



NOTICE OF PUBLIC HEARING

Hearing Date: **WEDNESDAY, October 28, 2020**
Time: **Not before 9:30 AM**
Location: **HEARING CONDUCTED REMOTELY**
(See Department Website – www.sfplanning.org)
Case Type: **Variance**
Hearing Body: **Zoning Administrator**

PROJECT INFORMATION

Project Address: **3766 21st Street**
Cross Streets: **Rayburn and Sanchez Streets**
Block / Lot No.: **3604 / 023**
Zoning / Height: **RH-1 / 40-X / Dolores Heights
SUD**
Record No.: **2019-005090VAR**

APPLICANT INFORMATION

Applicant: **David Armour**
Company: **Armour Architecture**
Address: **3350 Steiner Street**
City, State: **San Francisco, CA**
Email: **david@armourarchitecture.com**

PROJECT DESCRIPTION

The Project proposes to expand the basement / garage level and add habitable space at the attic / fourth floor. The Project will also add a three-story rear addition with terraces off of the rear at levels two and four. The Project will add 1,460 square feet of habitable space to accommodate a five-bedroom dwelling unit and a two-bedroom Accessory Dwelling Unit (ADU).

Planning Code Section 241, Dolores Heights Special Use District, requires the subject property to retain a rear yard equal to 45% of the lot depth, approximately 51 feet 4 inches. Planning Code Section 241 prohibits otherwise permitted obstructions in the required rear yard. The proposed one-story rear addition will encroach into the required rear yard. Therefore, a variance is required.

ADDITIONAL INFORMATION

Architectural Plans: To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans will also be available one week prior to the hearing through the hearing agenda at: <https://sfplanning.org/hearings> or by request at the Planning Department office located at 49 South Van Ness Avenue, Suite 1400.

For more information, please contact Planning Department staff:

Planner: **Bridget M. Hicks** Telephone: **628-652-7528** Email: **Bridget.Hicks@sfgov.org**

General Information About Procedures

THE PLANNING DEPARTMENT HAS MOVED!

Beginning August 17, 2020, the Planning Department's new address is:
49 South Van Ness Ave, Suite 1400, San Francisco, Ca 94103

Please see www.sfplanning.org for updated information, including staff phone numbers.

HEARING INFORMATION

Due to the Shelter in Place order for San Francisco, City Hall is closed for public hearings. This public hearing will be held remotely via videoconferencing technology. Please see the hearing agenda and Planning Department website for more details closer to the hearing date.

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association, 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 by email to the Planner listed on the front of this notice. **The Zoning Administrator strongly encourages interested parties to submit their comments in writing to their assigned Planner, in advance of 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 hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be provided directly during the hearing. Comments received after the deadline will be placed in the project file, but may not be brought to the attention of the Zoning Administrator at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit Application for this proposal may also be subject to notification of property owners and residents within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

APPEAL INFORMATION

An appeal of the Zoning Administrator's action on a **Variance** may be made to the **Board of Appeals within 10 calendar 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 Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection.

You may contact the Board of Appeals in person at 49 South Van Ness Avenue, Suite 1475, call (628) 652-1150, or visit <https://sfgov.org/bdappeal/>.



Date: **10/8/2020**

The attached notice is provided under the Planning Code. It concerns property located at **3766 21st Street (2019-005090VAR)**. A hearing may occur, a right to request review may expire or a development approval may become final by **10/28/2020**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **3766 21st Street (2019-005090VAR)**

的建築計劃有關。如果在 **10/28/2020** 之前無人申請聽證會來檢討這一個建築計劃，這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節，請電 **628.652.7550**。

然後，請按“8”及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務，此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **3766 21st Street (2019-005090VAR)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **10/28/2020**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **628.652.7550**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **3766 21st Street (2019-005090VAR)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **10/28/2020**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **628.652.7550**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.