

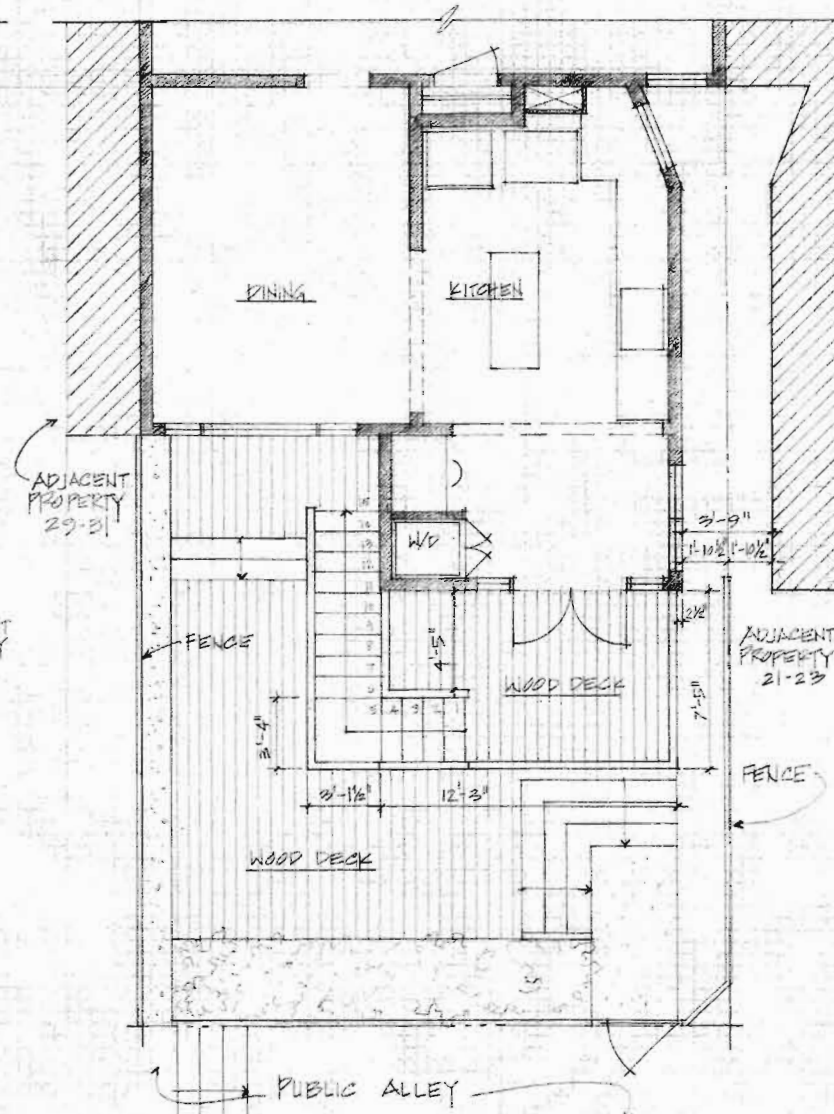
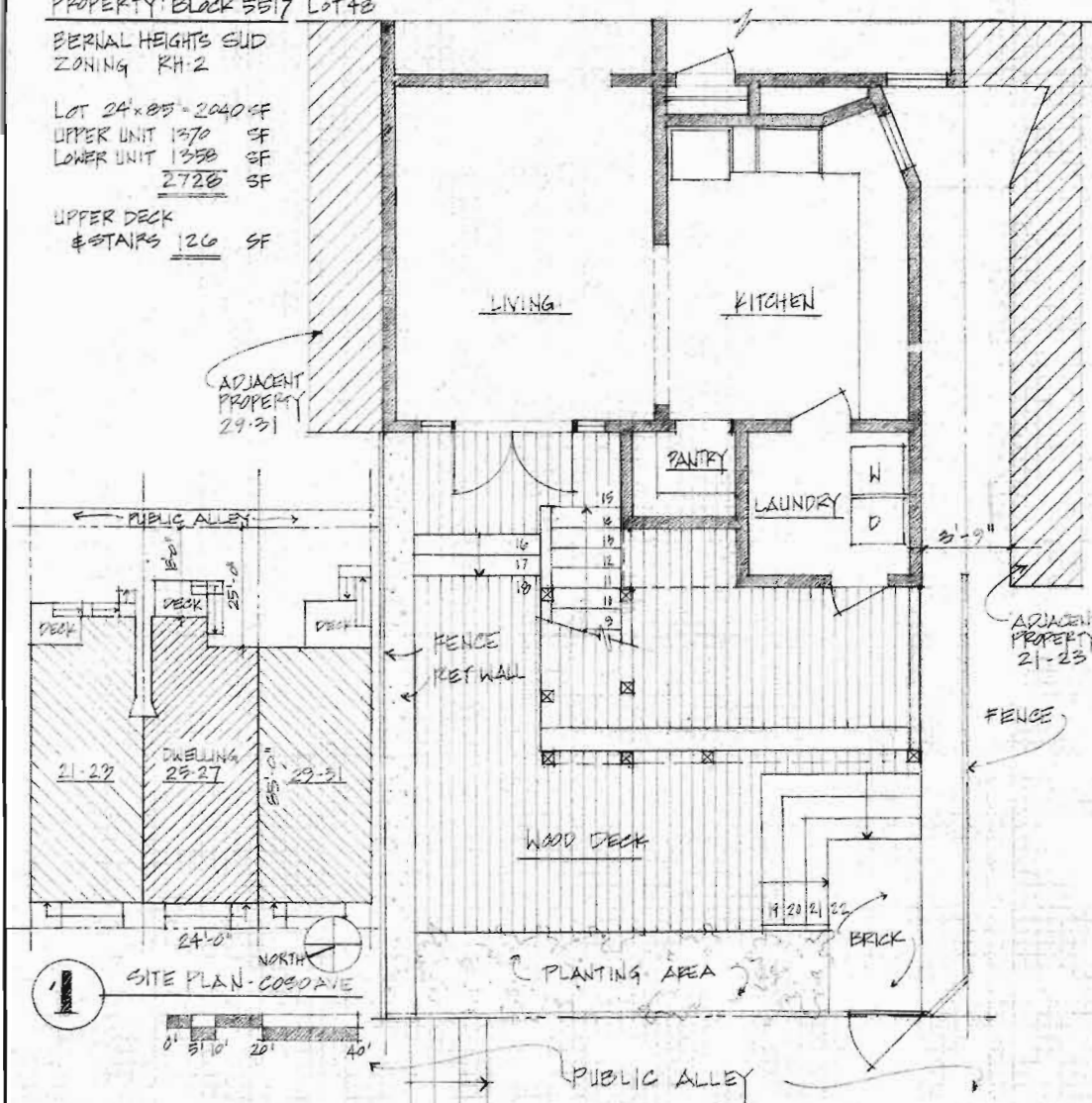
REVISIONS	BY

PROPERTY: BLACK 5517 LOT 4B

BERNAL HEIGHTS SUD
ZONING RH-2

LOT 24'x85' = 2040 SF
UPPER UNIT 1370 SF
LOWER UNIT 1358 SF
2728 SF

UPPER DECK
& STAIRS 126 SF



HUGHES RESIDENCE
25-27 COSO AVENUE
SAN FRANCISCO, CA 94110
415.641.0998

Date 30 JUNE 10

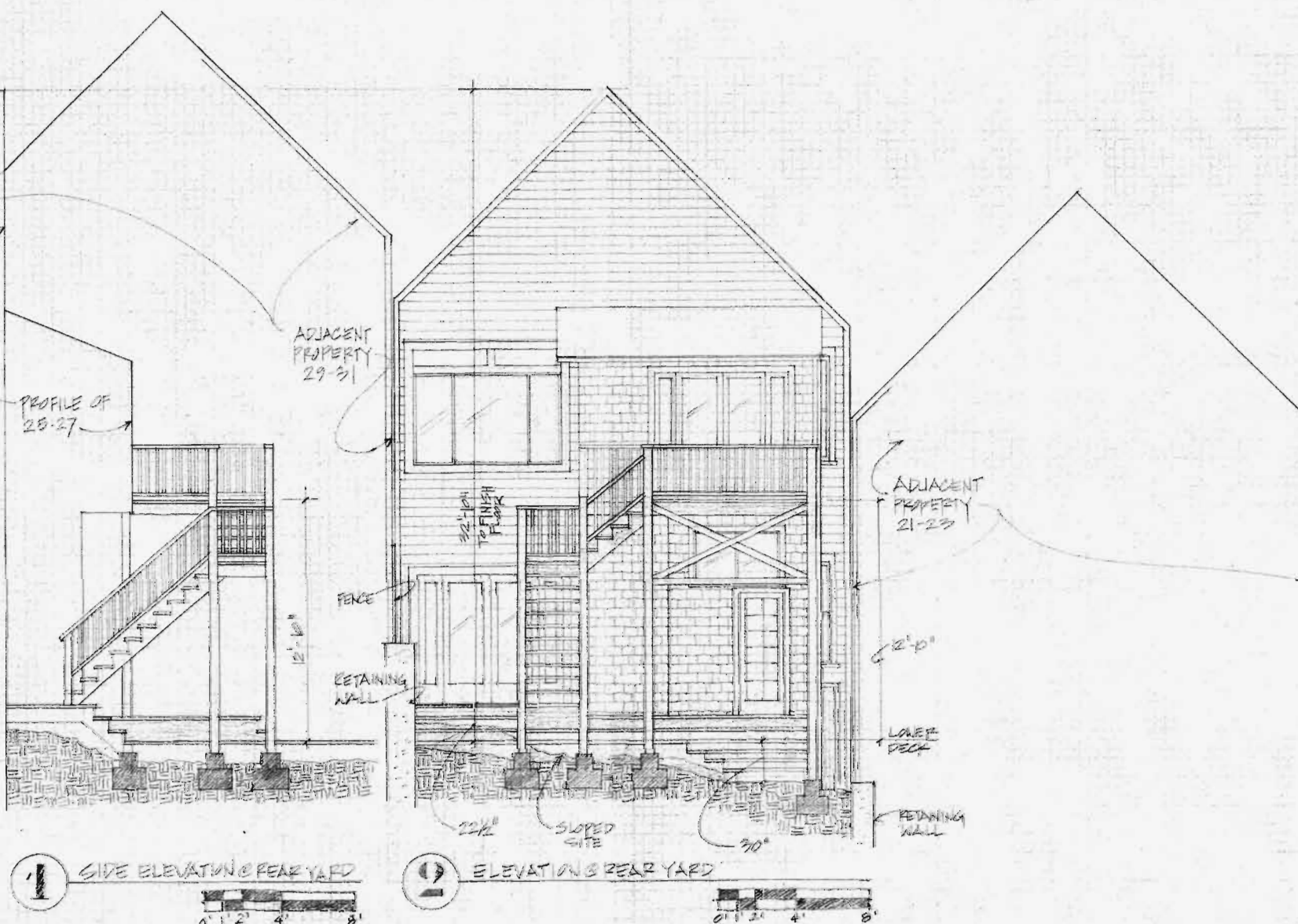
Scale

Drawn

Job

Sheet
A1
Of 1 Sheets 2

REVISIONS	BY



HUGHES RESIDENCE
 25-27 COCO AVENUE
 SAN FRANCISCO, CA 94110
 415.641.0998

Date	20 JUNE 10
Scale	
Drawn	
Job	
Sheet	A2
Of 2	Sheets 2



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 17, 2010**
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:	25 Coso Street	Case No.:	2010.0795V
Cross Street(s):	Precita / Mirabel	Building Permit:	none to date
Block /Lot No.:	5517/048	Applicant/Agent:	Noreen Hughes
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 205-6214
Area Plan:	Bernal SUD	E-Mail:	noreen@murphyhughes.com
PROJECT DESCRIPTION			
<p>The proposal is to legalize an existing 110 square foot deck and stair within the required rear yard that is supported by columns and is approximately 13 feet above grade.</p> <p>PER SECTION 242 OF THE PLANNING CODE the subject property is required to maintain a rear yard of approximately 38 feet. The proposed rear deck and stair encroach approximately 11 feet into the required rear yard and results in a rear yard of 11 feet. The project requires a variance from the rear yard requirement of the Planning Code because of this encroachment into the rear yard.</p>			
ADDITIONAL INFORMATION			
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Diego R Sánchez Telephone: (415) 575-9082 E-Mail: diego.sanchez@sfgov.org</p>			
<p>ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: http://sf-planning.org/ftp/files/notice/2010.0795V.pdf</p>			

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378

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 DATE, the Department issued the required Section 311/312 notification for this project (expires DATE) <OR> 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**.

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.