



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:	4341-4343 19th Street	Case No.:	2009.0805V
Cross Street(s):	Diamond Street & Eureka Street	Building Permit:	2009.08.07.4341
Block /Lot No.:	2698/034	Applicant/Agent:	Daren Iguchi
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 558-9550 ext. 10
Area Plan:	N/A	E-Mail:	daren@johnlumarchitecture.com

PROJECT DESCRIPTION

The proposal is to legalize and reconfigure to building code standards an existing rear deck and staircase structure setback approximately 15 feet away from the rear property line.

PER SECTION 134 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 21.5 feet. The proposed rear deck and staircase structure would encroach approximately 6.5 feet into the required rear yard and result in a rear yard of 15 feet; therefore, the project requires a variance from the rear yard requirement (Section 134) of the Planning Code.

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Two-Family Dwelling	No Change
BUILDING DEPTH	70 feet	No Change
REAR YARD	15 feet	No Change
HEIGHT	29 feet, 6 inches	No Change
NUMBER OF STORIES	2 over garage	No Change
NUMBER OF DWELLING UNITS	1	No Change
NUMBER OF OFF-STREET PARKING SPACES	At least 1	No Change

ENVIRONMENTAL REVIEW

Department staff has made a preliminary determination that the project is Categorical Exempt from California Environmental Quality Act (CEQA) Review.

ADDITIONAL INFORMATION

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Adrian C. Putra** Telephone: **(415) 575-9079** E-Mail: [**adrian.putra@sfgov.org**](mailto:adrian.putra@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/2009.0805V.pdf**](http://www.sfgov.org/site/uploadedfiles/planning/Public_Records/Variances/2009.0805V.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

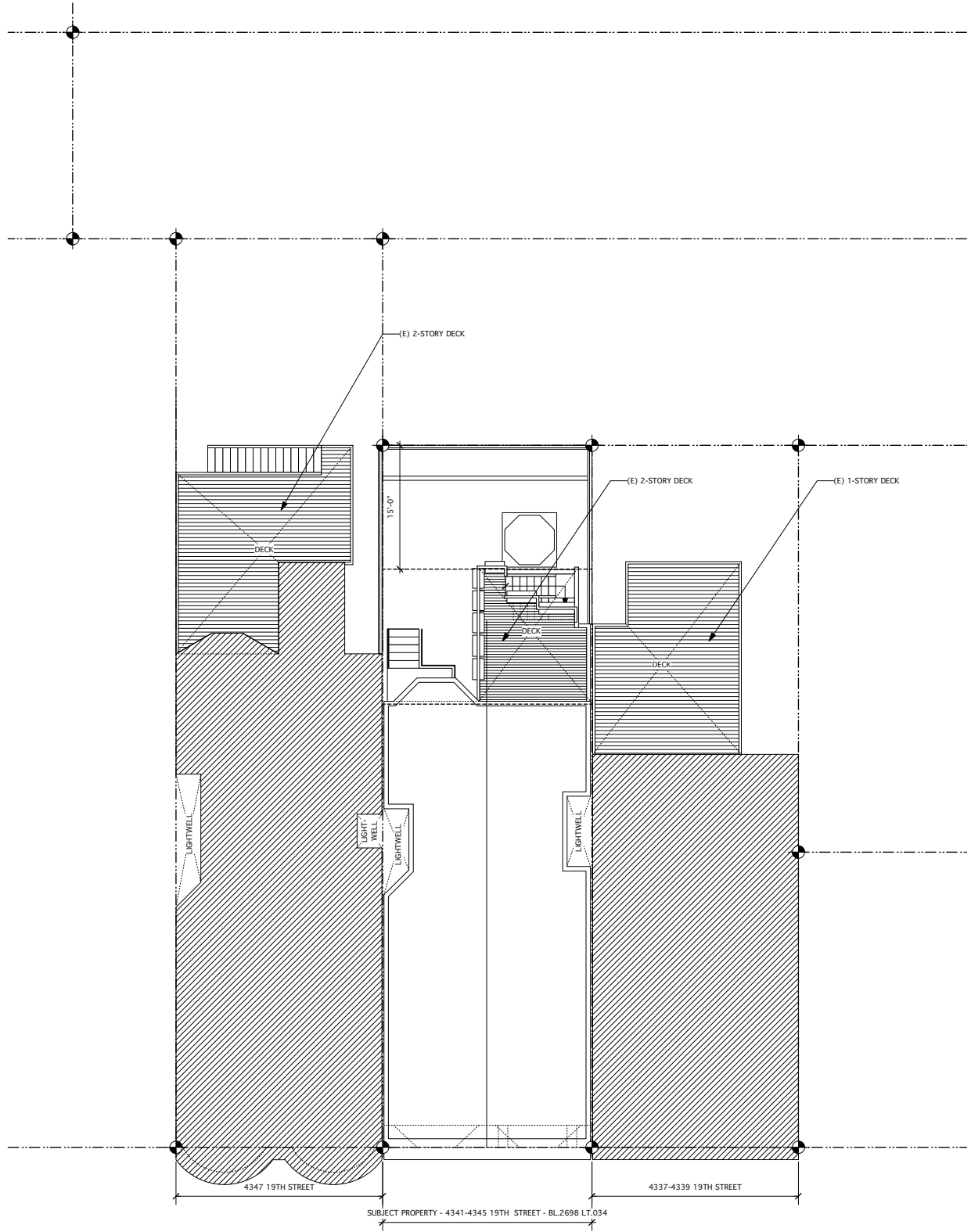
Under Planning Code Section 311, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

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.

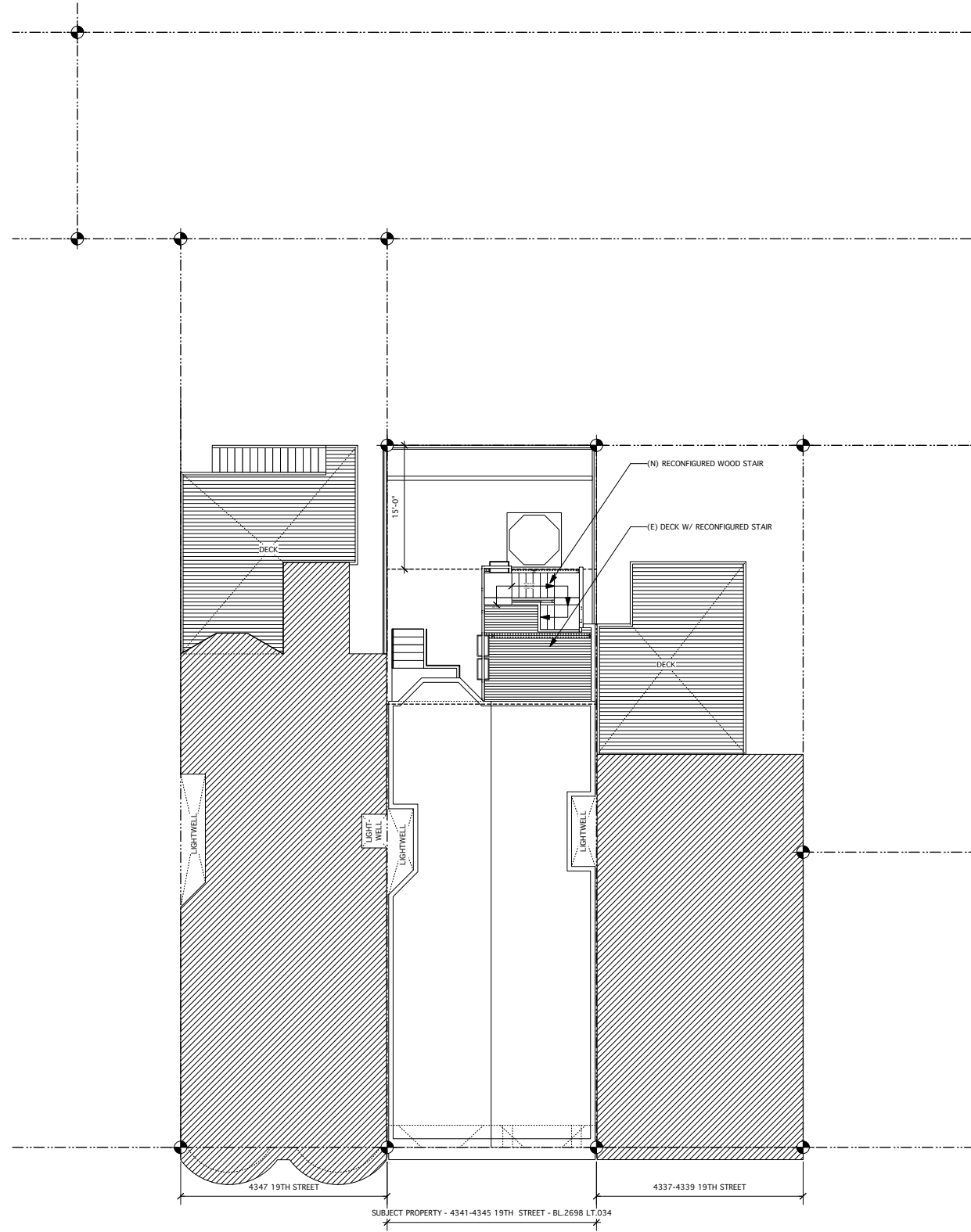
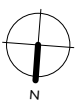
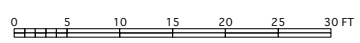
An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

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**.



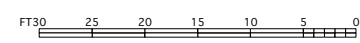
NINETEENTH STREET

1 SITE PLAN - EXISTING
A0.01 Scale: 1/8" = 1'-0"



NINETEENTH STREET

2 SITE PLAN - PROPOSED
A0.01 Scale: 1/8" = 1'-0"



JOHN LUM ARCHITECTURE INC.
3246 SEVENTEENTH STREET SAN FRANCISCO, CA 94110
TEL. 415 568 9550 FAX. 415 568 0554

STALDER RESIDENCE DECK ALTERATIONS
4343 19TH STREET
SAN FRANCISCO, CA 94114
BLOCK 2698 / LOT 034

client: peter stalder
4343 19th Street
San Francisco, CA 94114

date: issues/ revisions: by:

project name: stalder res. deck alterations
project number: *****
scale: nts

SITE PLANS - EXISTING & PROPOSED

A0.01

