



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.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, September 28, 2011**
 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: 185-187 Precita Ave	Case No.: 2011.0903V
Cross Street(s): Coso Ave	Building Permit: 2011.03.17.2302
Block /Lot No.: 5501/023	Applicant/Agent: Michael Mullin
Zoning District(s): RH-2/40-X(Bernal Heights)	Telephone: (415) 626-1190
Area Plan: N/A	E-Mail: michael@michaelmullin.com

PROJECT DESCRIPTION

The proposal is to demolish and replace the existing rear deck. The new deck will use a different stair configuration, but will be identical in size and location to the existing rear deck.

PER SECTION 242(e)(2) OF THE PLANNING CODE the property must have a minimum rear yard of 47 feet 6 inches. The proposed rear deck and stairs will fall within the required rear yard, leaving a rear yard of 26 feet 6 inches; therefore, the project requires a variance from the rear yard requirement in Bernal Heights (Section 242(e)(2)) of the Planning Code.

ADDITIONAL INFORMATION

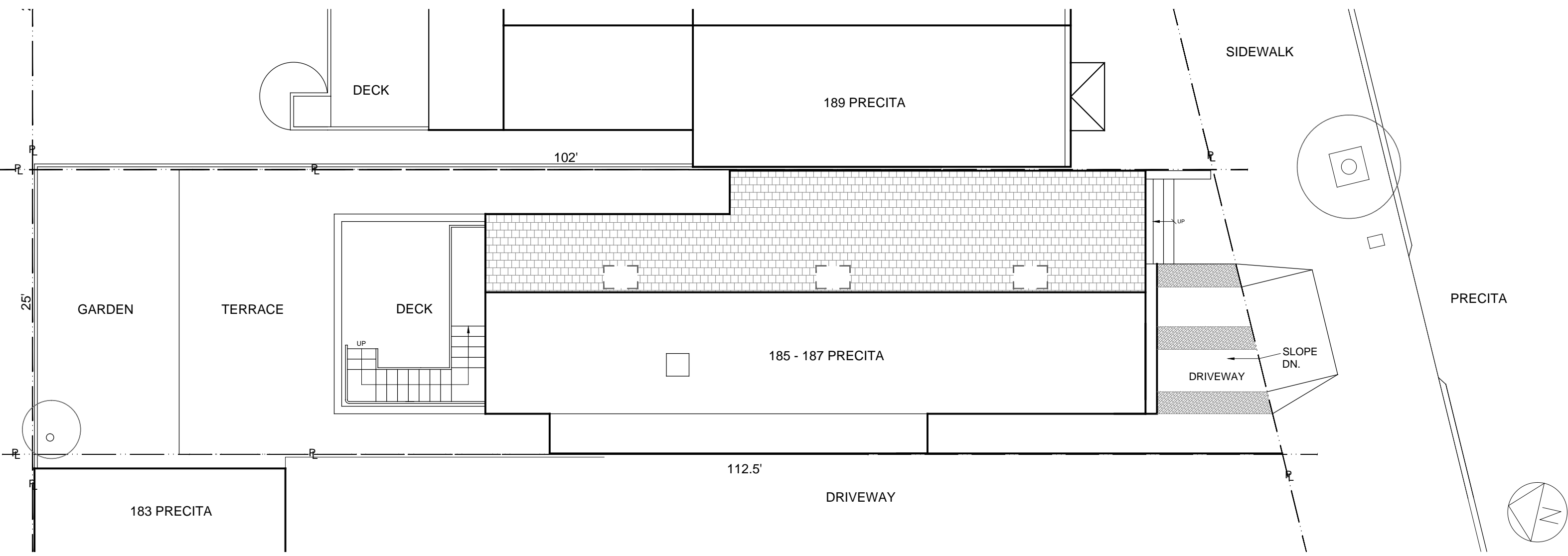
FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Corey Teague** Telephone: **(415) 575-9081** E-Mail: corey.teague@sfgov.org

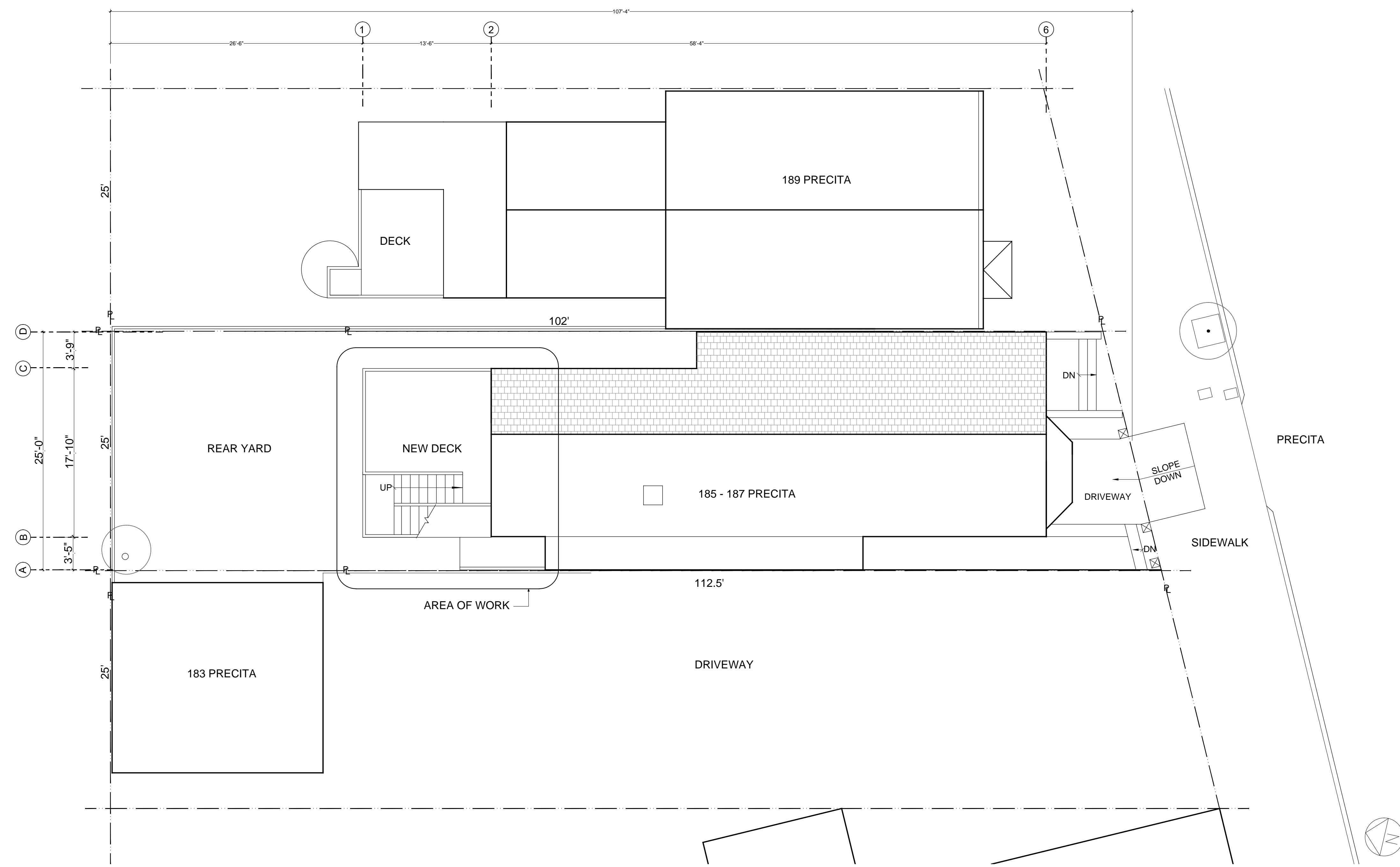
ARCHITECTURAL PLANS: The site plan and elevations of the proposed project are available on the Planning Department's website at: <http://sf-planning.org/ftp/files/notice/2011.0903V.pdf>

中文詢問請電 : 558.6378

Para información en Español llamar al: 558.6378



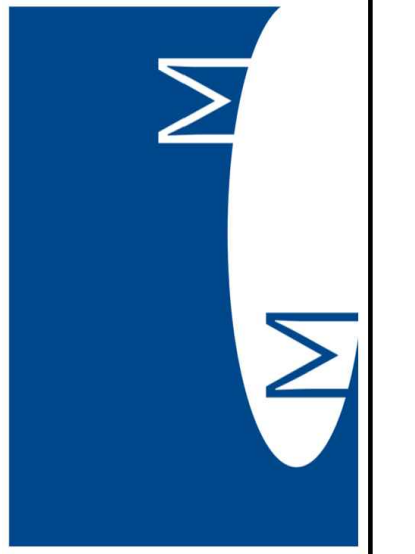
1 EXISTING SITE PLAN



2 PROPOSED SITE PLAN

REVISIONS	BY

Michael Mullin Architect
 2059 Market Street #44
 San Francisco, CA 94114
 P 415.426.1190
 F 415.437.0728 www.michaelmullin.com

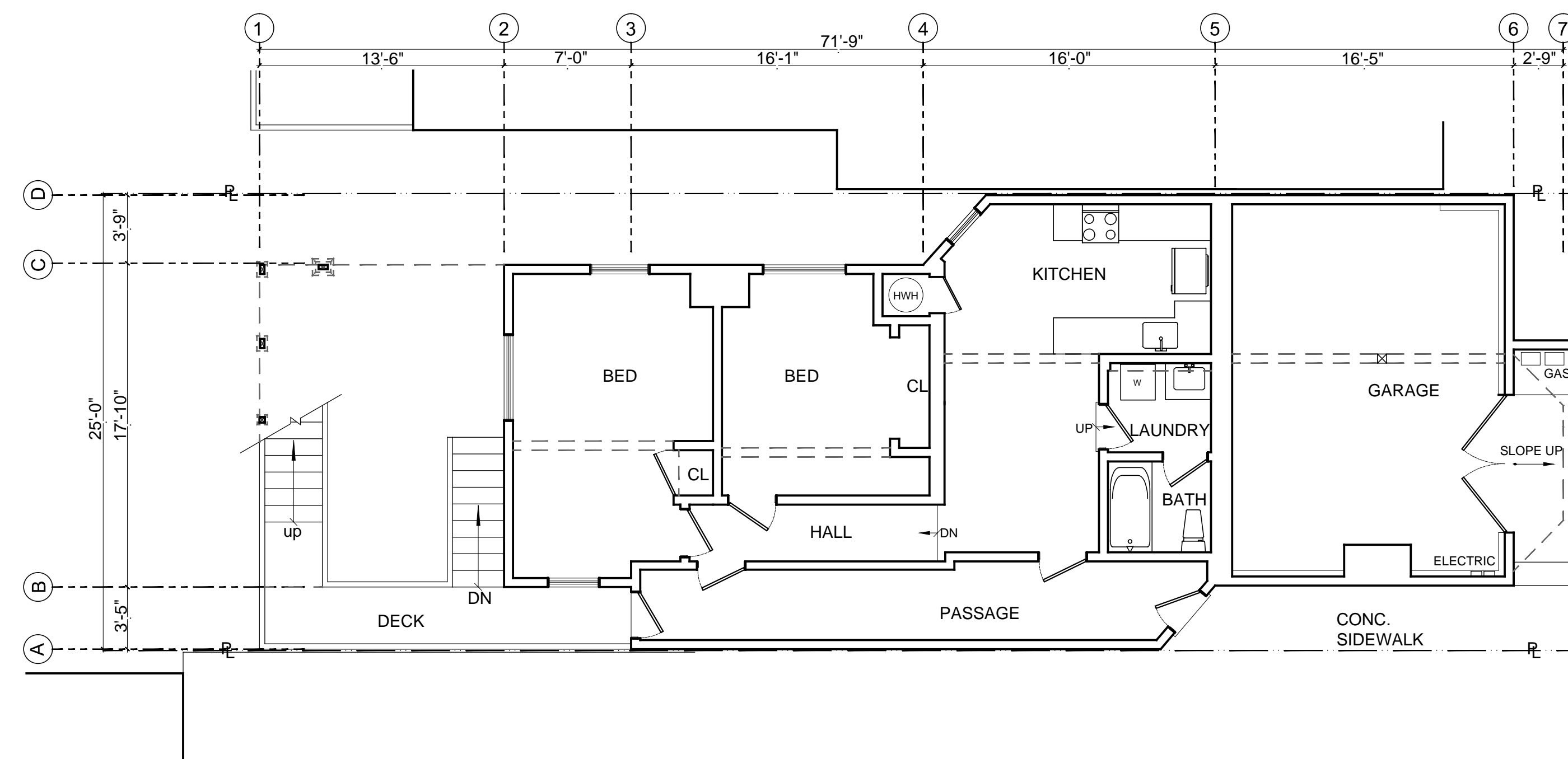


REAR DECK
 185-187 PRECITA AVE. SAN FRANCISCO CA 94110
 GREGOR BERKOWITZ AND ANA FLETES OWNERS
 558 CHENEY ST. SAN FRANCISCO CA 94131
 (415) 359-7754

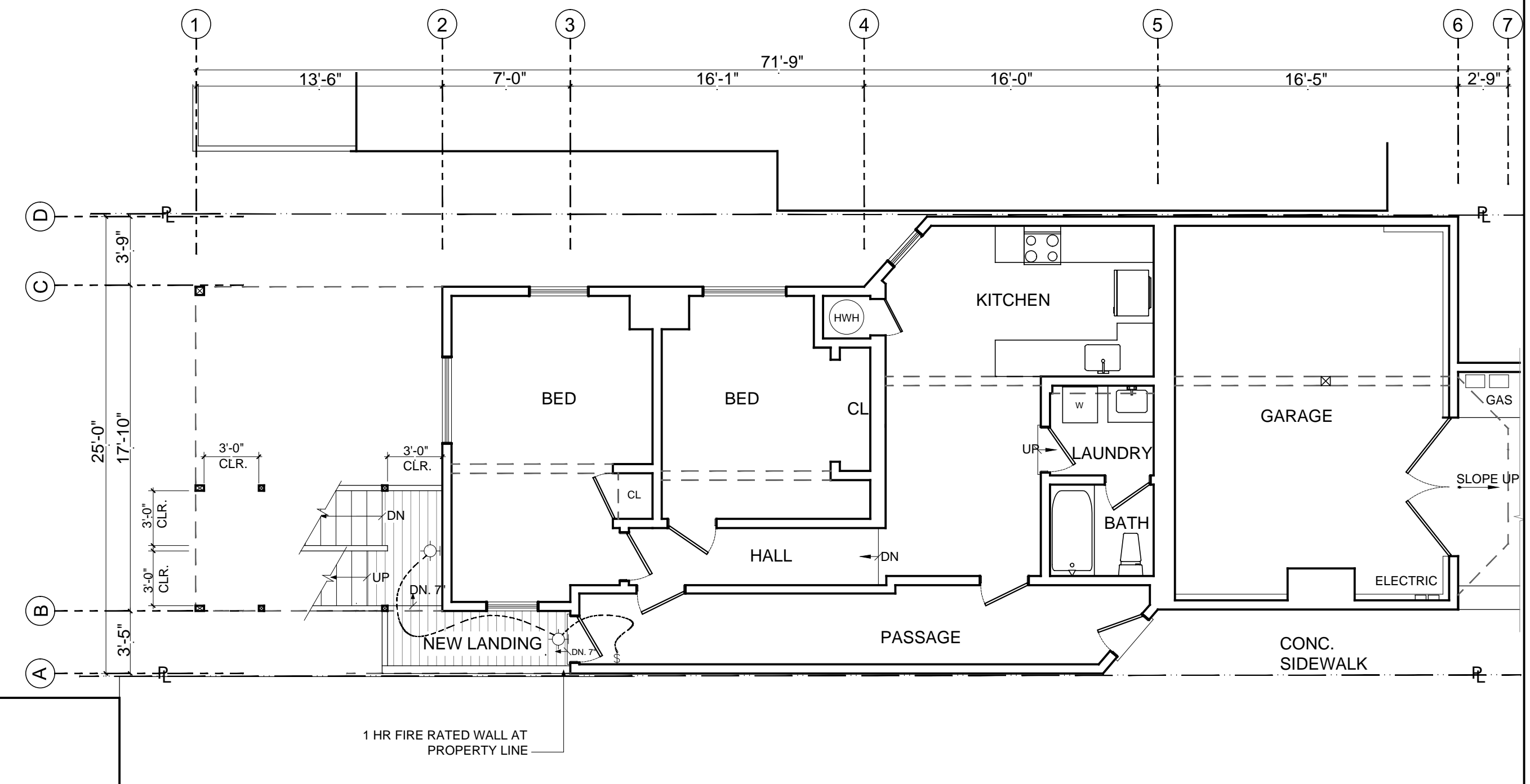
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OF:	SHEETS

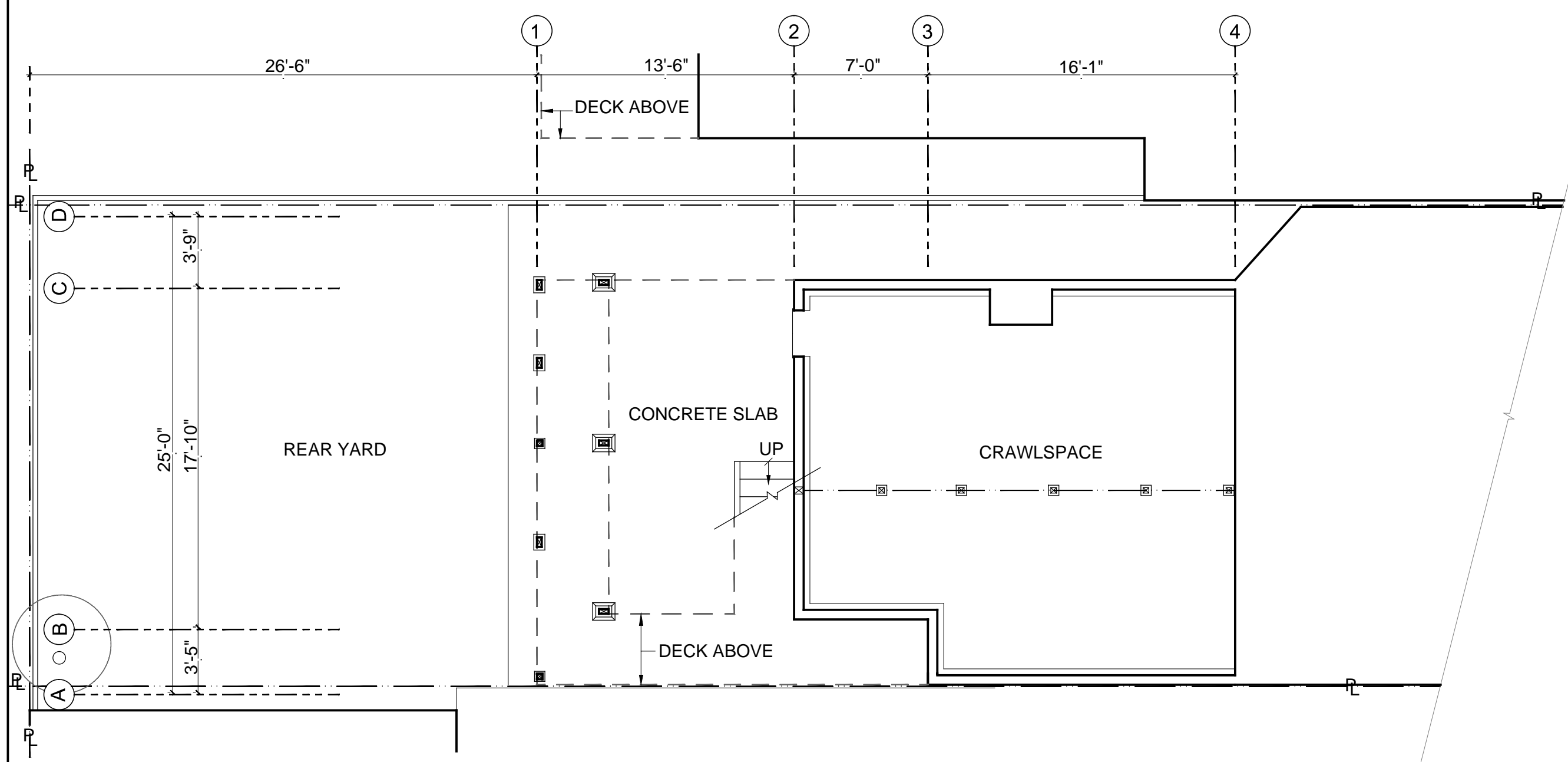
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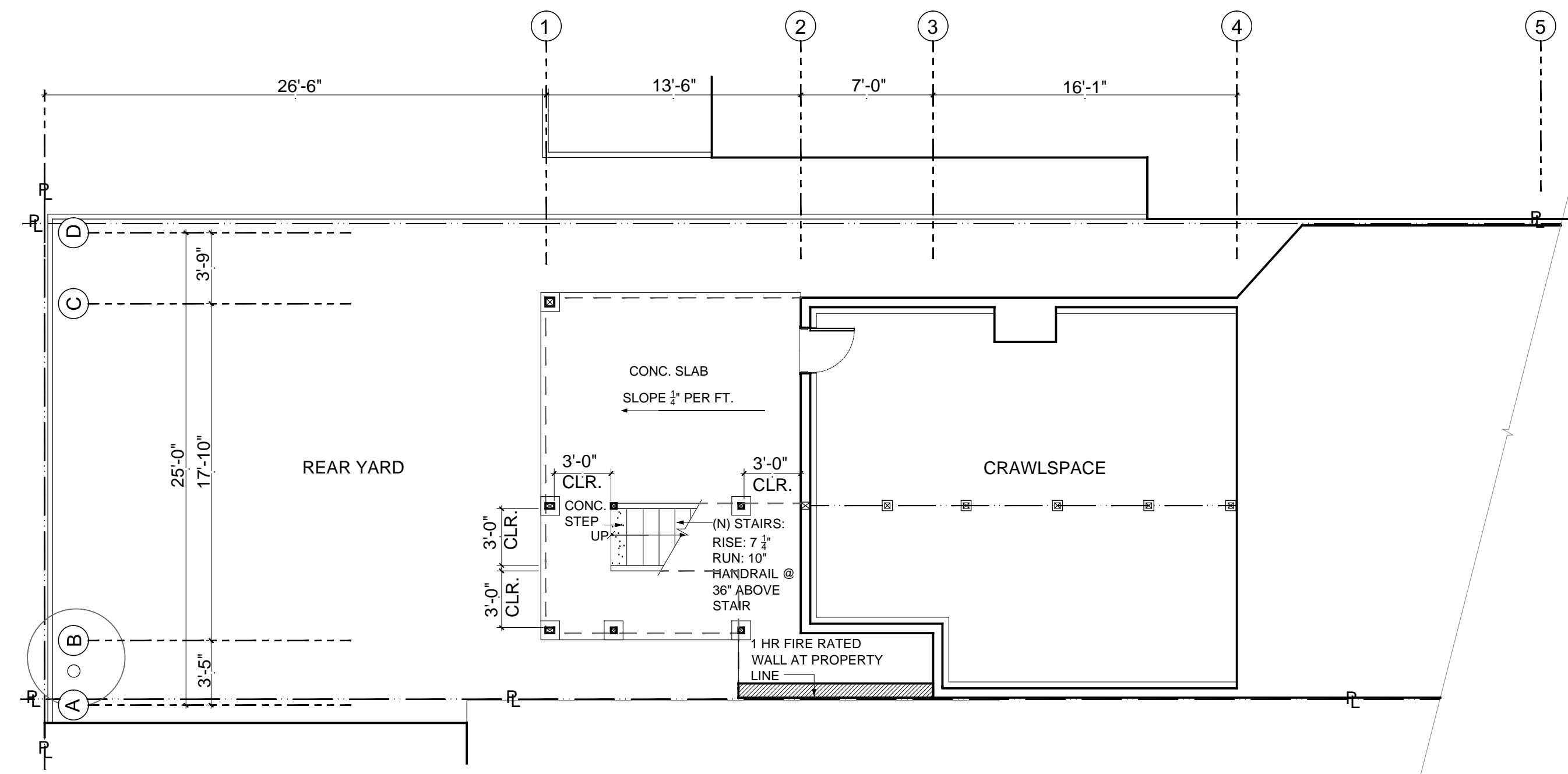
3 EXISTING FIRST FLOOR PLAN



1 PROPOSED FIRST FLOOR PLAN

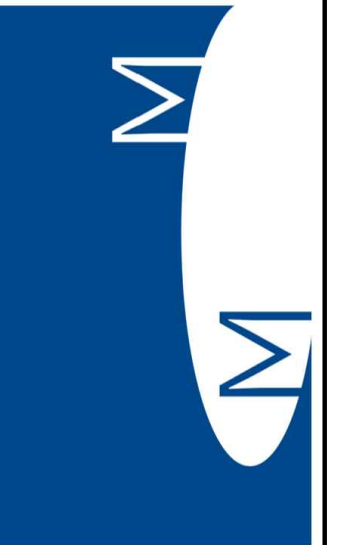


4 EXISTING BASEMENT PLAN



2 PROPOSED BASEMENT PLAN

Michael Mullin Architect
 2059 Market Street #44
 San Francisco CA 94114
 Tel: 415.437.0728
 www.michaelmullin.com

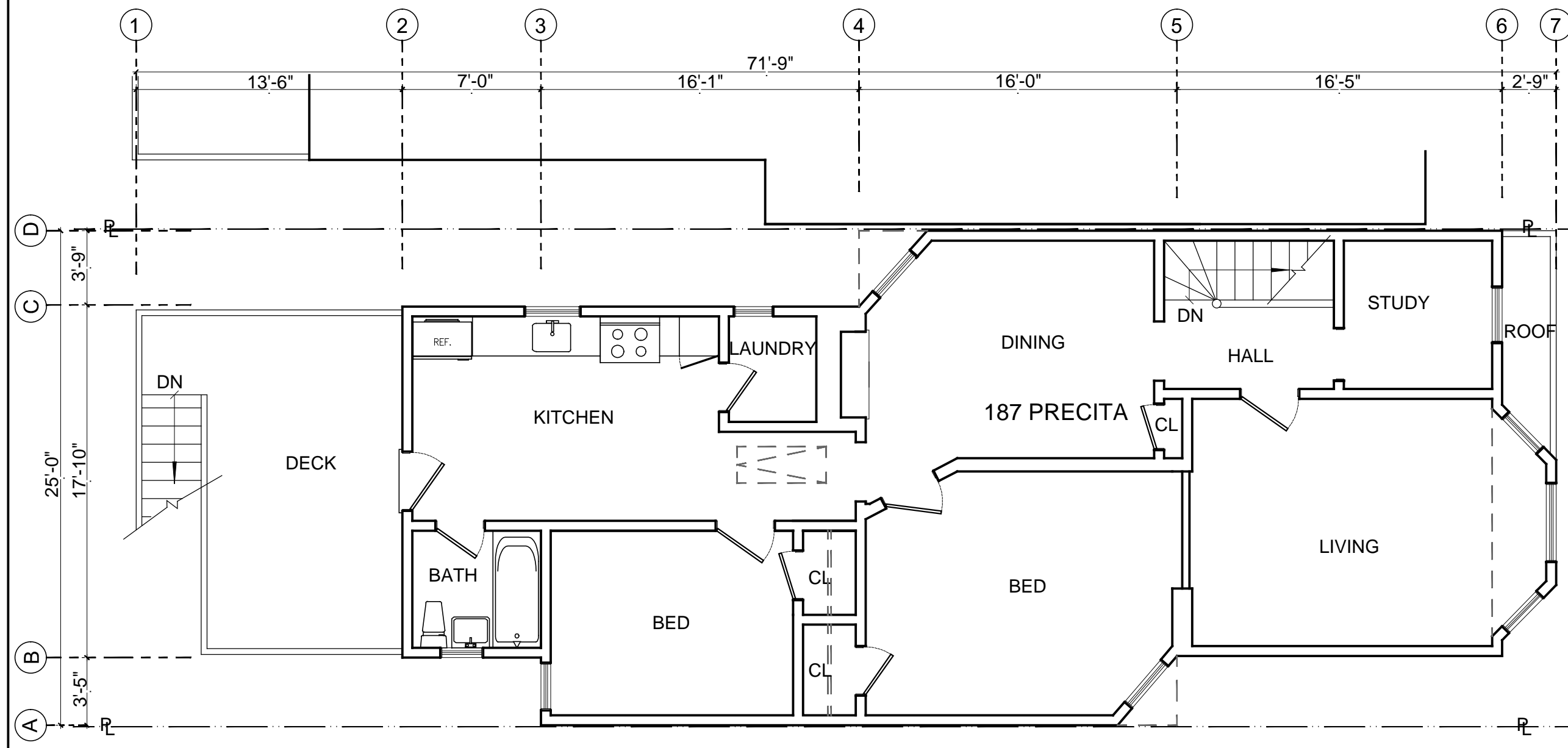


REAR DECK
 185-187 PRECITA AVE. SAN FRANCISCO CA 94110
 GREGOR BERKOWITZ AND ANA FLETES - OWNERS
 558 CHENEY ST. SAN FRANCISCO CA 94131
 (415) 359-7754

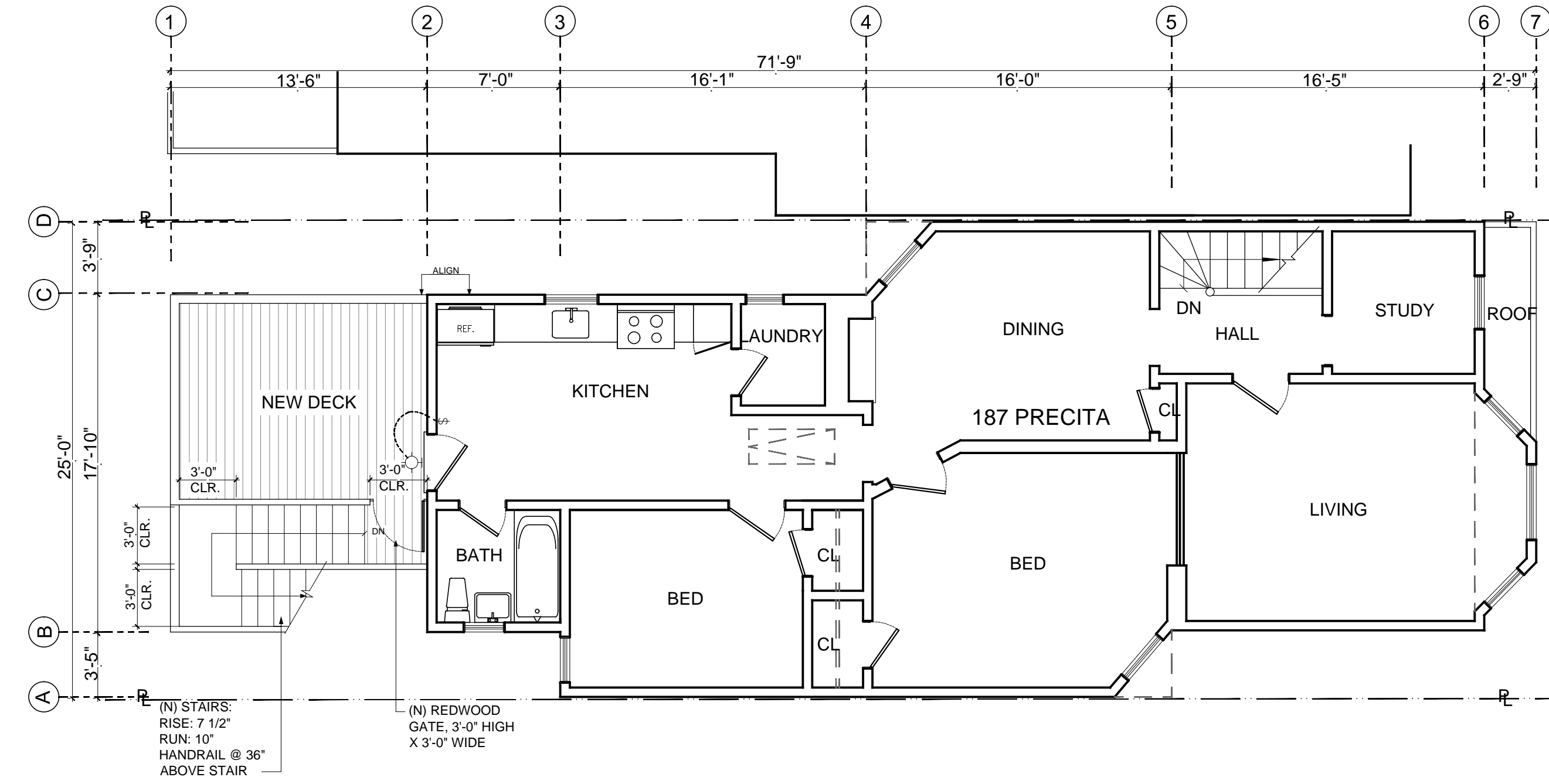
EXISTING AND
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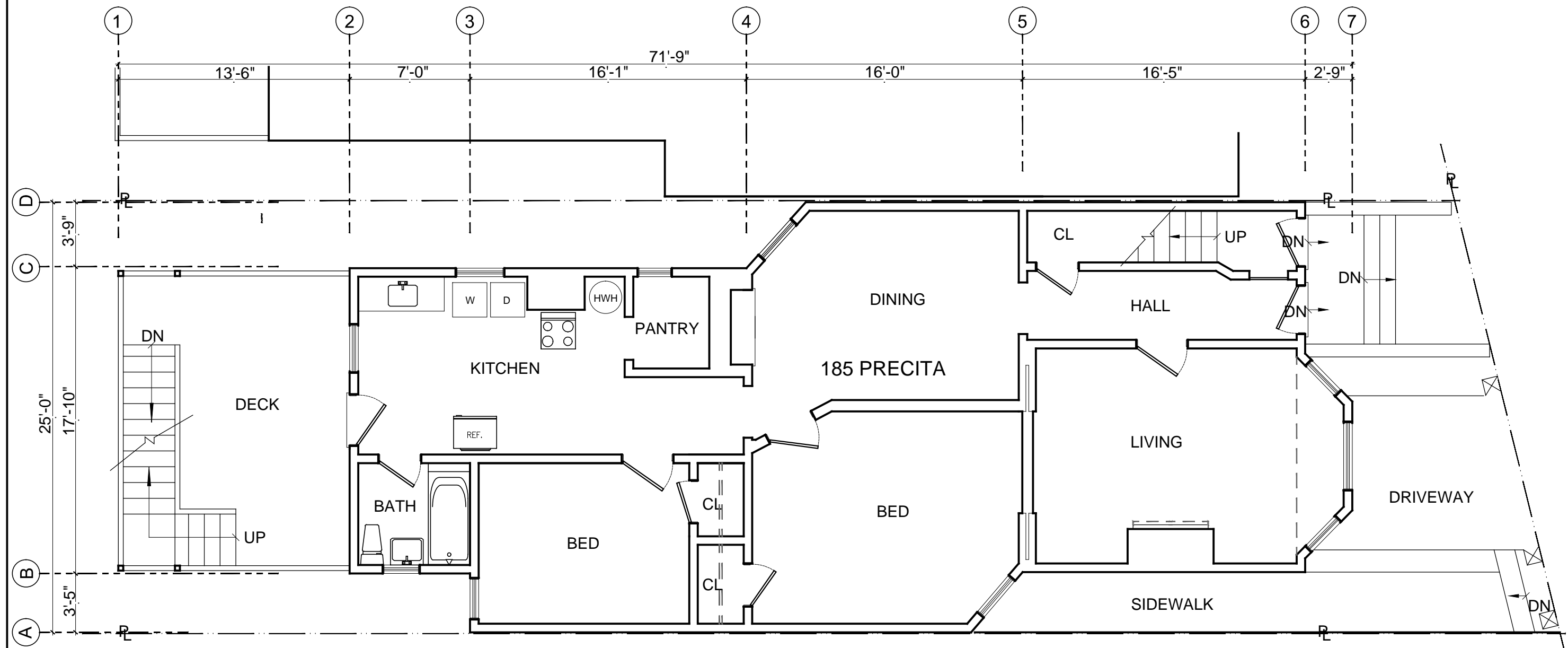
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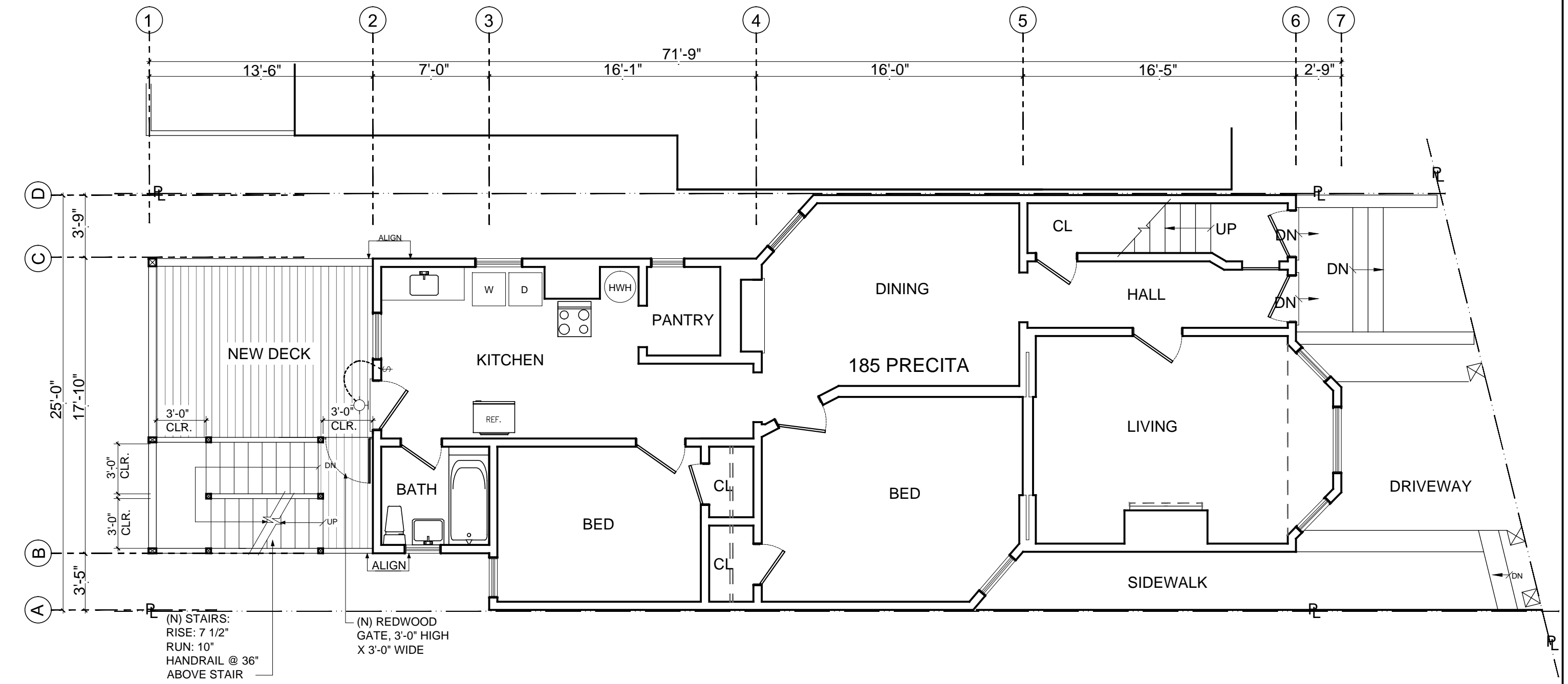
3 EXISTING THIRD FLOOR PLAN



1 PROPOSED THIRD FLOOR PLAN

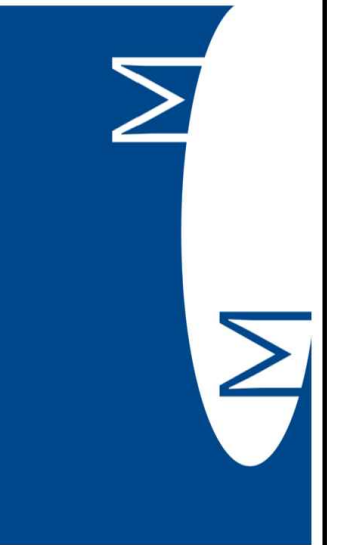


4 EXISTING SECOND FLOOR PLAN



2 PROPOSED SECOND FLOOR PLAN

Michael Mullin Architect
2059 Market Street #44
San Francisco, CA 94114
S 415.462.1919
F 415.437.0728
www.michaelmullin.com



REAR DECK
185-187 PRECITA AVE. SAN FRANCISCO CA 94110
GREGOR BERKOWITZ AND ANA FLETES OWNERS
588 CHENEY ST. SAN FRANCISCO CA 94131
(415) 359-7754

EXISTING AND
PROPOSED SECOND &
THIRD FLOOR PLANS

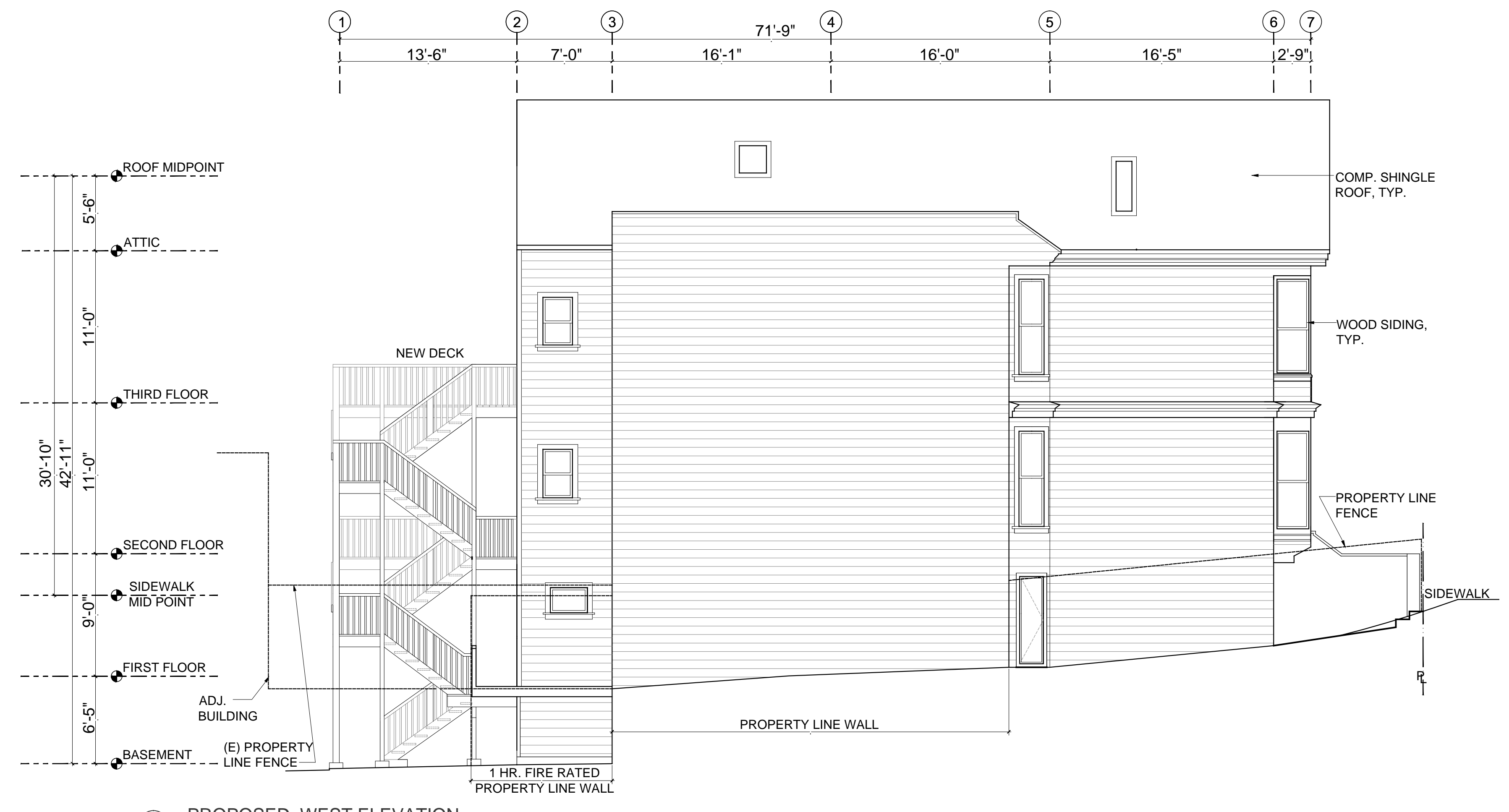
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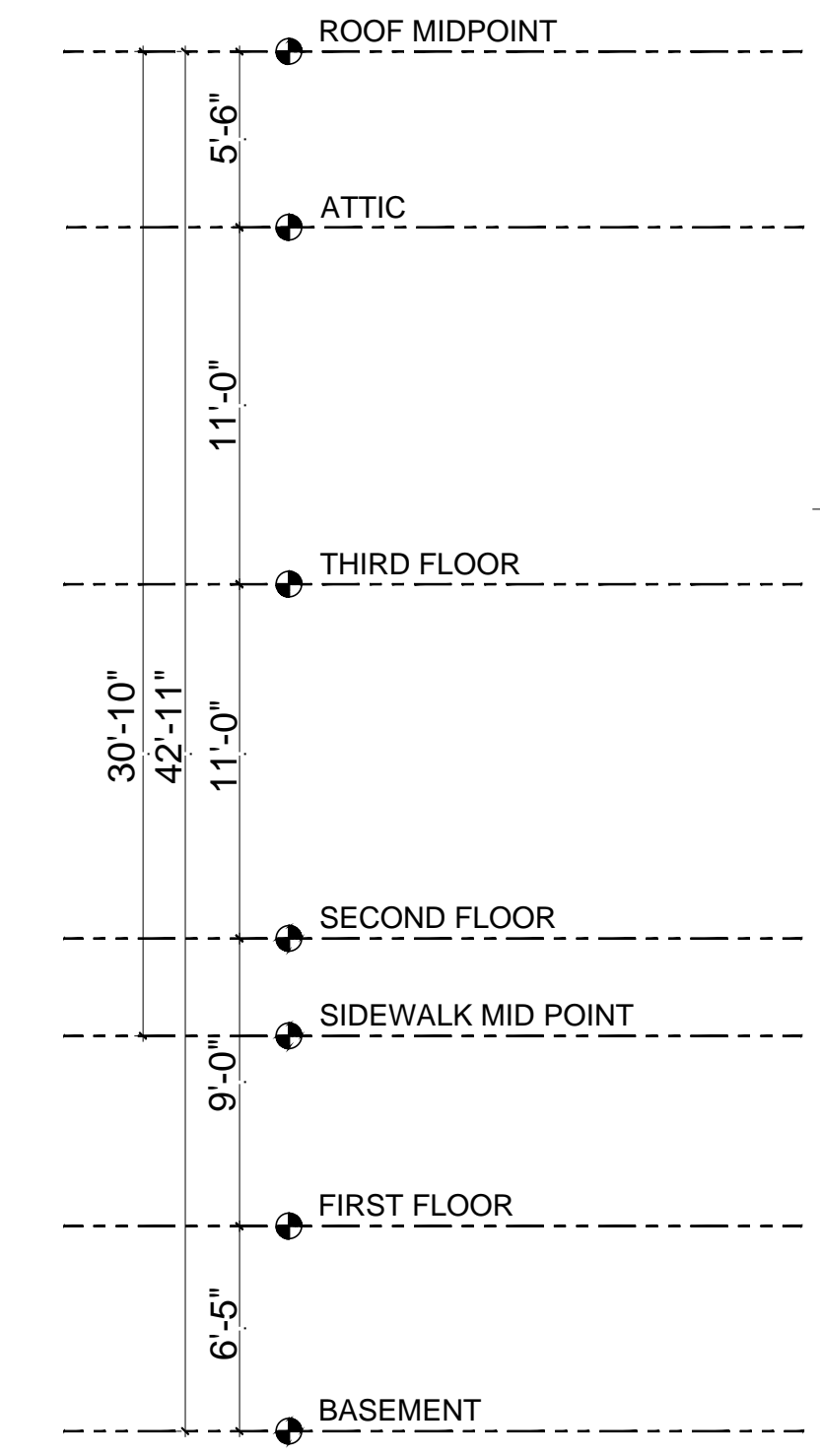
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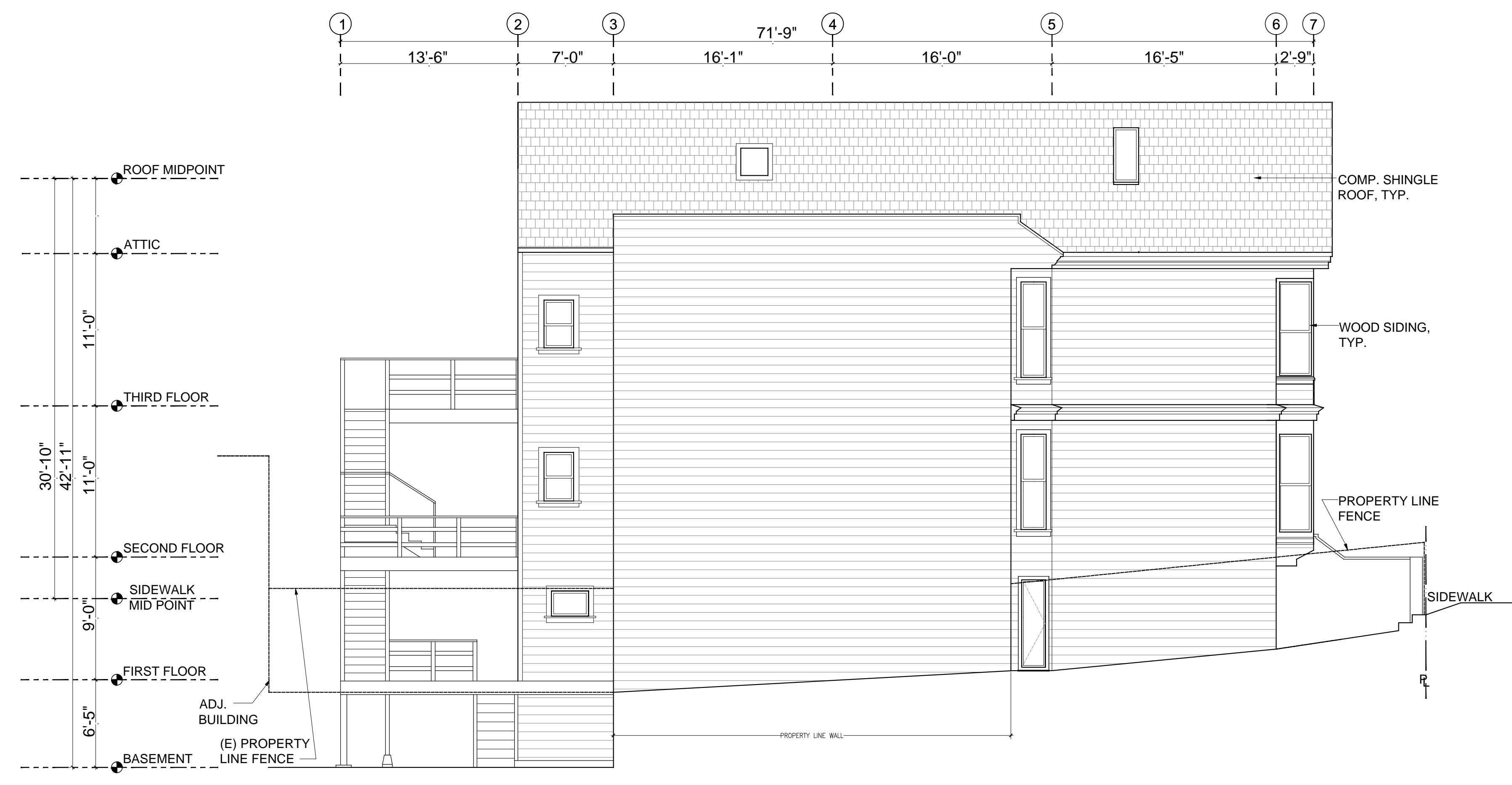
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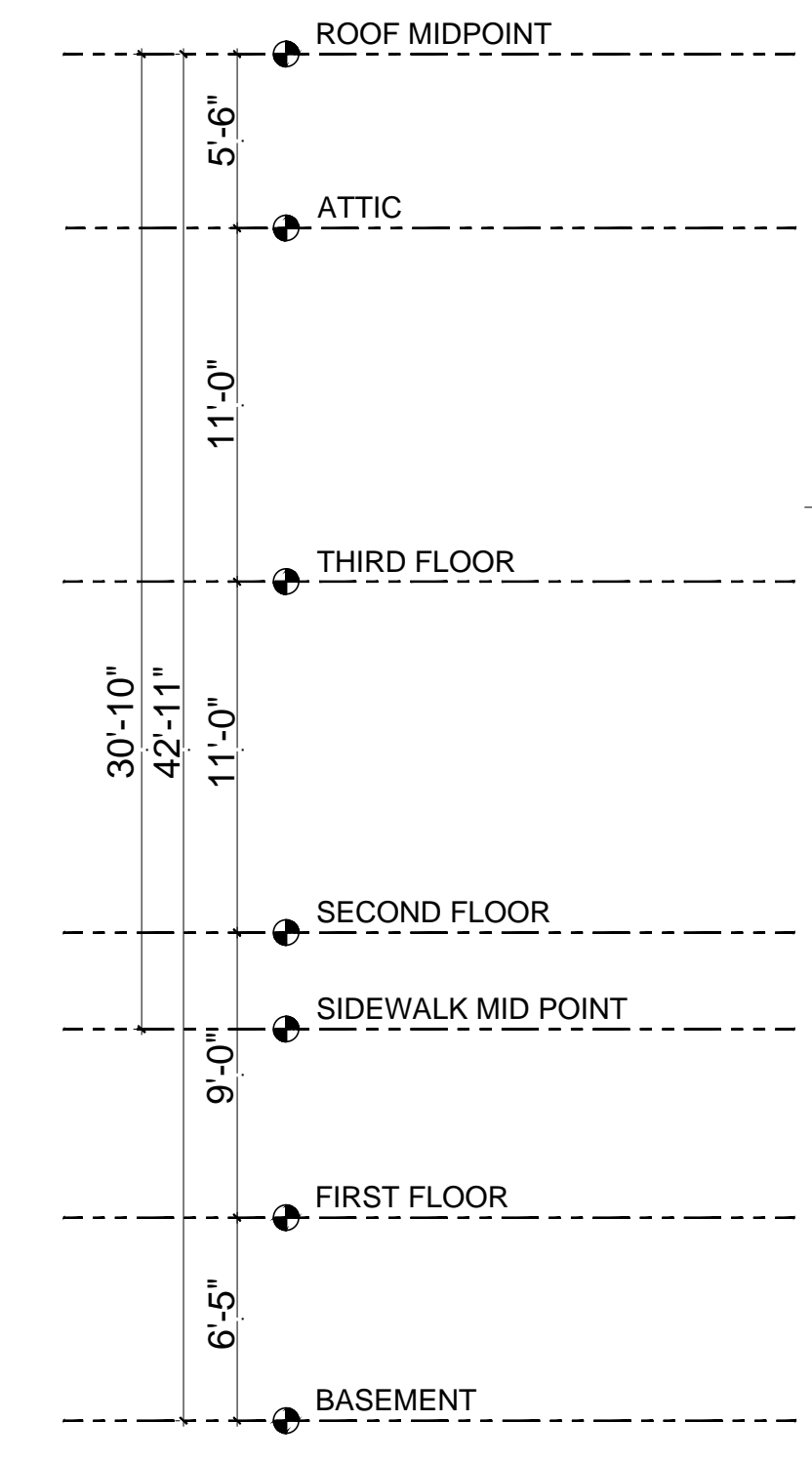
3 PROPOSED WEST ELEVATION



1 PROPOSED NORTH ELEVATION



4 EXISTING WEST ELEVATION



2 EXISTING NORTH ELEVATION



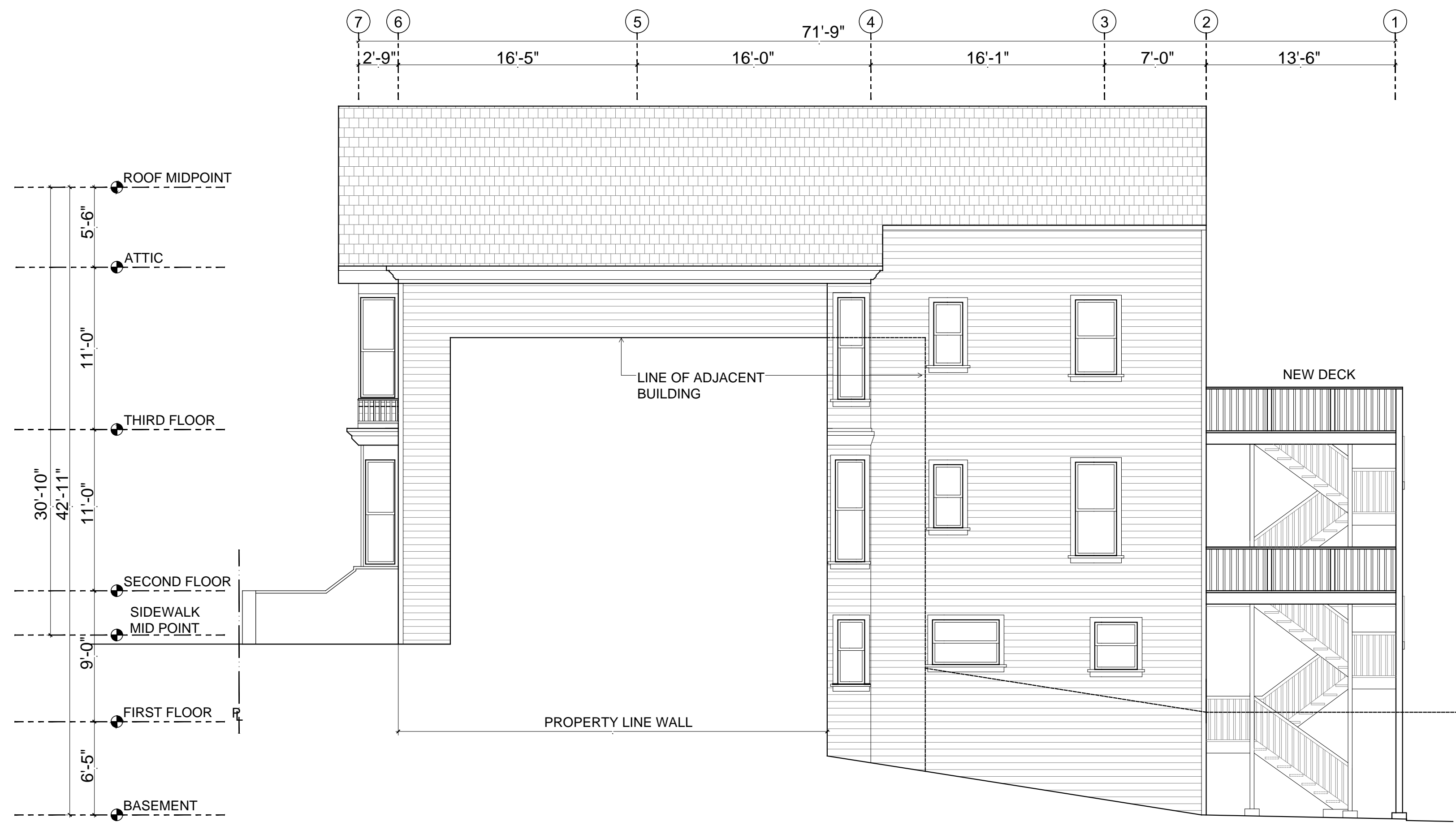
Michael Mullin Architect
 2059 Market Street #44
 San Francisco, CA 94114
 Tel: 415.437.0728
 Fax: 415.437.0728
 www.michaelmullin.com

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 185-187 PRECITA AVE. SAN FRANCISCO CA 94110
 GREGOR BERKOWITZ AND ANA FLETES - OWNERS
 558 CHENEY ST. SAN FRANCISCO CA 94131
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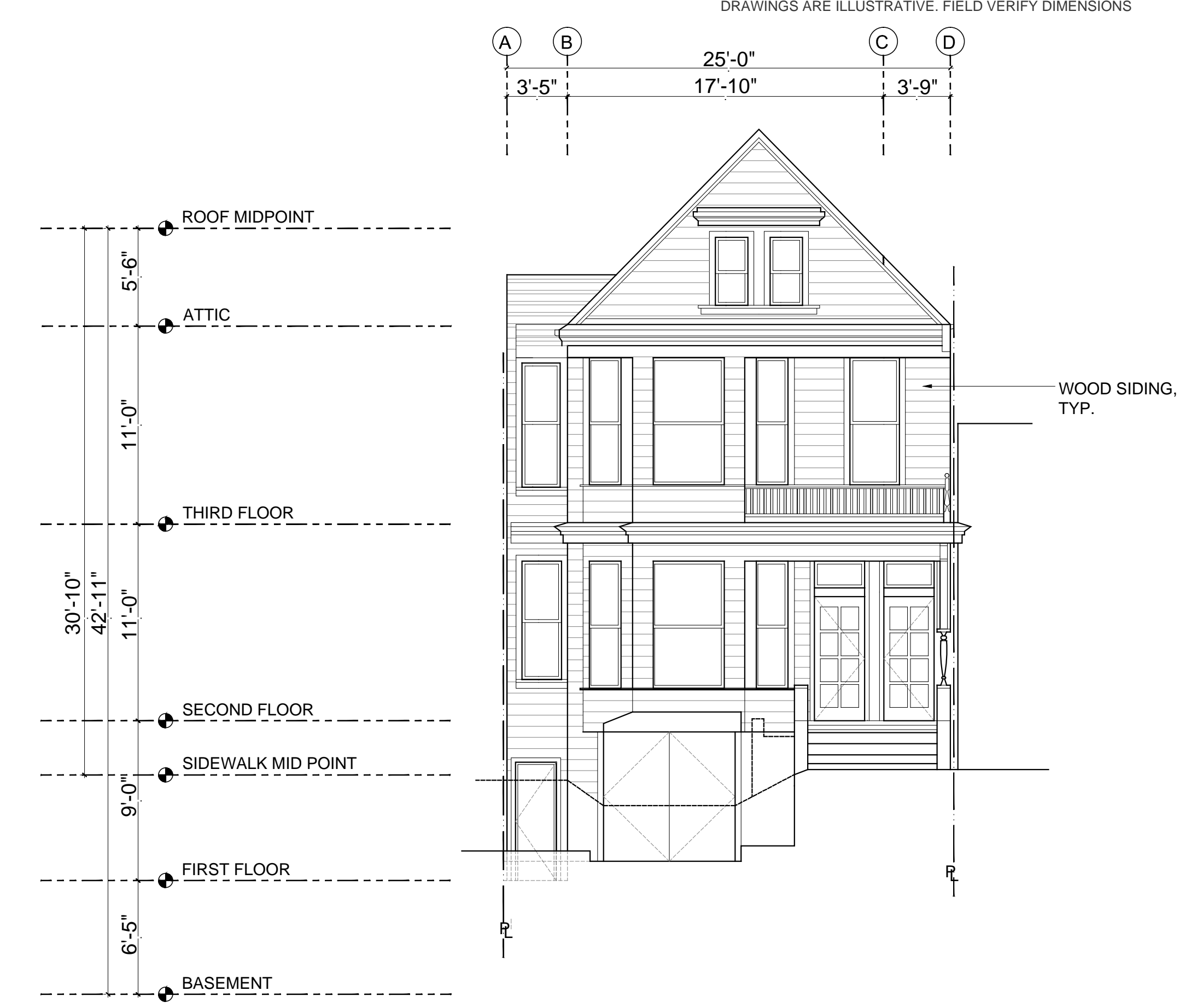
EXISTING AND PROPOSED NORTH AND WEST ELEVATIONS

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 SCALE:
 DRAWN: CM
 JOB: 187 PRECITA
 SHEET:

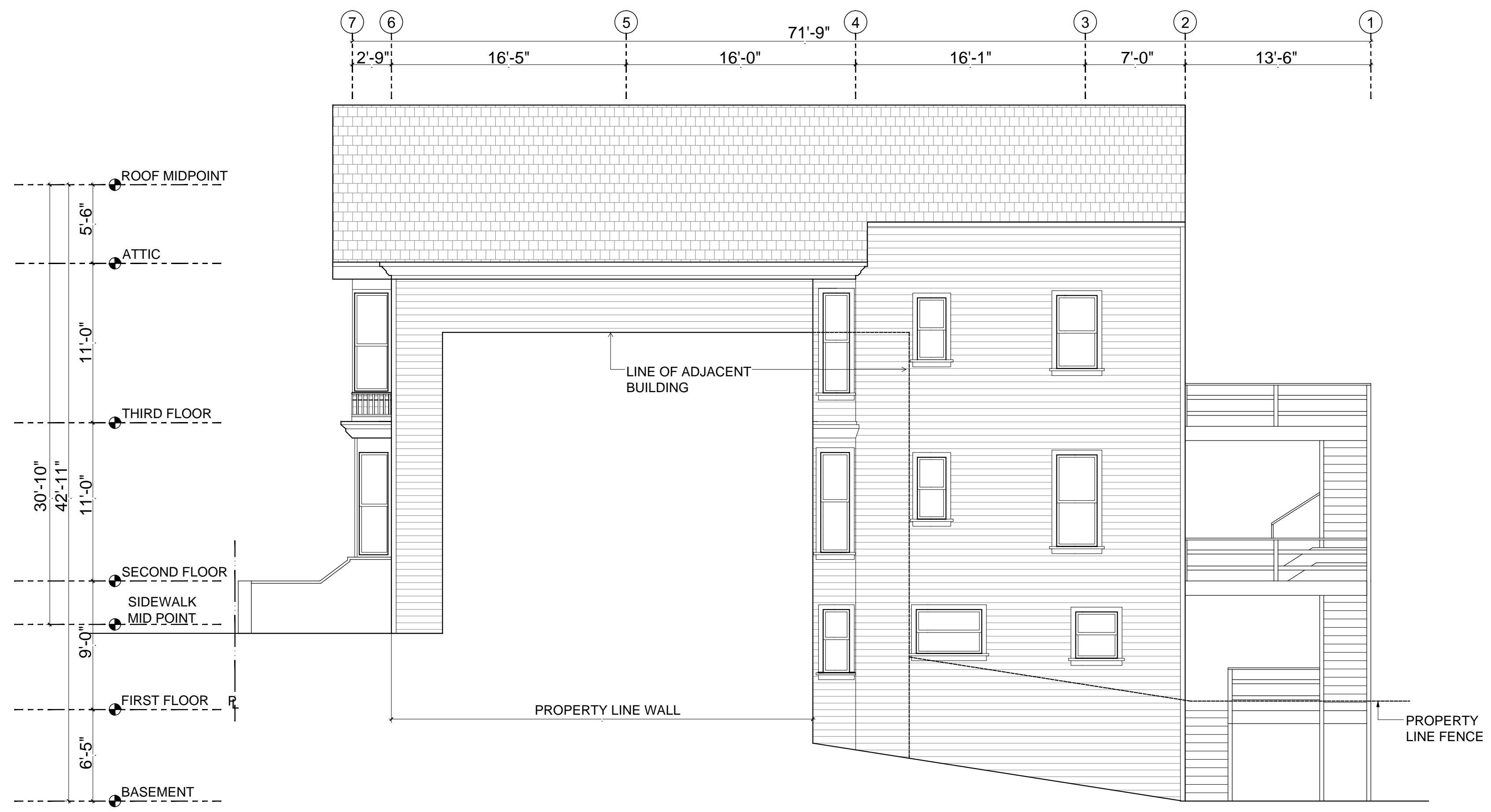
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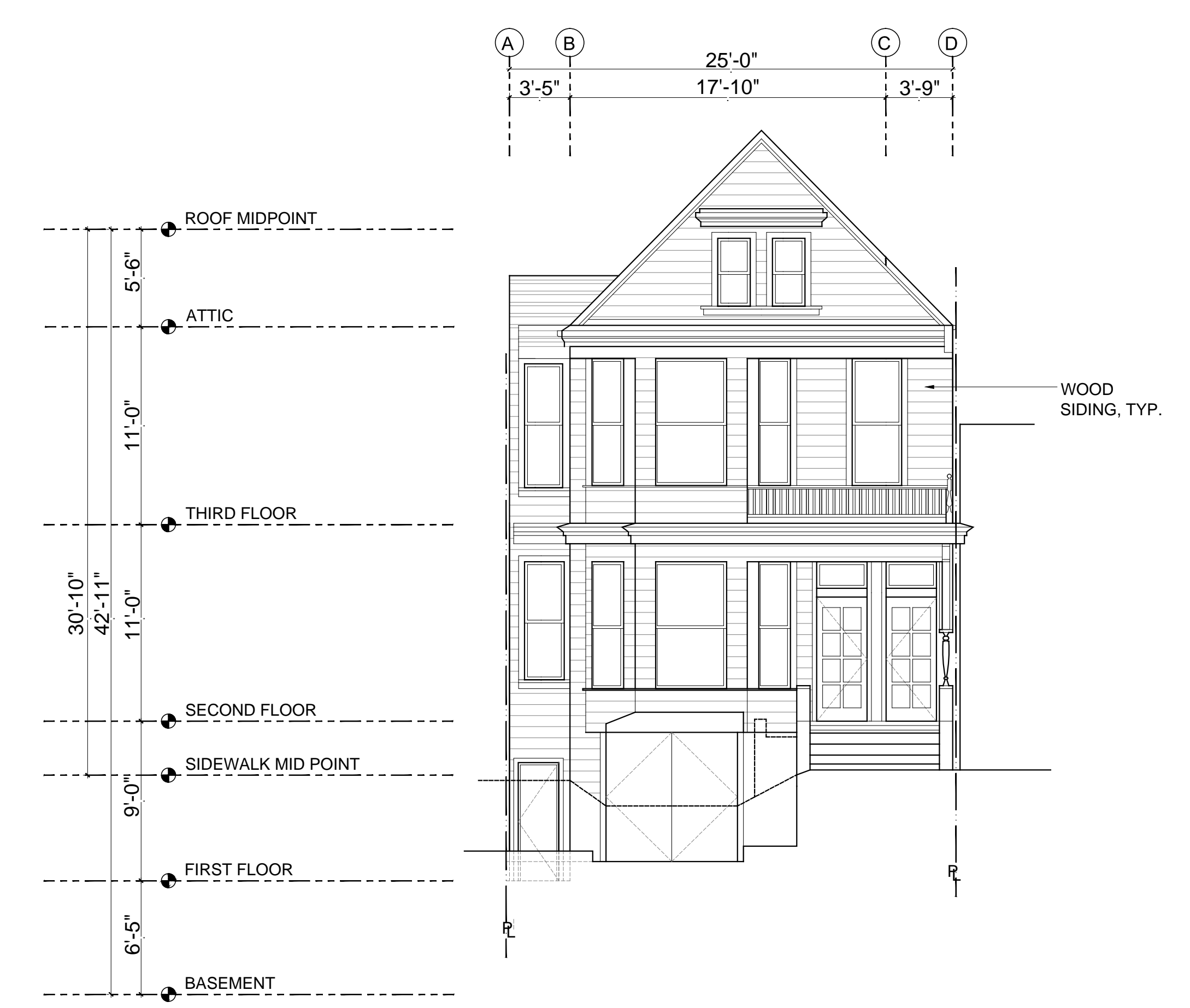
3 PROPOSED EAST ELEVATION



1 PROPOSED SOUTH ELEVATION (NO CHANGE)

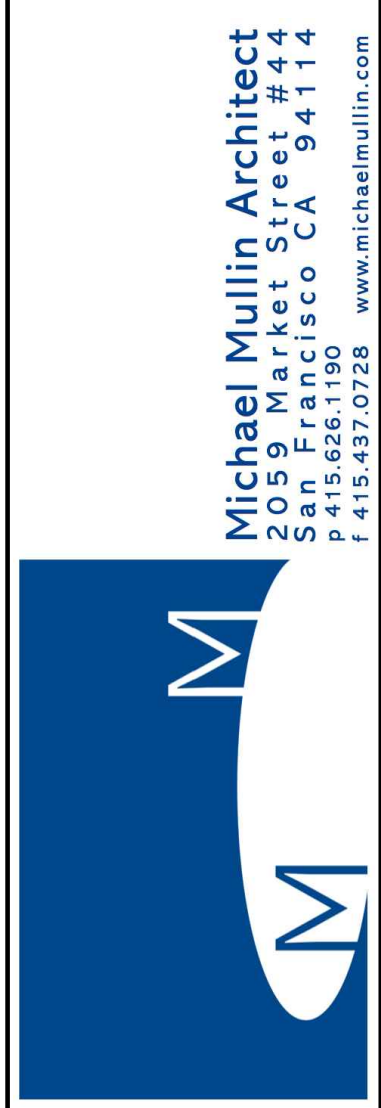


4 EXISTING EAST ELEVATION



2 EXISTING SOUTH ELEVATION

REVISIONS	BY



Michael Mullin Architect
 2059 Market Street #44
 San Francisco, CA 94114
 Tel: 415.437.0728
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 185-187 PRECITA AVE. SAN FRANCISCO CA 94110
 GREGOR BERKOWITZ AND ANA FLETES - OWNERS
 558 CHENEY ST. SAN FRANCISCO CA 94131
 (415) 359-7754

EXISTING AND PROPOSED SOUTH AND EAST ELEVATIONS

DATE: 9-06-11
 SCALE:
 DRAWN: CM
 JOB: 187 PRECITA
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A5
 OF: SHEETS