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: 70 DEMING ST
Cross Streets: Uranus Terrace & Clayton Street
Block / Lot No.: 2655 / 043
Zoning District(s): RH-2 / 40-X
Area Plan: n/a
Record No.: 2020-004646VAR

APPLICANT INFORMATION
Applicant: Andy Ross Levine
Company: Levine Architects
Address: 447 29TH ST
City, State: San Francisco, CA
Telephone: (415) 282-4643
Email: andy@levinearch.com

PROJECT DESCRIPTION
The proposal is to legalize the existing rear deck, demolish the existing rear stair structure, and construct a new spiral staircase structure.

Planning Code Section 134 requires the subject property to provide a rear yard equal to 45% of the lot depth or the average depth of adjacent buildings. The proposed spiral staircase will fall entirely within the required rear yard. Therefore, the project requires a variance.

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: Carolyn Fahey Telephone: 628-652-7367 Email: Carolyn.Fahey@sfgov.org
General Information About Procedures

THE PLANNING DEPARTMENT MOVED!
As of August 17, 2020, the Planning Department’s 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 approval (or denial) of a Variance application by the Zoning Administrator 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 Department or 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.

Appeals must be submitted in person at the Board’s office at 49 South Van Ness Avenue, Suite 1475. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.
Date: 10/8/2020

The attached notice is provided under the Planning Code. It concerns property located at 70 Deming St (2020-004646VAR). 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.