



# 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,  
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**415.558.6409**

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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: <b>4319 23<sup>rd</sup> Street</b>	Case No.: <b>2009.0955V</b>
Cross Street(s): <b>Douglass Street</b>	Building Permit: <b>2009.09.08.6308</b>
Block /Lot No.: <b>2806/046</b>	Applicant/Agent: <b>James Buchholz</b>
Zoning District(s): <b>RH-2 / 40-X</b>	Telephone: <b>(415)285-5280</b>
Area Plan: <b>None</b>	E-Mail: <b><a href="mailto:jwholz@pacbell.net">jwholz@pacbell.net</a></b>

The proposal for the single-family dwelling includes the removal of an existing ground floor rear deck and stairs and the construction of a two ground floor terraced rear decks. The proposed upper ground floor deck, approximately 5 feet above grade, would be subject to a rear yard variance. The proposed lower ground floor deck, approximately 3 feet above grade, would not be subject to a rear yard variance as it is permitted by the Planning Code.

There would be a pergola, approximately 10 feet tall over the upper ground floor deck and 15 feet tall above grade. There would also be stoves for outdoor cooking and a fireplace on the upper ground floor deck and an oven on the lower ground floor deck.

**Section 134(c)(1)** of the Planning Code requires a rear yard depth of 47 feet 6 inches, measured from the rear property line, for the subject lot. The proposed ground floor upper deck would encroach 19 feet into the required rear yard to within 28 feet 6 inches of the rear property line.

## ADDITIONAL INFORMATION

**FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:**

Planner: **Tom Wang** Telephone: **(415) 558-6335** E-Mail: **[thomas.wang@sfgov.org](mailto:thomas.wang@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/2009.0955V.pdf](http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2009.0955V.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. **On 10/27/2009, the Department issued the required Section 311/312 notification for this project (expires 11/26/2009)**

## 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.

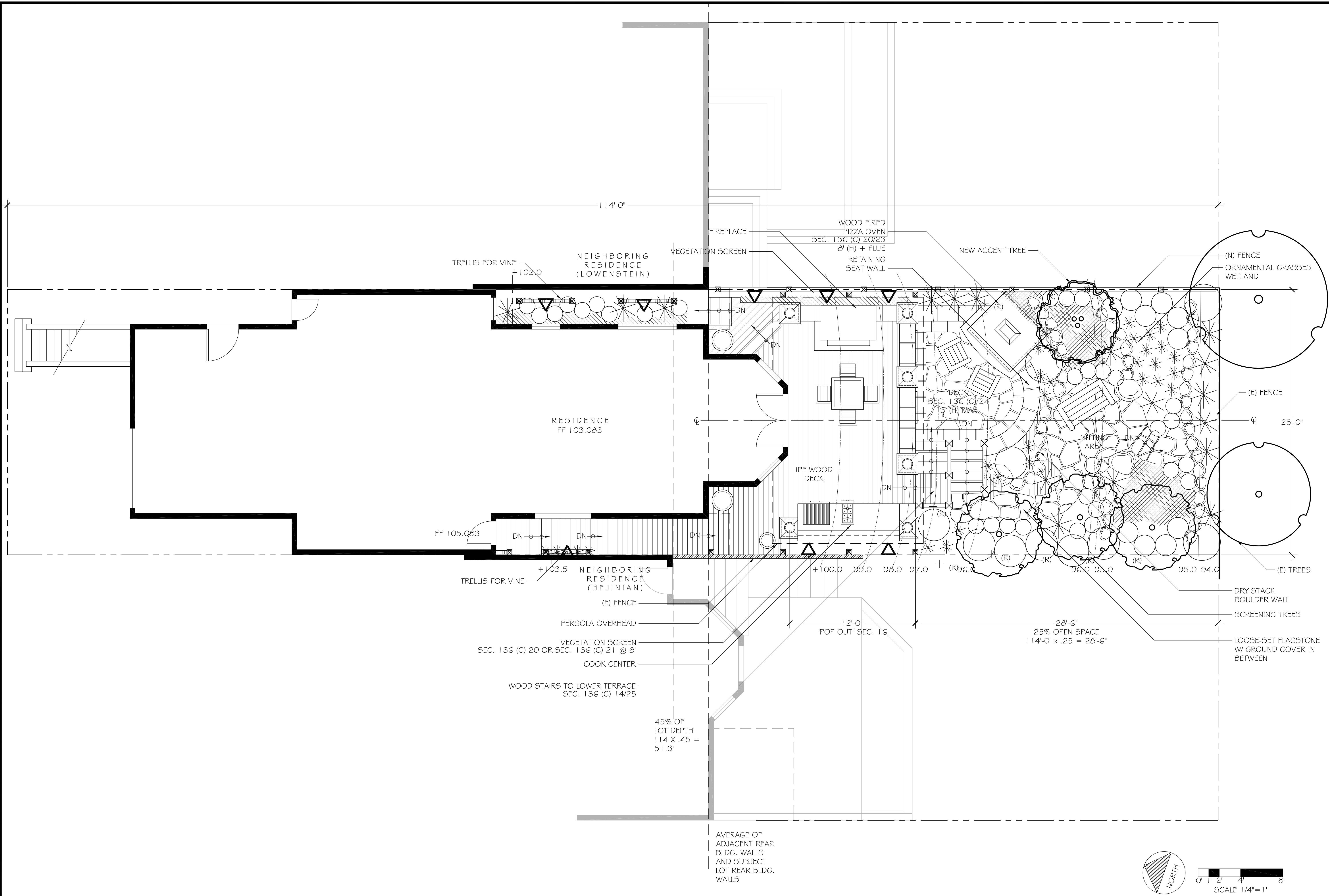
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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.

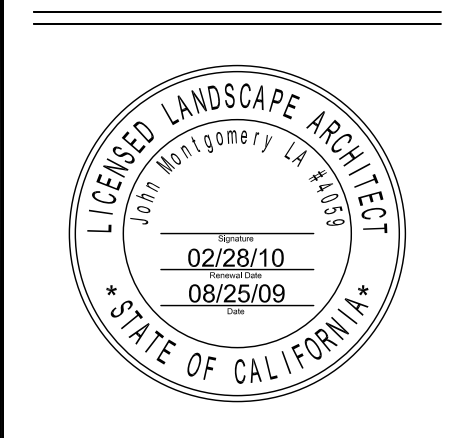


REVISIONS

DATE:	DESCRIPTION:	BY:
8-25-09	CHG TO IPE DECK	JEM

CLIENT INFORMATION:  
 JIM & LYNNE BUCHHOLZ  
 4319 23RD STREET  
 SAN FRANCISCO, CA 94114  
 415.285.5280 (H)

**JOHN MONTGOMERY**  
 LANDSCAPE ARCHITECTS  
 GARDEN ARCHITECTURE  
 P.O. BOX 615 • ALAMO, CA • 94507  
 PHONE 925.820.8884 • FAX 925.820.6455  
 LICENSE NO. 4099



SITE PLAN

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

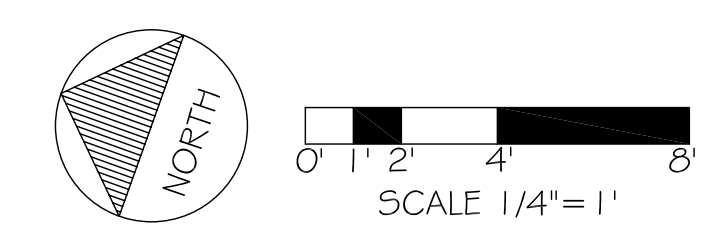
DATE:  
 AUGUST 25, 2009

PROJECT NO:  
 BUCHHOLZ

DRAWN BY:  
 LRS

CHECKED BY:  
 JEM

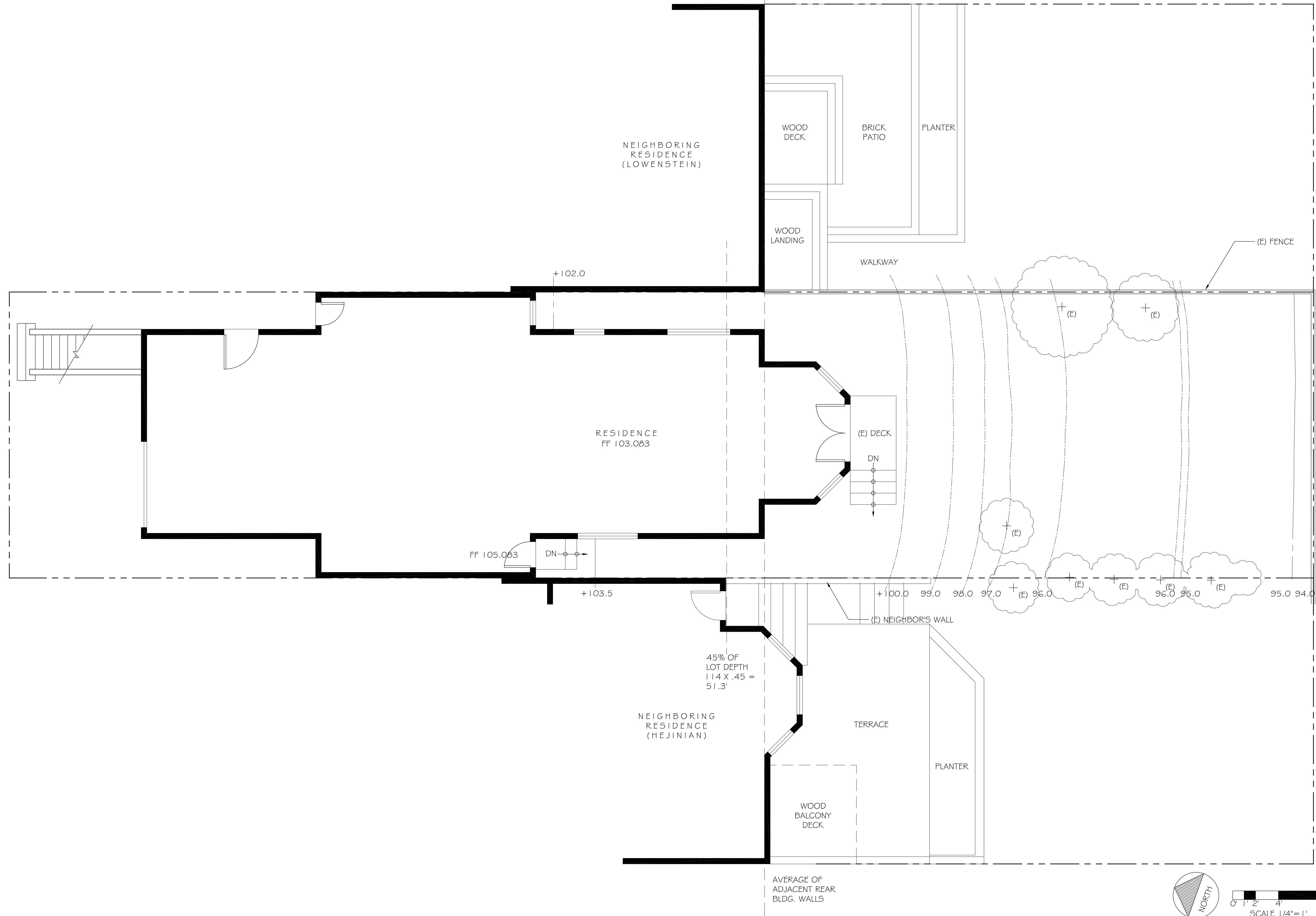
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# SITE PLAN

# L2.0

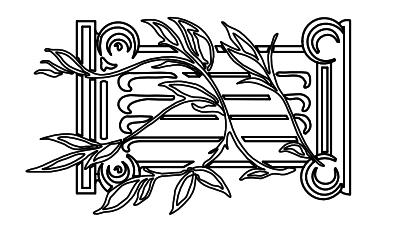
23RD STREET



REVISIONS	
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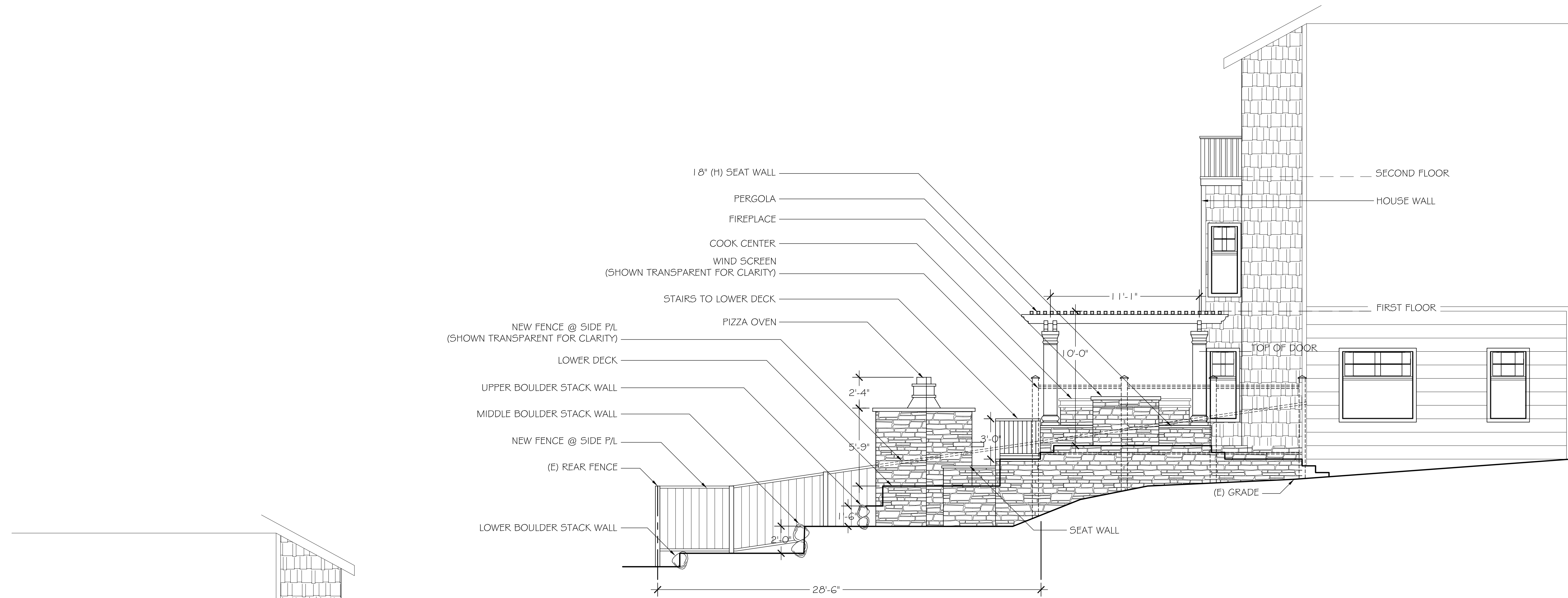
EXISTING CONDITIONS

SCALE:  
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 AUGUST 25, 2009  
 PROJECT NO:  
 BUCHHOLZ  
 DRAWN BY:  
 LRS  
 CHECKED BY:  
 JEM  
 SHEET NO:

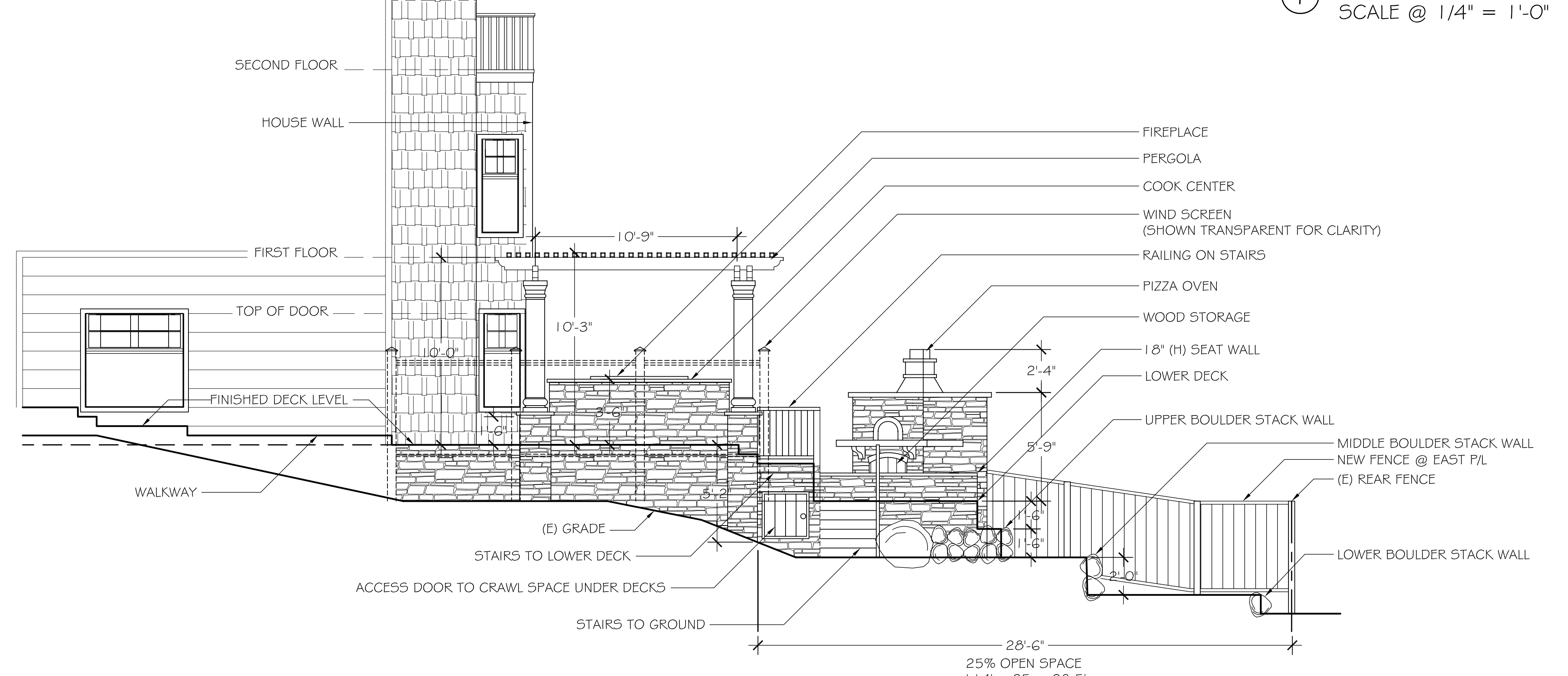
# EXISTING CONDITIONS

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# L2.1



① EAST ELEVATION  
SCALE @ 1/4" = 1'-0"

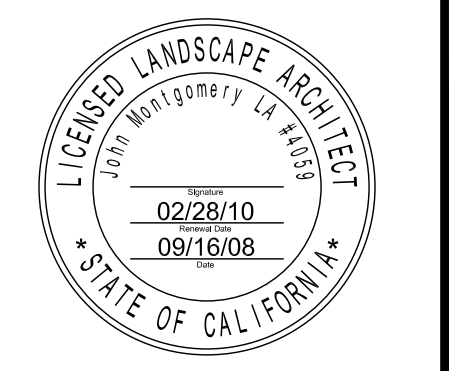
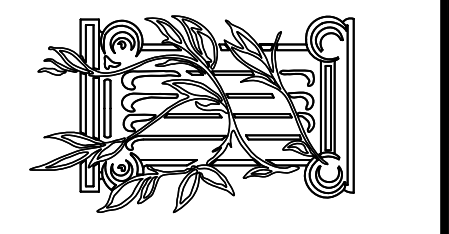


② WEST ELEVATION  
SCALE @ 1/4" = 1'-0"

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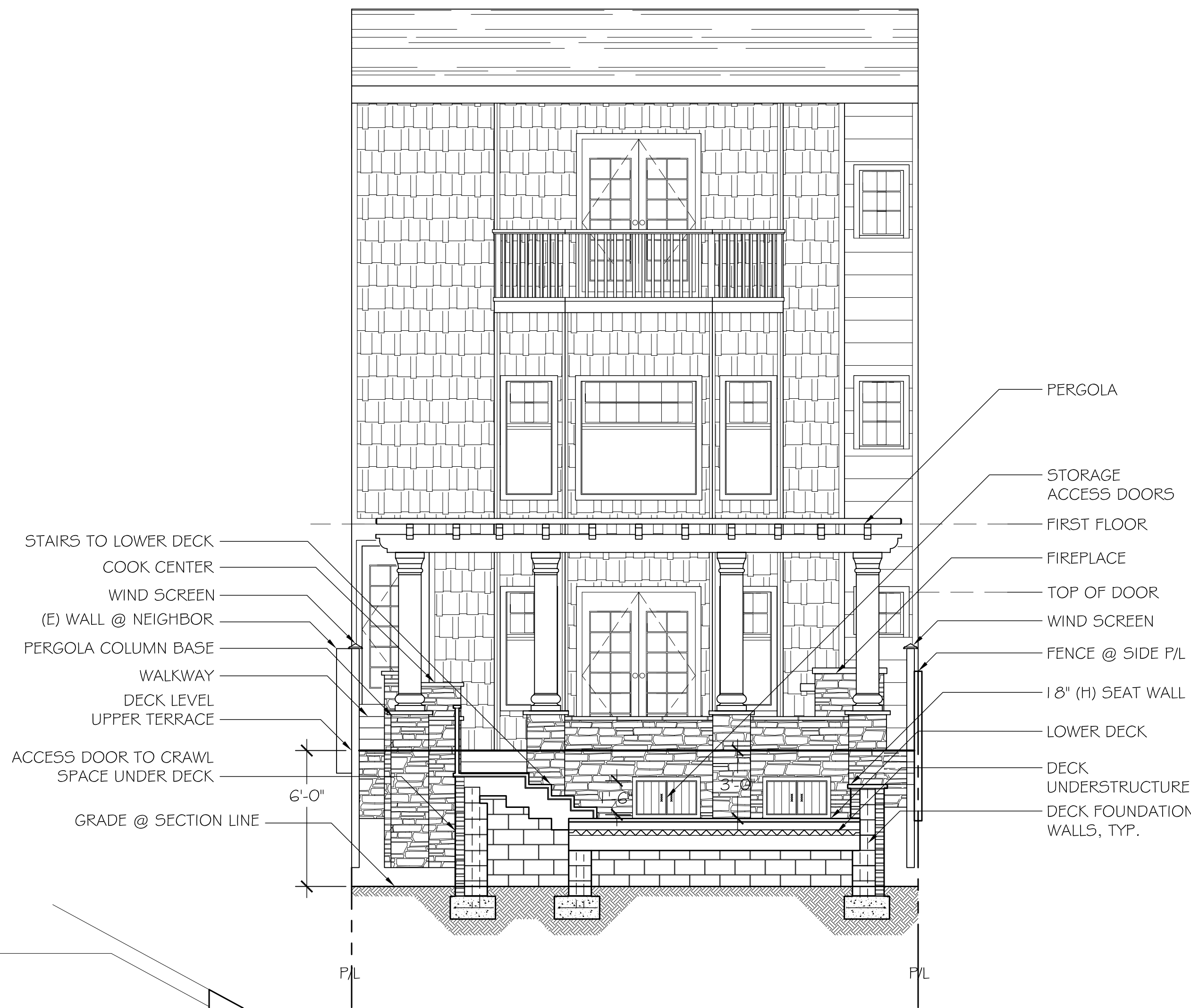


DETAIL SHEET

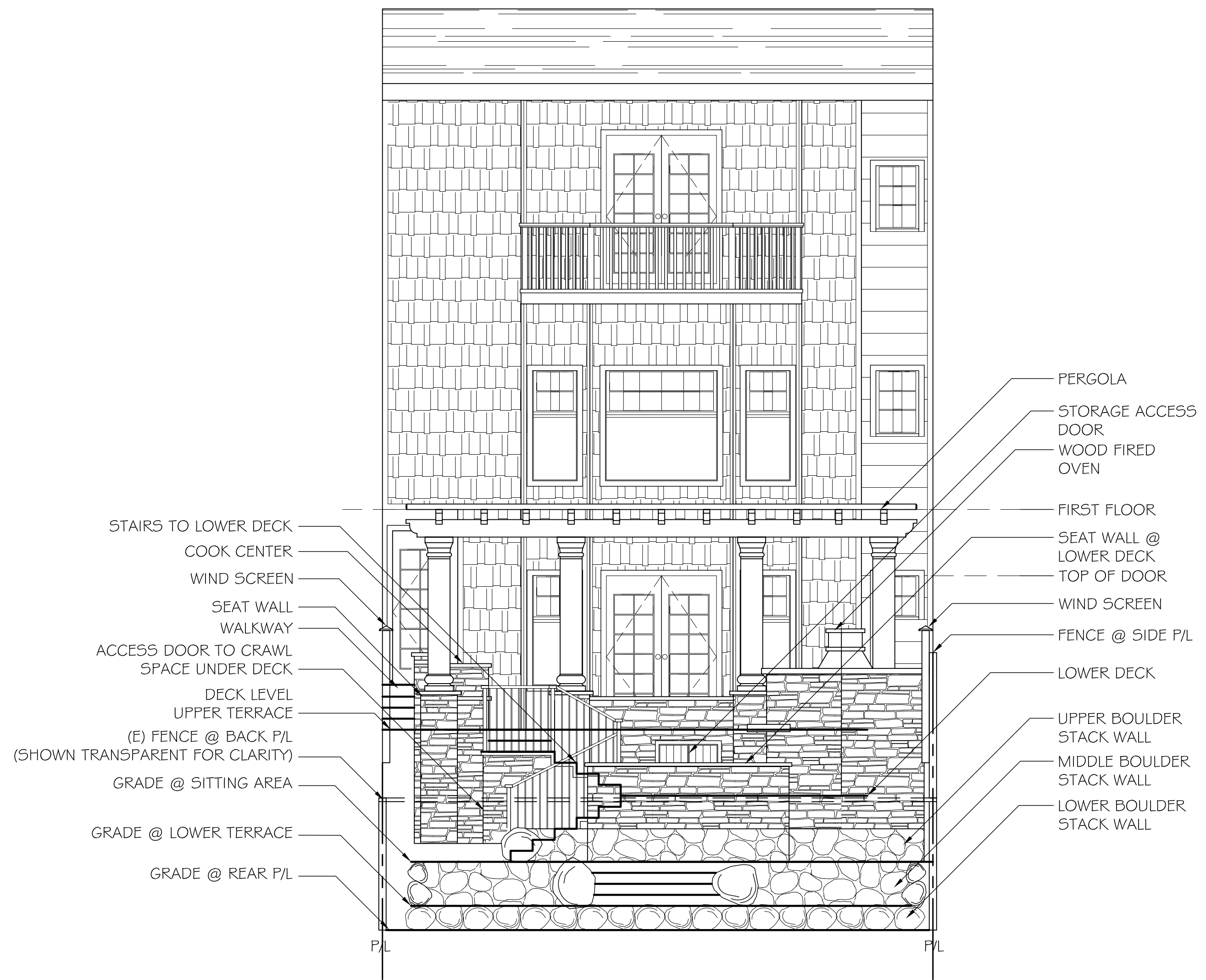
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AS SHOWN  
 DATE:  
SEPTEMBER 16, 2008  
 PROJECT NO:  
BUCHHOLZ  
 DRAWN BY:  
LRS  
 CHECKED BY:  
JEM  
 SHEET NO:

L7.3

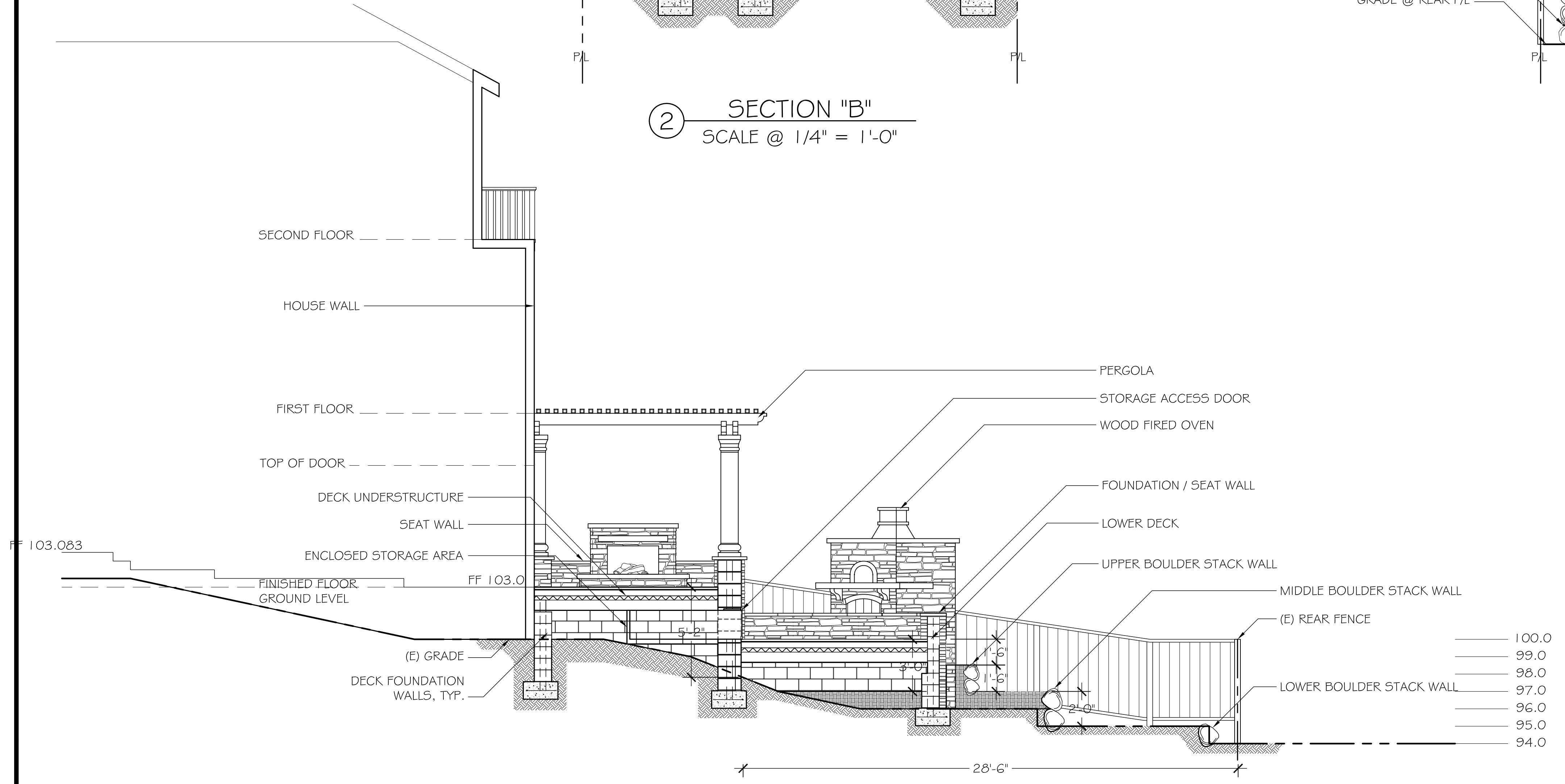




② SECTION "B"  
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① SOUTH ELEVATION  
SCALE @ 1/4" = 1'-0"

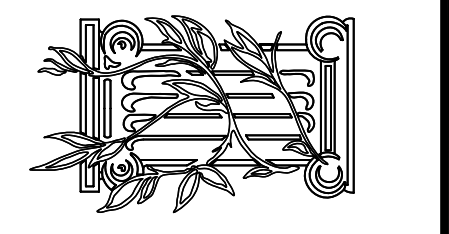


③ SECTION "A"  
SCALE @ 1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION	BY

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 LICENSE NO. 4059



DETAIL SHEET

SCALE:  
AS SHOWN

DATE:  
SEPTEMBER 16, 2008

PROJECT NO:  
BUCHHOLZ

DRAWN BY: LRS  
CHECKED BY: JEM

SHEET NO:

L7.4