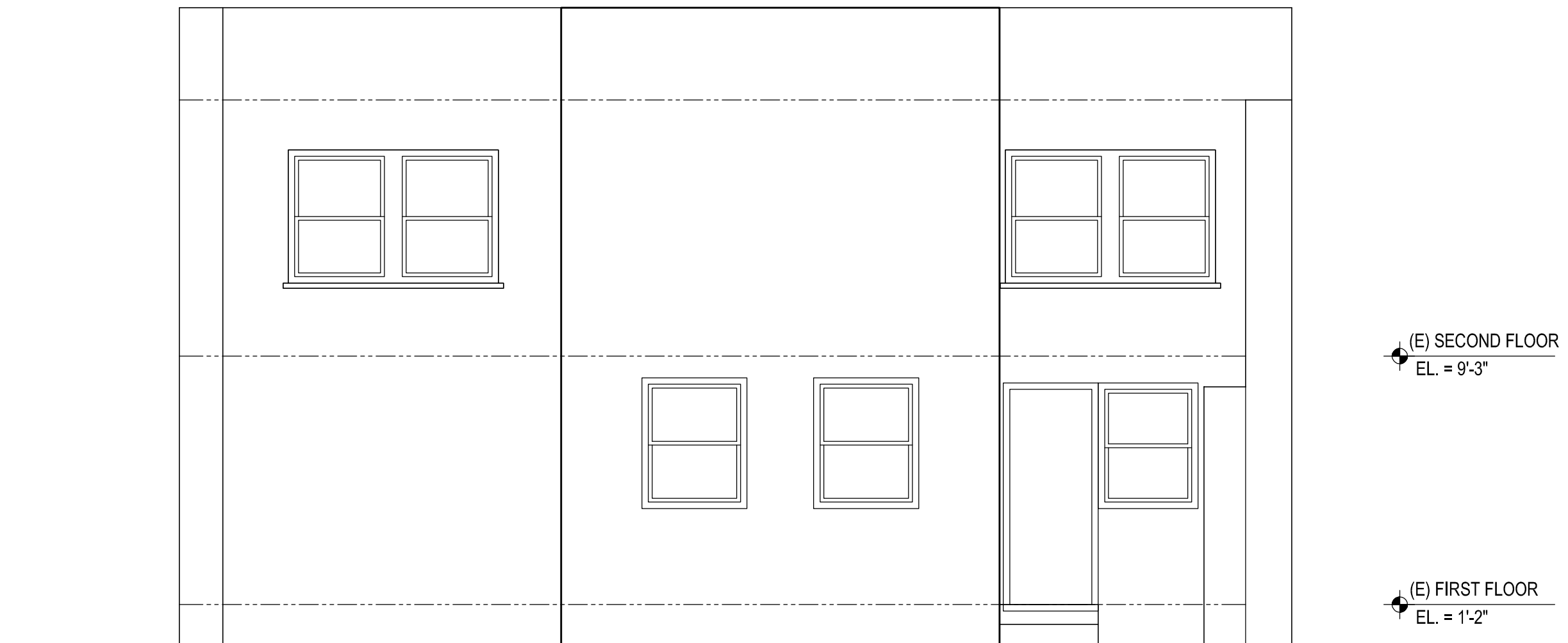
EXISTING SITE / ROOF PLAN

SCALE: 1" = 10'-0"

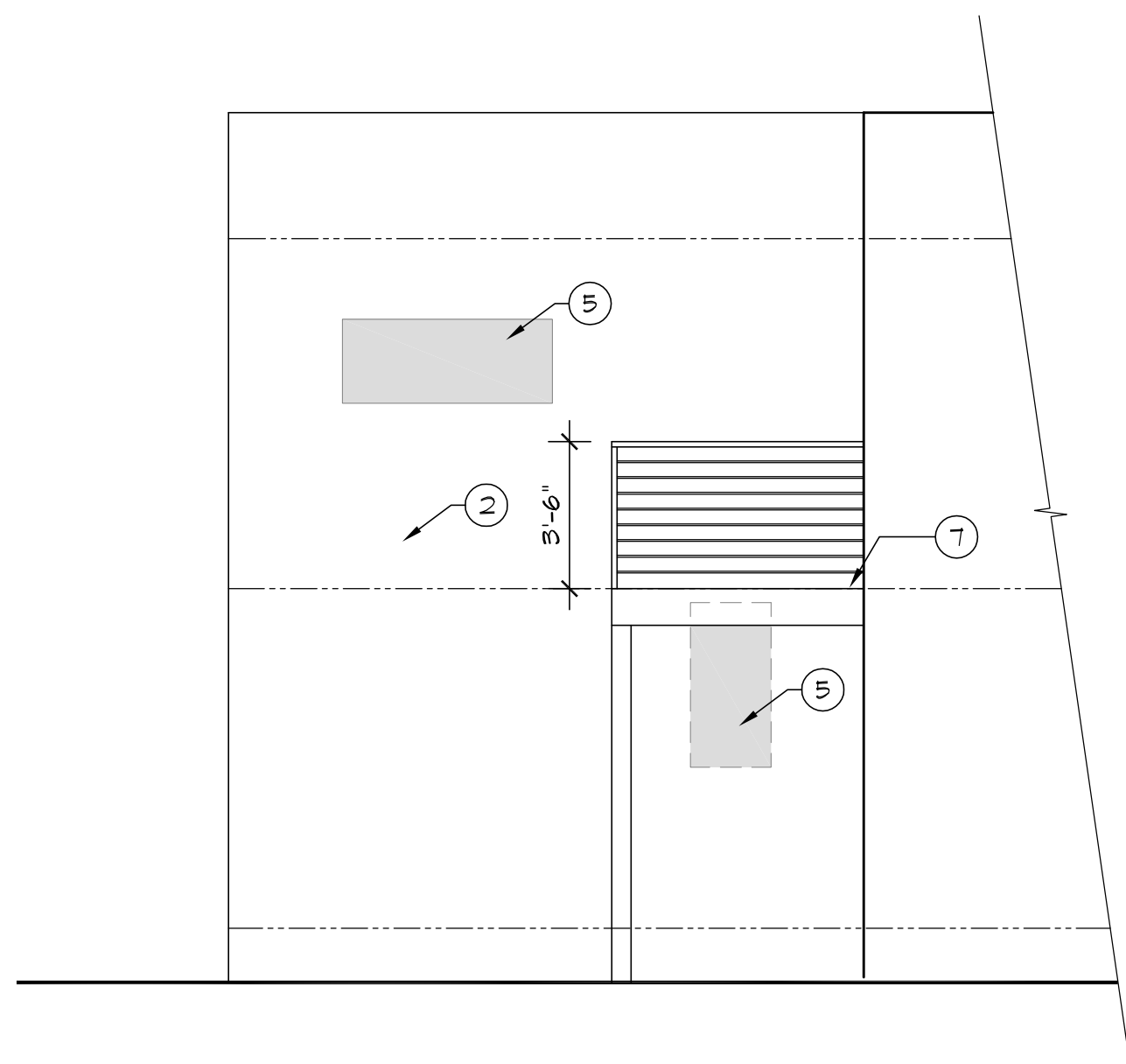




2  
—  
PROPOSED REAR (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



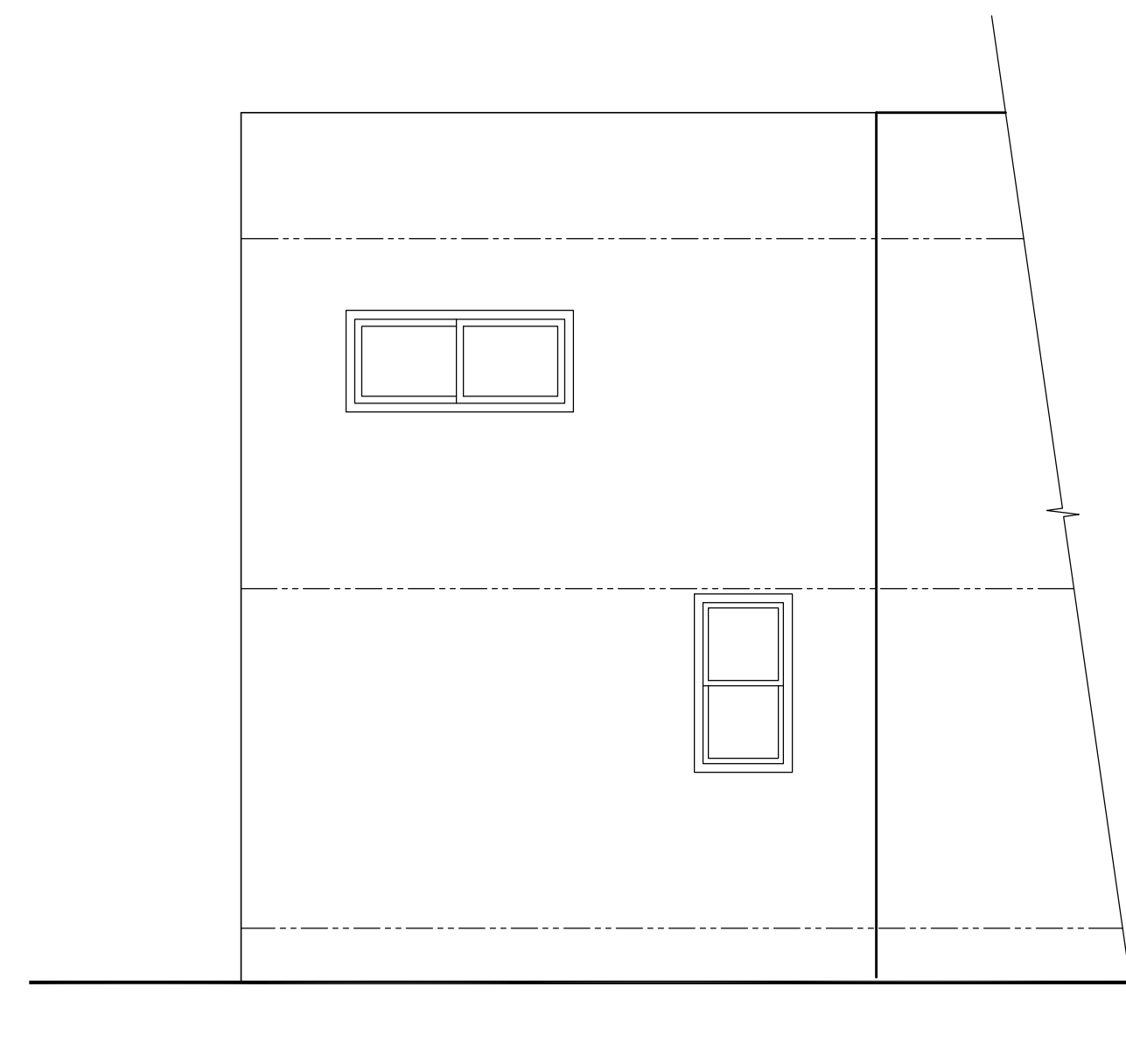
1  
—  
EXISTING REAR (SOUTH) ELEVATION  
SCALE: 1/4" = 1'-0"



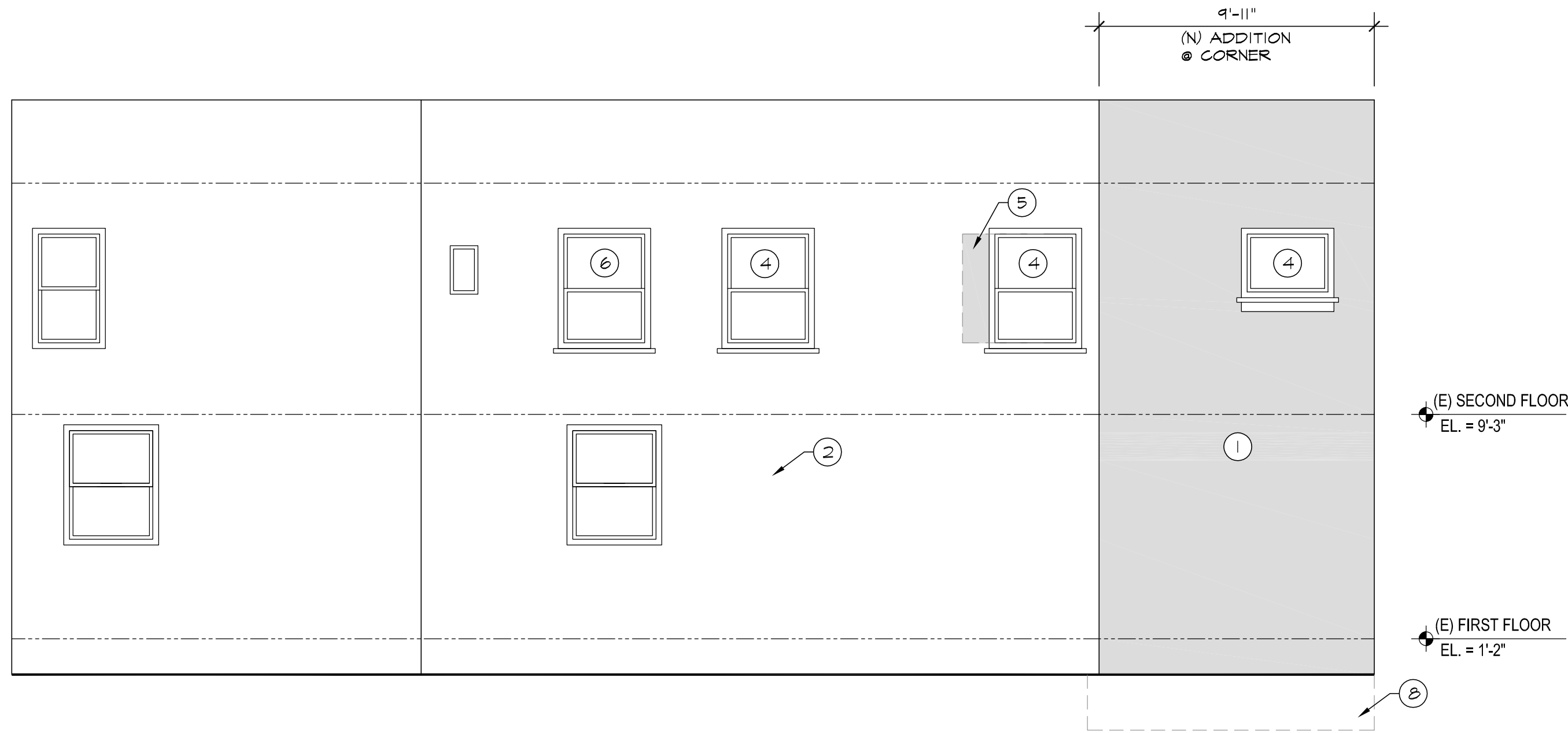
4  
—  
PROPOSED PARTIAL SIDE (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES:

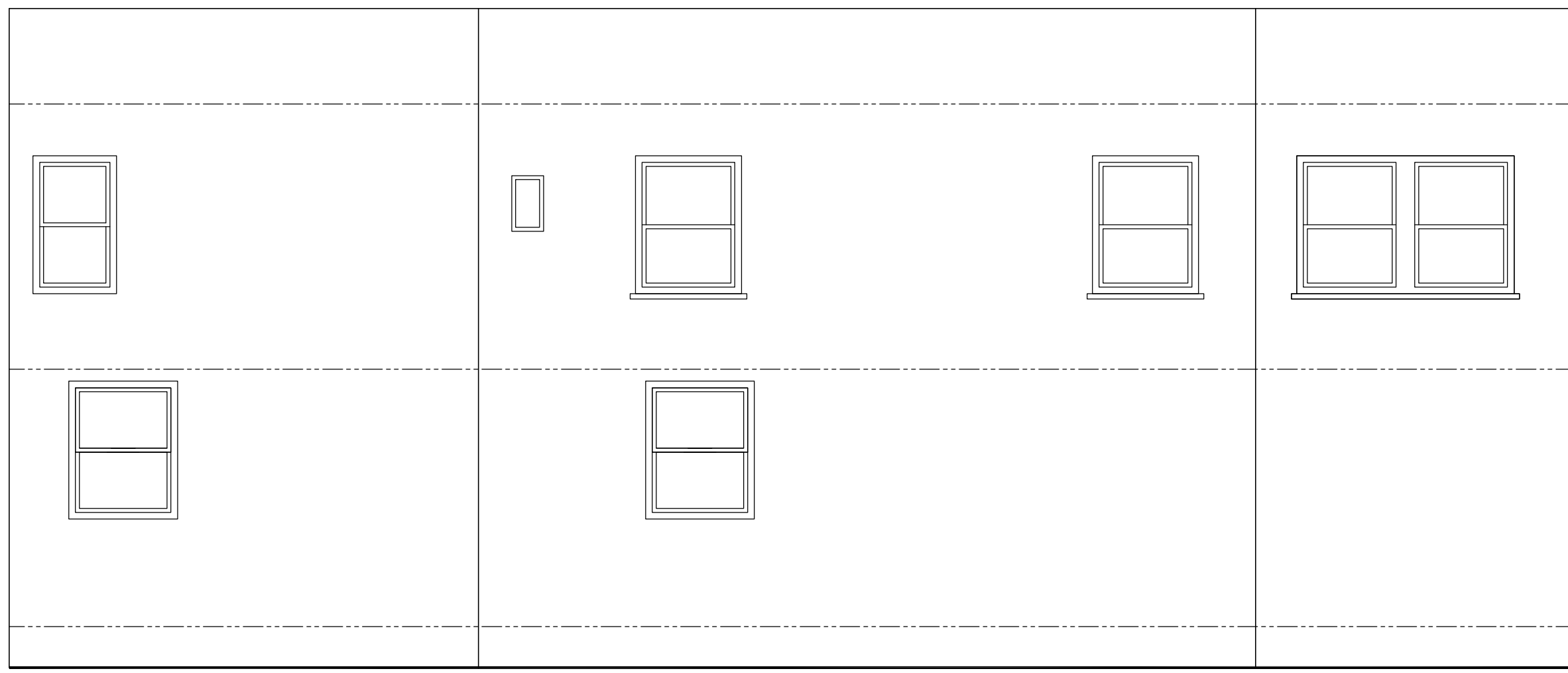
1. (N) ADDITION, SIDING TO MATCH (E)
2. (E) SIDING TO REMAIN
3. (N) DOOR
4. (N) OR RELOCATED WINDOW
5. PATCH AND REPAIR WALL TO MATCH (E)
6. (E) WINDOW, TYP., U.N.O.
7. (N) BALCONY W/ GUARDRAIL
8. (N) CONC. FOUND., S.S.D.



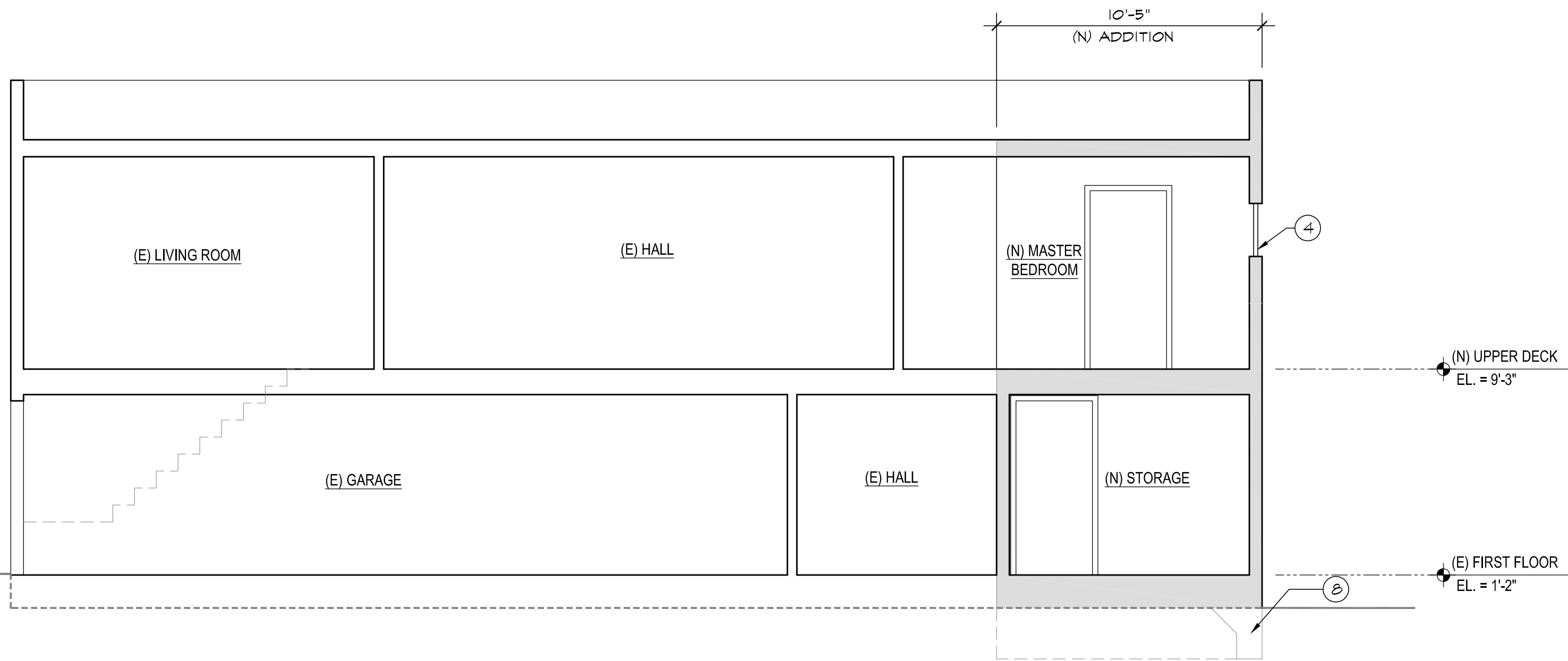
3  
—  
EXISTING PARTIAL SIDE (EAST) ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING SIDE (WEST) ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED LONGITUDINAL SECTION (LOOKING EAST)  
SCALE: 1/4" = 1'-0"

ELEVATION & SECTION KEY NOTES:

1. (N) ADDITION, SIDING TO MATCH (E)
2. (E) SIDING TO REMAIN
3. NOT USED
4. (N) OR RELOCATED WINDOW
5. PATCH AND REPAIR WALL TO MATCH (E)
6. (E) WINDOW, TYP., U.N.O.
7. (N) BALCONY W/ GUARDRAIL
8. (N) CONC. FOUND., S.S.D.