



Planning and Development Department
Land Use Planning

U S E P E R M I T

CITY OF BERKELEY ZONING ORDINANCE
Berkeley Municipal Code Title 23

USE PERMIT # 11-20000034

Property Address: **1152 AMADOR AVENUE**

Permittee Name: **JENSEN/PTASZYNSKI ARCHITECTS
Andre Ptaszynski**

Use and/or Construction Permitted:

to enlarge an existing single-family residence from 2,645 sq. ft. to 3,944 sq. ft. by expanding the ground floor and constructing a new third floor, increasing the average height from 22 feet to 28 feet, 9 inches.

- Administrative Use Permit to vertically extend the existing non-conforming front setback of 17 feet, 4 inches to create a third floor, where 20 feet is the minimum, per BMC Section 23C.04.070 B;
- Administrative Use Permit to vertically extend the existing non-conforming side setback of 3 feet, 3 inches to create a third floor, where 4 feet is the minimum, per BMC Section 23C.04.070 B;
- Administrative Use Permit to construct a residential addition exceeding 600 square feet, per BMC Section 23D.16.030;
- Administrative Use Permit to construct a residential addition exceeding 14 feet in average height, per BMC Section 23D.16.070 C;
- Administrative Use Permit to construct a residential addition over 20 feet in height in the Hillside Overlay District, per BMC Section 23E.96.070 B.1; and
- Administrative Use Permit to allow a main building with a height of more than 28 feet, per BMC Section 23D.16.070.C.

RESOLUTION, FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the City Council and is in effect on May 8, 2013.

RESOLUTION NO. 66,137-N.S.

AFFIRMING THE ZONING ADJUSTMENTS BOARD'S APPROVAL OF ADMINISTRATIVE USE PERMIT NO. 11-20000034 TO ENLARGE AN EXISTING SINGLE-FAMILY RESIDENCE FROM 2,645 SQUARE FEET TO 3,944 SQUARE FEET BY EXPANDING THE GROUND FLOOR AND CONSTRUCTING A NEW THIRD FLOOR, INCREASING THE AVERAGE HEIGHT FROM 22 FEET TO 28 FEET, 9 INCHES ON A 5,472 SQUARE FOOT PARCEL, IN THE R-1 (H) DISTRICT

WHEREAS, on April 18, 2011, Jensen/Ptaszynski Architects filed an application for Administrative Use Permit No. 11-20000034, to enlarge an existing single-family residence from 2,645 square feet to 3,944 square feet by expanding the ground floor and constructing a new third floor, increasing the average height from 22 feet to 28 feet, 9 inches on a 5,472 square foot parcel, in the R-1 (H) District; and

WHEREAS, on June 21, 2012, staff posted the Notice of Zoning Officer Decision in three locations and sent notices to property owners and occupants within a 300 foot radius and to interested neighborhood groups; and

WHEREAS, on July 11, 2012, an appeal of the decision by the Zoning Officer was filed by Colin G. McGuire and Darleen R. Dhillon; and

WHEREAS, on November 29, 2012, the ZAB reviewed the appeal of the Zoning Officer's decision to approve, and without receiving public comment, set the appeal for a public hearing; and

WHEREAS, on December 27, 2012, staff mailed 85 notices to adjoining property owners and occupants within 300 feet of the site, and to interested neighborhood organizations and posted a Notice of Public Hearing to inform the public of a meeting with the Zoning Adjustments Board (ZAB); and

WHEREAS, on January 10, 2013, the ZAB held a public hearing, and approved the application by a 6-0-0-3 vote (Yes: Allen, Alvarez Cohen, Feller, Hong, Kopelson, Tegrub; Absent: Groves, Mikiten, Williams); and

WHEREAS, on January 15, 2013, staff issued the notice of the ZAB decision; and

WHEREAS, on January 29, 2013, Colin G. McGuire and Darleen R. Dhillon filed an appeal with the City Clerk; and

WHEREAS, on May 7, 2013, the Council considered the record of the proceedings before the ZAB, and the staff report and correspondence presented to the Council, and, in the opinion of this Council, the facts stated in, or ascertainable from this information, do not warrant further hearing.

NOW THEREFORE, BE IT RESOLVED that the Council of the City of Berkeley hereby affirms the decision of the ZAB to approve Use Permit No. 11-20000034, adopts the findings and conditions in Exhibit A and the project plans in Exhibit B, and dismisses the appeal.

The foregoing Resolution was adopted by the Berkeley City Council on May 7, 2013 by the following vote:

Ayes: Capitelli, Maio, Moore, Wengraf, Wozniak and Bates.

Noes: Arreguin and Worthington.

Abstain: Anderson.

Absent: None.



Tom Bates, Mayor

Attest: 

Mark Numainville, CMC, City Clerk

ATTACHMENT 1**FINDINGS AND CONDITIONS**

AS APPROVED BY ZAB ON JANUARY 10, 2013

1152 AMADOR AVENUE

Administrative Use Permit #11-20000034

To enlarge the existing, 2,663 square foot, 2-story, single-family residence by expanding the ground floor and by creating a new third floor, increasing gross floor area of the residence by 1,311 square feet and by increasing the average height from 22-feet to 28-feet, 9-inches.

CEQA FINDINGS

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15301 of the CEQA Guidelines ("Existing Facilities"). As provided under CEQA Guidelines Section 15301(e), the addition will not involve significant amounts of hazardous substances, is located in an urbanized area, in a residential building, does not exceed 10,000 square feet in floor area and is on a site zoned for residential uses. The project does not qualify as an exception to this Section for the following reasons:
 - There would be no cumulative impact of successive projects of the same type, in the same place over time that could create a significant environmental impact because the project is located in a fully developed residential area where new development is limited.
 - There are no unusual circumstances that could lead to a significant impact because the project involves the addition to a single-family residence and does not involve other changes to the property.
 - The project will not cause a substantial adverse change in the significance of the historical resource.
 - The project is not located near a scenic highway or listed hazardous waste site.

FINDINGS FOR APPROVAL

2. As required by Section 23B.28.050.A of the Zoning Ordinance, the project, under the circumstances of this particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City because:
 - The project conforms to the applicable Purposes of the R-1 District by proposing a dwelling that:
 - 1) Is within the range of existing square footages and floor area ratios in the area (Purpose A).
 - 2) Retains usable open space that is in excess of the R-1 District minimum (Purpose B); and
 - 3) Varies the building setback and height, thereby minimizing the potential bulk and preventing unreasonable obstructions to light and air (Purpose C).
 - This residence is at a lower elevation than those to the north or east, and would not significantly block views available from those properties. Views that are available are filtered by existing mature street trees;
 - The proposed height increase is consistent with more than half of the residences in the immediate vicinity that are of a similar or greater scale and all have similar front or side yard setbacks;
 - The exceptions to the 20-foot and 28-foot height limits are justified by changes to the slope of the parcel (the grade drops by 16-feet from the high and low points beneath the building);
 - The continuation of the existing, non-conforming front and side yards will not further reduce the existing non-conforming yards.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Zoning Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Use Permit, under the title "Use Permit Conditions". *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Applicant Responsible for Compliance with Conditions

The applicant shall ensure compliance with all of the following conditions, including submittal to the project planner of required approval signatures at the times specified. Failure to comply with any condition may result in construction being stopped, issuance of a citation, and/or modification or revocation of the Use Permit.

3. Uses Approved Deemed to Exclude Other Uses (Section 23B.56.010)

- A. This Permit authorizes only those uses and activities actually proposed in the application, and excludes other uses and activities.
- B. Except as expressly specified herein, this Permit terminates all other uses at the location subject to it.

4. Modification of Permits (Section 23B.56.020)

No change in the use or structure for which this Permit is issued is permitted unless the Permit is modified by the Zoning Officer, except that the Zoning Officer may approve changes that do not expand, intensify, or substantially change the use or building.

5. Plans and Representations Become Conditions (Section 23B.56.030)

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

6. Subject to All Applicable Laws and Regulations (Section 23B.56.040)

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

7. Exercised Permit for Use Survives Vacancy of Property (Section 23B.56.080)

Once a Permit for a use is exercised and the use is established, that use is legally recognized, even if the property becomes vacant, except as set forth in Standard Condition #8, below.

8. Exercise and Lapse of Permits (Section 23B.56.100)

- A. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.
- B. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- C. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and

begin construction, even if a building permit has not been issued and/or construction has not begun.

9. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

ADDITIONAL CONDITIONS IMPOSED BY THE ZONING OFFICER

Pursuant to BMC 23B.28.050.D, the Zoning Officer attaches the following additional conditions to this Permit:

Prior to Submittal of Any Building Permit:

10. The applicant shall provide the project planner with the name and telephone number of the individual empowered to manage construction noise from the project. The individual's name, telephone number, and responsibility for noise management shall be posted at the project site for the duration of construction in a location easily visible to the public. The individual shall record all noise complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. **Individual Responsible for Noise Management:**

Name: _____ Phone: _____

11. The applicant and all persons associated with the project are hereby notified that a Transportation Management Permit (TMP) would be required under any of the following circumstances:
- Alterations, closures, or blockages to sidewalks or pedestrian paths
 - Alterations, closures, or blockages to vehicle travel lanes (including bicycle lanes)
 - Storage of building materials, dumpsters, debris anywhere in the public ROW
 - Provision of exclusive contractor parking on-street
 - Significant truck activity.

Contact the Permit Service Center (PSC) at 2120 Milvia Street or 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Public Works Traffic Engineering (981-6400) reviews all submitted TMP requests.

The TMP may include designation of a specific truck haul route. Meter heads (if in the construction area) shall be removed only by City staff. Contact the site inspector 72 hours in advance of required removal so arrangements can be made.

Prior to Issuance of Any Building Permit:

12. Drainage plans shall be submitted for approval of the Building & Safety Division and Public Works Department, if required.

During Construction:

13. Construction activity shall be limited to between the hours of 8:00 a.m. and 6:00 p.m. on Monday through Friday, and between 9:00 a.m. and noon on Saturday. No construction-related activity shall occur on Sunday or on any Federal Holiday.
14. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction.

Exhibit A - Finding & Conditions

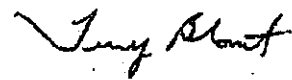
15. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.
16. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter in thickness and secured to the ground.
17. All active construction areas shall be watered at least twice daily, and all piles of debris, soil, sand or other loose materials shall be watered or covered.
18. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.
19. Public streets shall be swept (preferably with water sweepers) of all visible soil material carried from the site.
20. The applicant shall establish and maintain drainage patterns that do not adversely affect adjacent properties and rights-of-way.
21. The applicant shall ensure that all excavation takes into account surface and subsurface waters and underground streams so as not to adversely affect adjacent properties and rights-of-way.
22. Any construction during the wet season shall require submittal of a soils report with appropriate measures to minimize erosion and landslides, and the developer shall be responsible for following these and any other measures required by the Building and Safety Division and the Public Works Department.

Prior to Issuance of Occupancy Permit or Final Inspection:

23. All construction at the subject property shall substantially conform to the approved Use Permit drawings or to modifications approved by the Zoning Officer.
24. All landscape, site and architectural improvements shall be completed per the attached approved drawings dated APRIL 11, 2012.

At All Times (Operation):

25. All exterior lighting shall be shielded and directed downward and away from property lines to prevent excessive glare beyond the subject property.
26. This permit is subject to review, imposition of additional conditions, or revocation if factual complaint is received by the Zoning Officer that the maintenance or operation of this establishment is violating any of these or other required conditions or is detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood or is detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.



Terry Blount, Principal Planner
For Debbie Sanderson, Zoning Officer

Exhibit B - Approved Plans

Page 1 of 12



1114 14th Street, Berkeley, CA 94707
Forbush Metz Residence
 Address and Alterations to
 1114 14th Street, Berkeley, CA 94707

PREJECT INFORMATION
 FORBUSH METZ RESIDENCE

A1
 PLANNING DEPARTMENT
 CITY OF SAN FRANCISCO

INDEX OF DRAWINGS

- A1.1 EXISTING AND PROPOSED FLOOR PLANS
- A1.2 EXISTING AND PROPOSED SITE PLANS
- A1.3 EXISTING AND PROPOSED EXTERIOR WALLS, ROOF PLAN AND ROOF FRAUSE
- A1.4 EXISTING AND PROPOSED ELEVATIONS
- A1.5 EXISTING AND PROPOSED SECTION
- A1.6 EXISTING AND PROPOSED STRUCTURAL PLAN
- A1.7 EXISTING AND PROPOSED MECHANICAL PLAN
- A1.8 EXISTING AND PROPOSED ELECTRICAL PLAN
- A1.9 EXISTING AND PROPOSED PLUMBING PLAN
- A1.10 EXISTING AND PROPOSED FIRE ALARM PLAN
- A1.11 EXISTING AND PROPOSED LANDSCAPE PLAN

APPROVED PLAN

January 10, 2012

DATE

PLANNING

D.R. Conditions Attached

A.U.P. Conditions Attached

U.P. Conditions Attached

FORBUSH METZ RESIDENCE
 1114 14TH STREET, BERKELEY, CA 94707
 PROJECT NO. 12-0001

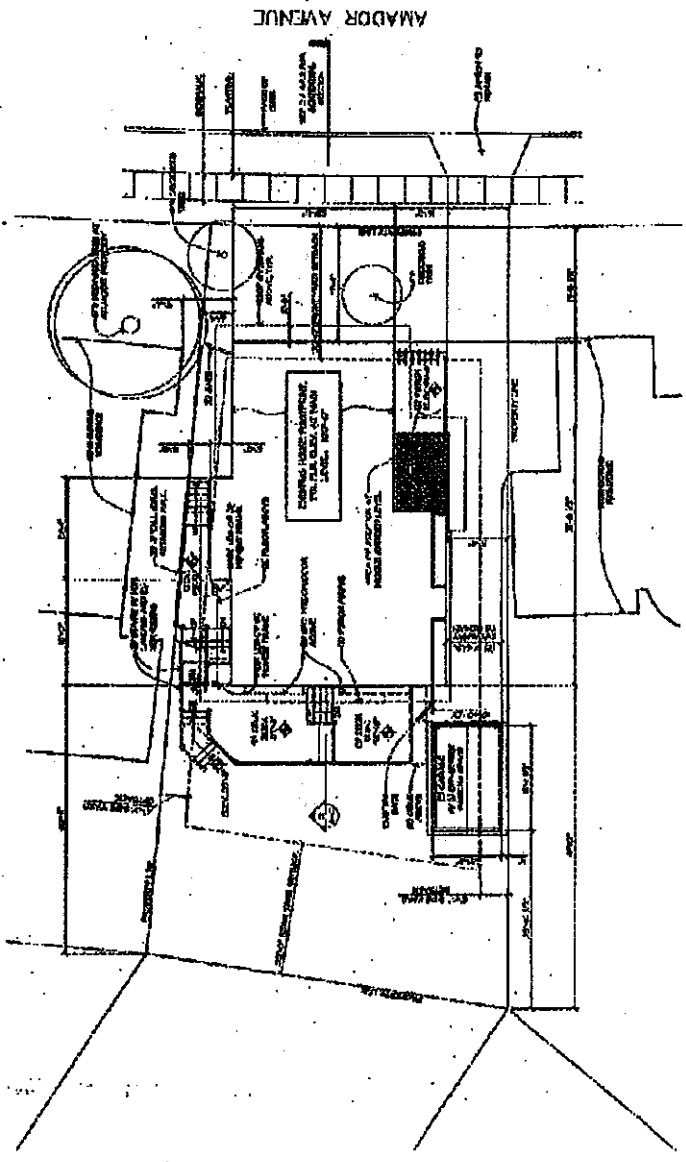
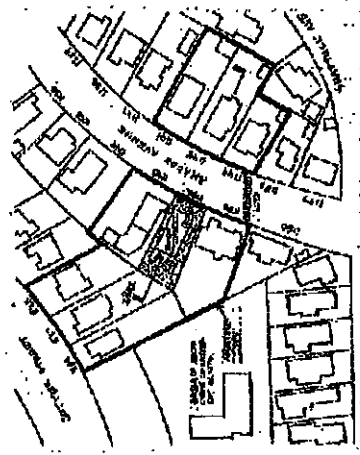
January 10, 2012

STRUCTURE HISTORY

THE HOUSE WAS ORIGINALLY CONSTRUCTED AS A BRICK FRAME HOUSE IN 1911 BY THE METZ FAMILY. THE HOUSE WAS REMODELED IN 1928 AND 1935. THE HOUSE WAS DESTROYED BY A FIRE IN 1968. THE HOUSE WAS RECONSTRUCTED IN 1970. THE HOUSE WAS DESTROYED BY A FIRE IN 1985. THE HOUSE WAS RECONSTRUCTED IN 1986. THE HOUSE WAS DESTROYED BY A FIRE IN 1995. THE HOUSE WAS RECONSTRUCTED IN 1996. THE HOUSE WAS DESTROYED BY A FIRE IN 2005. THE HOUSE WAS RECONSTRUCTED IN 2006. THE HOUSE WAS DESTROYED BY A FIRE IN 2010. THE HOUSE WAS RECONSTRUCTED IN 2011. THE HOUSE WAS DESTROYED BY A FIRE IN 2012. THE HOUSE WAS RECONSTRUCTED IN 2013. THE HOUSE WAS DESTROYED BY A FIRE IN 2014. THE HOUSE WAS RECONSTRUCTED IN 2015. THE HOUSE WAS DESTROYED BY A FIRE IN 2016. THE HOUSE WAS RECONSTRUCTED IN 2017. THE HOUSE WAS DESTROYED BY A FIRE IN 2018. THE HOUSE WAS RECONSTRUCTED IN 2019. THE HOUSE WAS DESTROYED BY A FIRE IN 2020. THE HOUSE WAS RECONSTRUCTED IN 2021. THE HOUSE WAS DESTROYED BY A FIRE IN 2022. THE HOUSE WAS RECONSTRUCTED IN 2023. THE HOUSE WAS DESTROYED BY A FIRE IN 2024. THE HOUSE WAS RECONSTRUCTED IN 2025.

NEIGHBORS' SIGNATURES

NAME	ADDRESS	PHONE	DATE	SIGNATURE	DATE	REMARKS



Scale: 1/8" = 1'-0"

1 SITE PLAN

Exhibit B - Approved Plans

Page 2 of 12

APN: 061 2552-011-00

Forbush Metz Residence
Additions and Alterations to
187 Nevada Avenue, Pacific, CA 93207

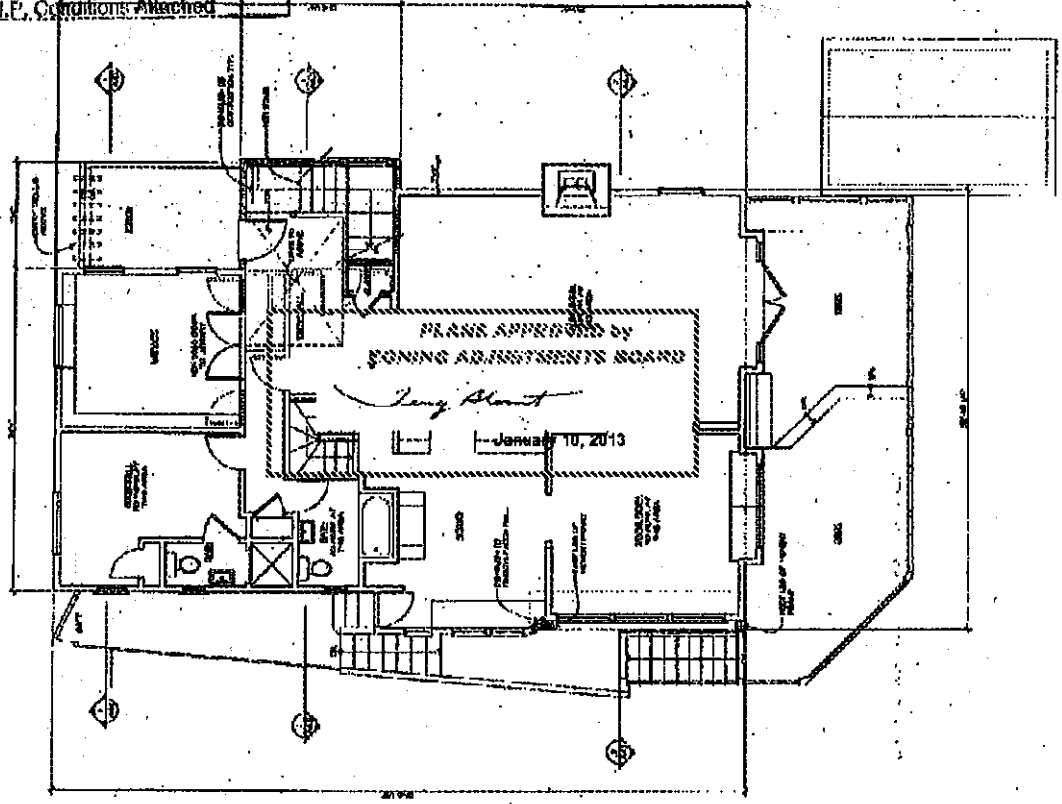
JENSEN/
PLATZANSKI
ARCHITECTS
1000 S. GARDEN ST.
PACIFIC, CA 93207
TEL: 562-222-1111

A2.1
MIDDLE LEVEL FLOOR PLAN
11.20.11

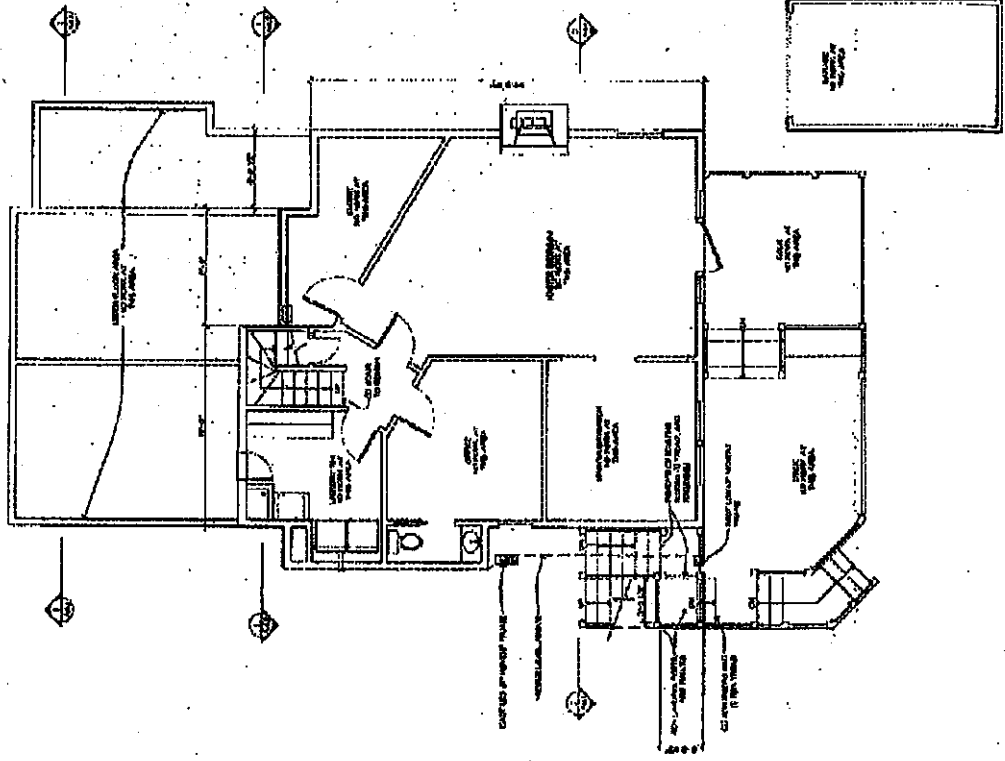
APPROVED PLAN
Jerry Blount 6/21/2012
PLANNING DATE
(T.D.H. Conditions Attached
(I.A.U.P. Conditions Attached
(I.U.E. Conditions Attached

LOWER LEVEL FLOOR PLAN
MIDDLE LEVEL FLOOR PLAN

ALL OTHER CONDITIONS AS SHOWN
ON THESE PLANS SHALL BE AS SHOWN
ON THESE PLANS.



1 MIDDLE LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

Exhibit B - Approved Plans

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UPPER LEVEL FLOOR PLAN
ROOF PLAN

Address and Alterations to
Forbush Metz Residence
115 South Arroyo, Redondo Beach, CA 90278
APR 061 2862 011.00

APPROVED PLANS
A2.2
JENSEN
PLAZYNSKI
ARCHITECTS
FORBUSH METZ RESIDENCE
01/2012

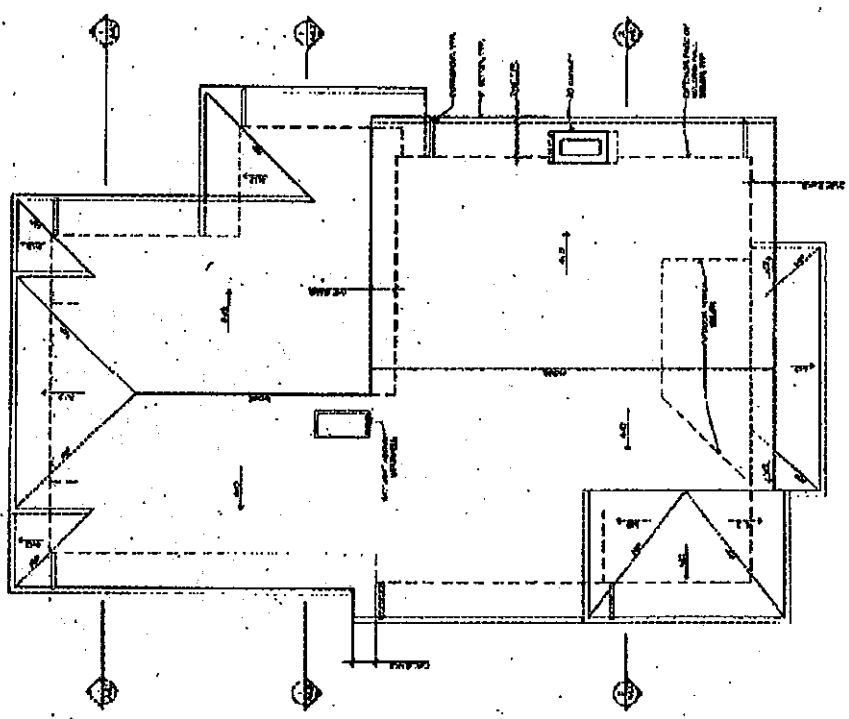
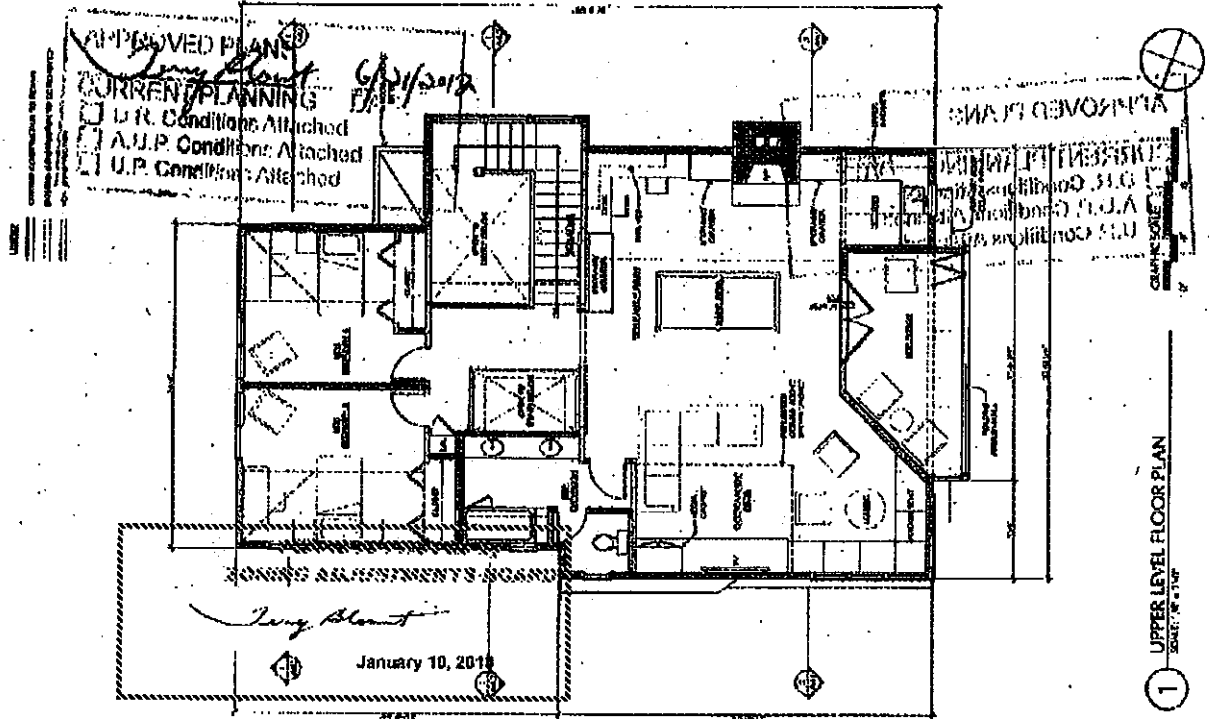
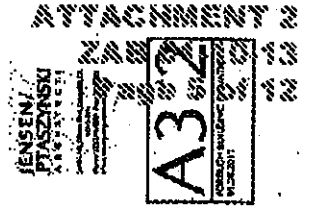


Exhibit B - Approved Plans
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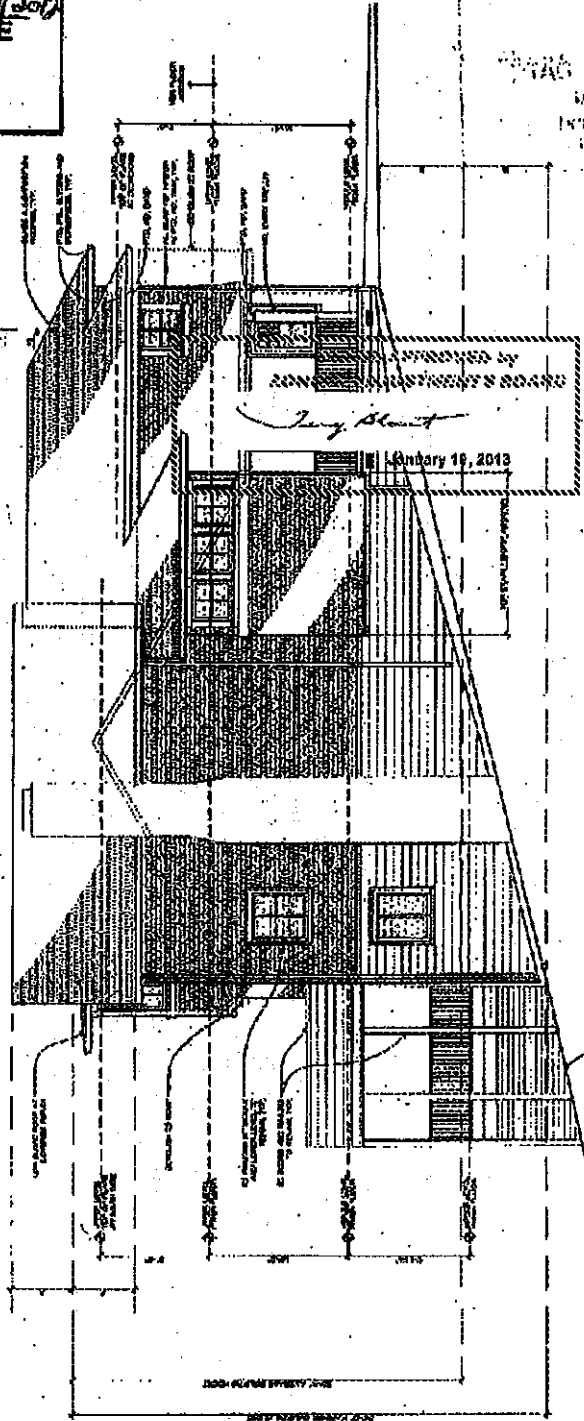
Address and Addressors to
Forbush Metz Residence
1113 Archer Avenue, Oakley, VA 22657
APN: 051 2562-011-00

BUILDING ELEVATION SOUTH



APPROVED PLANS
Jensen *1/16/2013*
CURRENT PLANNING DATE
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

APPROVED BY
DATE
BY
DATE



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

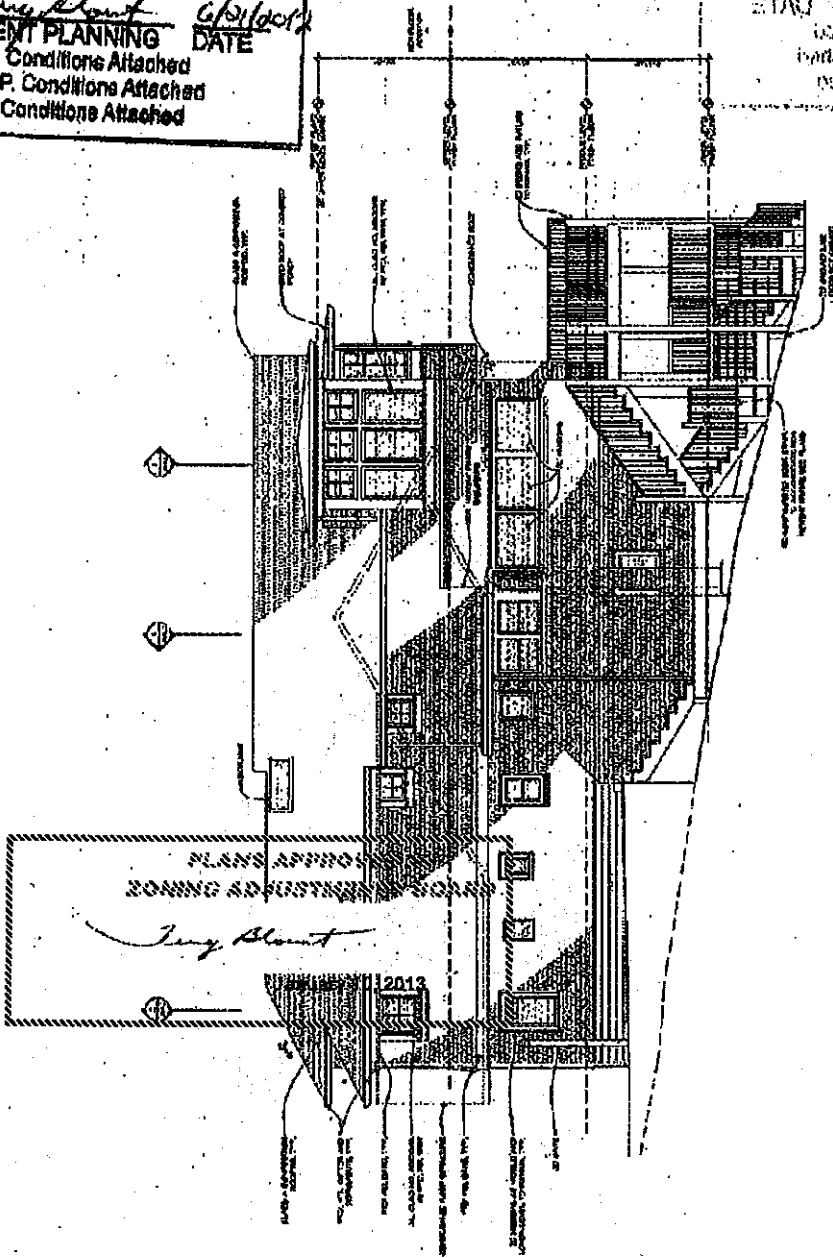
Exhibit B - Approved Plans
Page 6 of 12

Architects and Associates
Forbush Metz Residence
1818 1/2 1st Avenue, Seattle, WA 98101
Phone: 206-461-1100

APPROVED PLANS
A333
JENSEN
PLANNING
INC.

APPROVED PLANS
Jay Blunt *6/15/13*
CURRENT PLANNING DATE
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

APPROVED PLANS
CURRENT PLANNING DATE
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



1 NORTH ELEVATION
SOUTH

Exhibit B - Approved Plans

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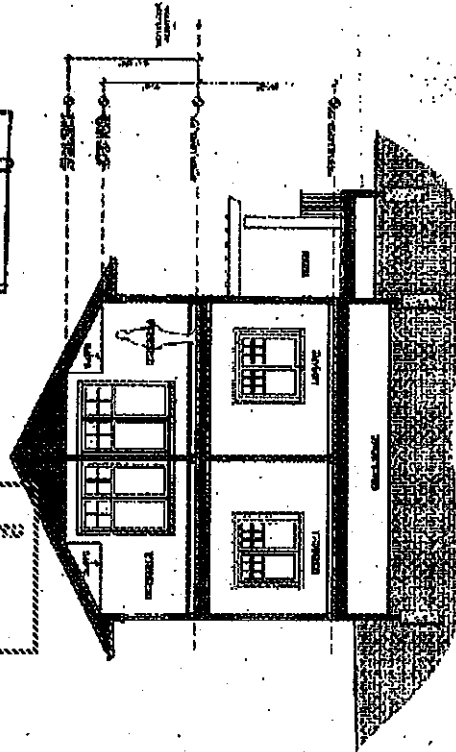
RESIDING SECTIONS

Address and Applications to
Forbush Metz Residence
1115 Pacific Avenue, Suite 101, LA 70002
APR-061 2562-011-00

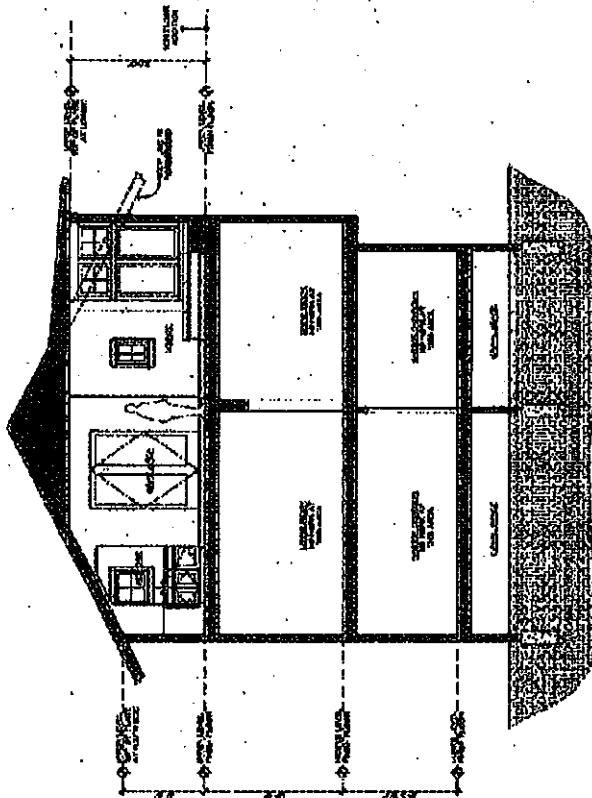
JENSEN / PUSZINGER ARCHITECTS
A4
RESIDING SECTIONS

APPROVED PLANS
Jay Blunt
CURRENT PLANNING DATE: *6/10/13*
 D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

PLANS APPROVED BY
ZONING ADJUSTMENT BOARD
Jay Blunt
January 10, 2013



1 SECTION THROUGH BEDROOMS
SCALE: 1/4" = 1'-0"



2 SECTION THROUGH GAME AREA AND LOUNGE
SCALE: 1/4" = 1'-0"

BUILDING SECTION
CONTEXTUAL SECTION

Address and Alterations to
Fondush Meitz Residence
1151 Avenida Arroyo, Redwood City, CA 94061
APN: 051 2572-011-00

JENSEN
TRIASZYNSKI
ARCHITECTS
1151 AVENIDA ARROYO, REDWOOD CITY, CA 94061
TEL: 650.342.1100
WWW.JTARCHITECTS.COM

A4

PROJECT NO. 2012-001

APPROVED PLANS
Jing Meitz 6/21/2012

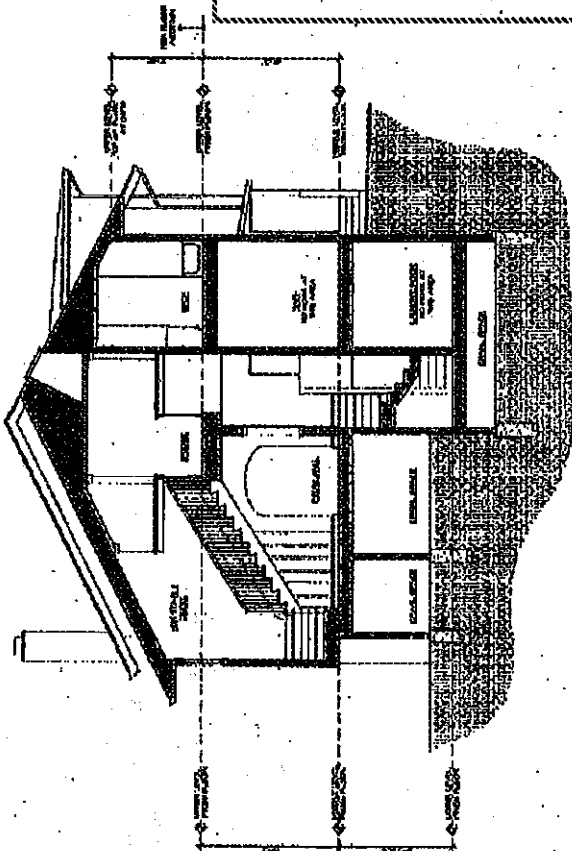
CURRENT PLANNING DATE

D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached

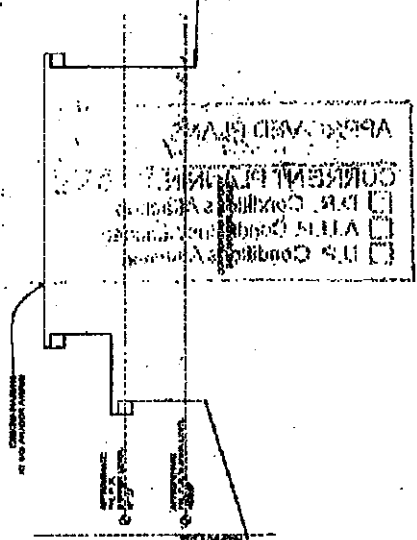
PLANS APPROVED BY
ZONING ADJUSTMENTS BOARD

Jing Meitz

January 10, 2013



1 SECTION THROUGH ENTRY AND STAIR
SCALE: 1/8" = 1'-0"



2 CONTEXTUAL SECTION
SCALE: 1/8" = 1'-0"

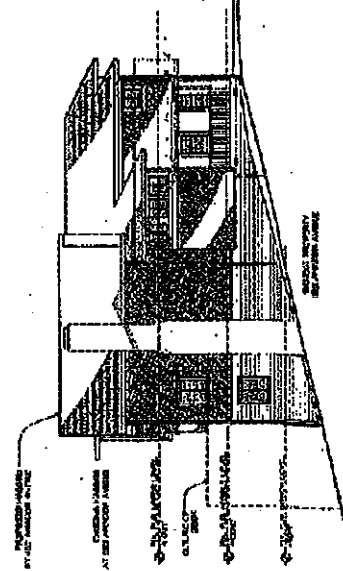


Exhibit B - Approved Plans
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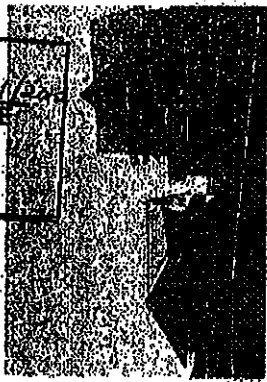
JENSEN
PTASZYNSKI
ARCHITECTS
1152 AMADOR AVENUE, SUITE 300
SAN FRANCISCO, CA 94109
TEL: 415.774.8888
FAX: 415.774.8889
WWW.JENSENPTASZYNSKI.COM
A5.2

Forbush Metz Residence
1152 AMADOR AVENUE, SUITE 300
SAN FRANCISCO, CA 94109

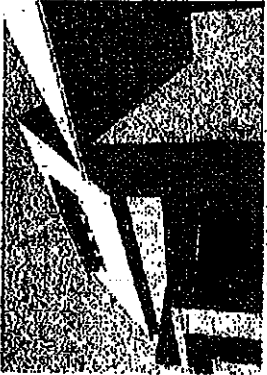
SHADOW STUDY
EXISTING STRUCTURE PHOTO CORROBORATION

APPROVED PLANS
Jensen
CURRENT PLANNING DATE: *6/2/2013*

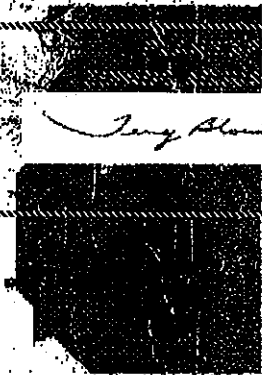
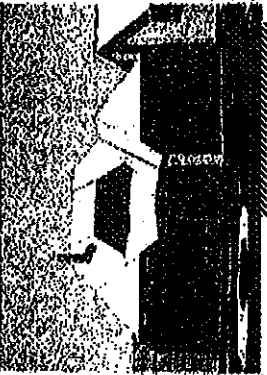
D.R. Conditions Attached
 A.U.P. Conditions Attached
 U.P. Conditions Attached



VIEW OF 1152 AMADOR AVENUE FROM NORTH-EAST



VIEW OF 1152 AMADOR AVENUE FROM SOUTH-WEST



VIEW OF 1152 AMADOR AVENUE FROM SOUTH-EAST

APPROVED BY
COMMISSIONERS BOARD
Jensen
January 10, 2013

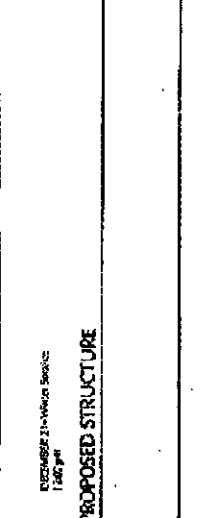
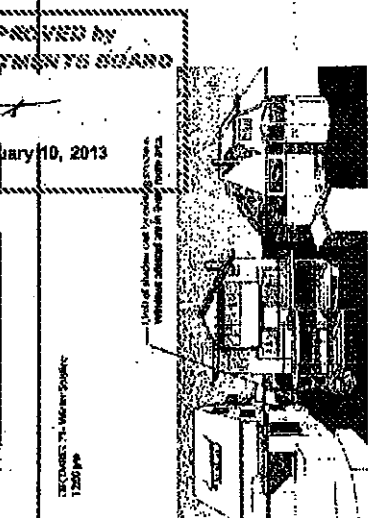
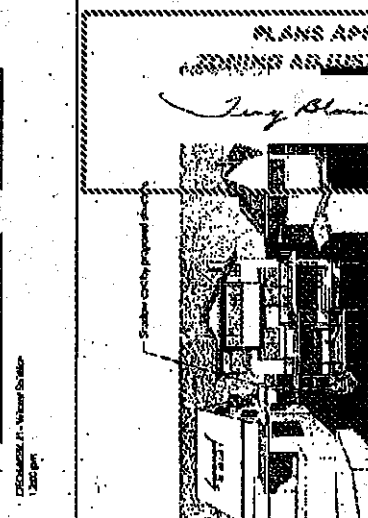
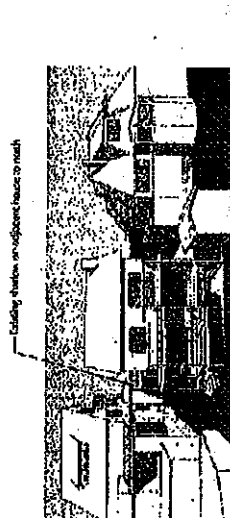
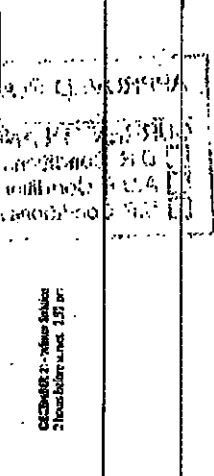
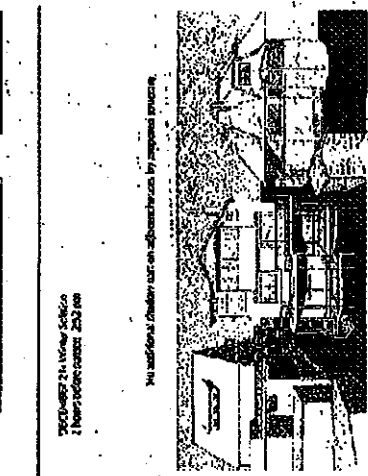
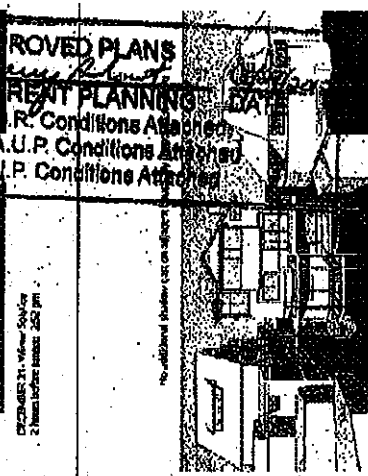
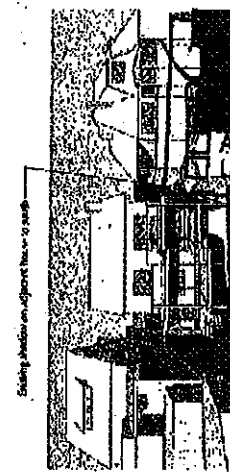
Exhibit B - Approved Plans

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JENSEN / PTASZYNSKI ARCHITECTS
 1177 Market Avenue, Berkeley, CA 94702
 TEL: 415.863.1111
 FAX: 415.863.1112
 www.jpt.com
 A5.20
 SHEET NO. 10
 DATE: 12/10/13

Forbush Metz Residence
 1177 Market Avenue, Berkeley, CA 94702
 SHADOW STUDY
 DECEMBER 21, 2013
 JENSEN / PTASZYNSKI ARCHITECTS

Notes: All build up based on current approved plans on this page and the adjacent page.



PLANS APPROVED BY
 BUILDING DEPARTMENT BOARD
 January 10, 2013

Notes: All build up based on current approved plans on this page and the adjacent page.

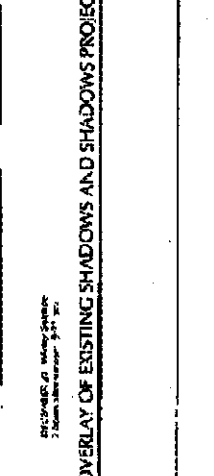
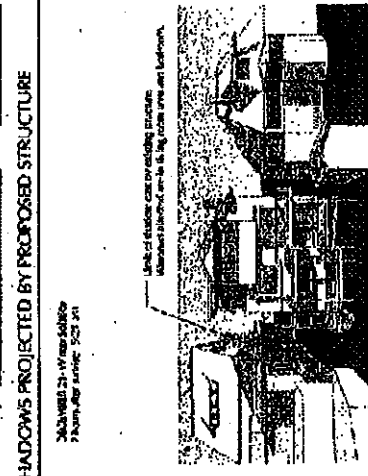
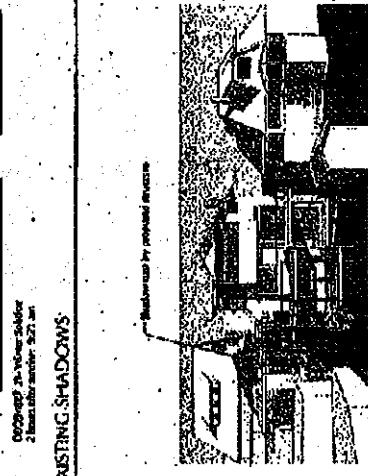


Exhibit B - Approved Plans

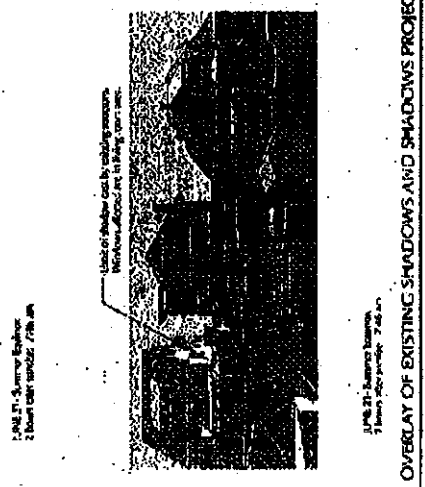
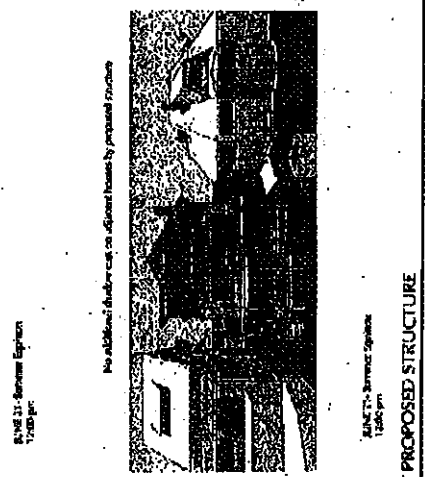
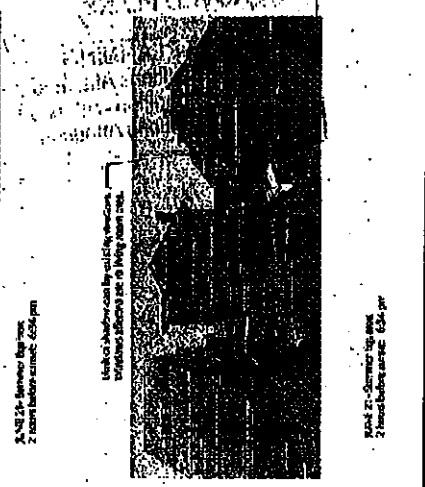
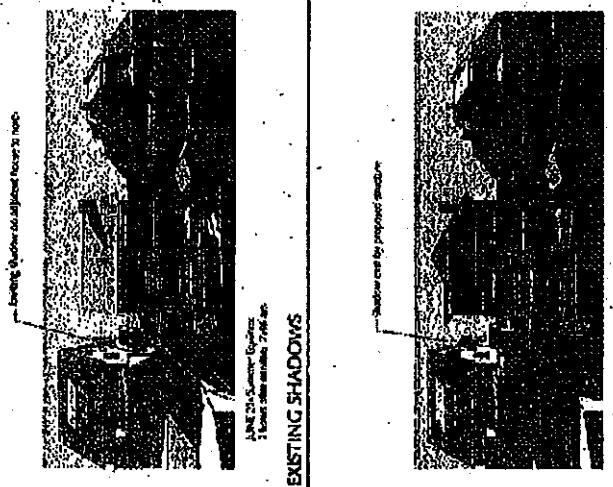
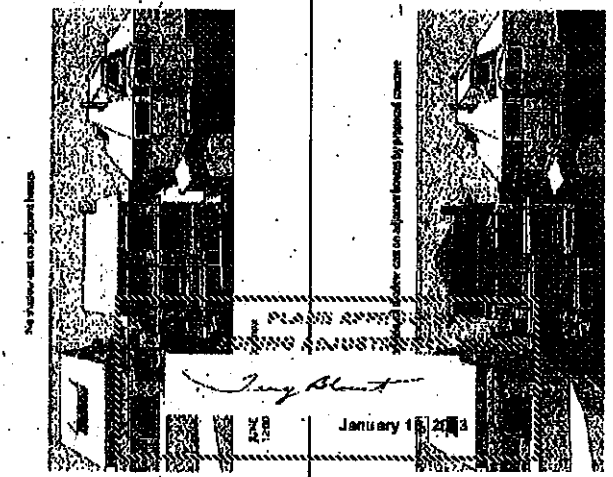
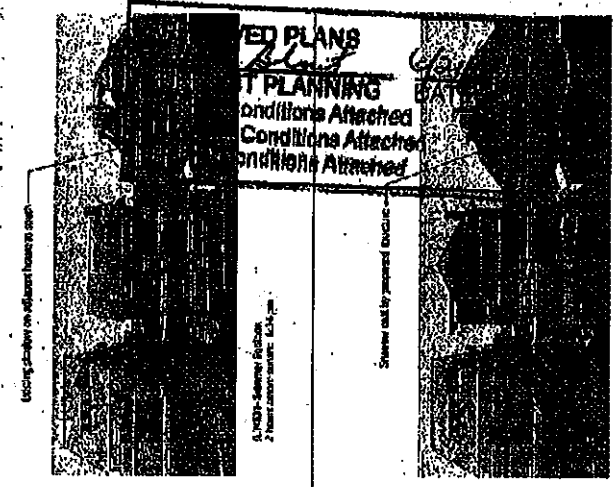
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JENSEN /
 PFAENDLER
 ARCHITECTS
 1125 Kuylenstierna Blvd., Suite 200
 San Francisco, CA 94133
 TEL: 415.774.8888
 FAX: 415.774.8889
 WWW: www.jensens.com
 A5.3

Address and location in
 Forush Meitz Residence
 1125 Kuylenstierna Blvd., Suite 200

SHADOW STUDY
 LANE 21 (SUMMER EDITION)

Note: All Sun-Castings, shadows and shadows are shown on this diagram for reference.



SHADOWS PROJECTED BY PROPOSED STRUCTURE

OVERLAY OF EXISTING SHADOWS AND SHADOWS PROJECTED BY PROPOSED STRUCTURE

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Exhibit B - Approved Plans

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LENSSEN / PRASZINSKI ARCHITECTS
 1122 AVENUE 108, SUITE 100, SAN ANTONIO, TEXAS 78203
 TEL: 214.343.1111 FAX: 214.343.1112
 WWW.LENSSENARCHITECTS.COM
 AS. 4/13/13

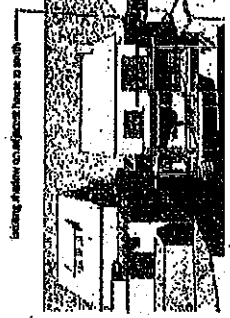
Forbush Metz Residence
 1122 AVENUE 108, SUITE 100, SAN ANTONIO, TEXAS 78203

SHADOW STUDY
 JANUARY 28, 2013 (APPROXIMATE DATE)

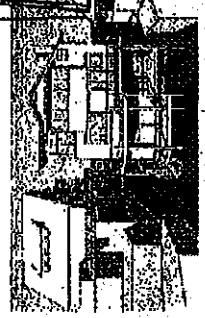
REVISION #	DATE	DESCRIPTION

NOTE: All buildings shown/shaded are shown as they appear in the photos.

APPROVED PLANS
Shaded
CURRENT PLANNING DATE
 Conditions Attached
 Conditions Attached
 Conditions Attached



JANUARY 28 - Application Date
 2 hour shadow study 3:27 pm



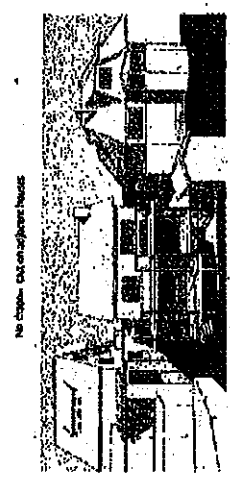
Shadows cast by proposed structures

JANUARY 28 - Application Date
 2 hour shadow study 3:27 pm



Lines of shadow cast by existing structures. Windows shaded

JANUARY 28 - Application Date
 2 hour shadow study 3:27 pm



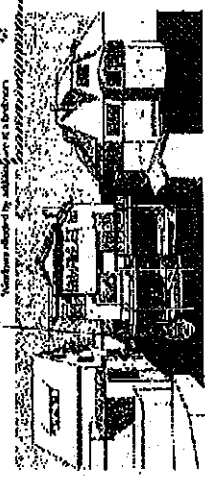
No shadow cast on adjacent houses

JANUARY 28 - Application Date
 1:20 pm

Jerry Blunt
 January 10, 2013

Shadows cast by proposed structures

JANUARY 28 - Application Date
 1:20 pm



Lines of shadow cast by existing structures. Windows shaded by proposed structures

JANUARY 28 - Application Date
 1:20 pm



Existing shadows are all cast onto south

JANUARY 28 - Application Date
 2 hour shadow study 3:17 pm

EXISTING SHADOWS



Shadows cast by proposed structure

JANUARY 28 - Application Date
 2 hour shadow study 3:17 pm

SHADOWS PROJECTED BY PROPOSED STRUCTURE



Lines of shadow cast by existing structures. Windows shaded by proposed structure

JANUARY 28 - Application Date
 2 hour shadow study 3:17 pm

OVERLAY OF EXISTING SHADOWS AND SHADOWS PROJECTED BY PROPOSED STRUCTURE