



## ACCESS APPEALS COMMISSION

### NOTICE OF DECISION

Office of the Secretary

June 18, 2019

Property Name: Shining Star Preschool  
Appeal Address: 610 20<sup>th</sup> Street  
Block / Lot No: 4058/223  
Application No: 2019/0307/4694  
Appeal No.: 19-02  
File Date: May 24, 2019  
Hearing Date: June 12, 2019

Shining Star Montessori Bi-Lingual Daycare  
C/O Thomas Harry  
Thomas Harry, Architect  
610 20<sup>th</sup> Street  
San Mateo, CA 94403

Dear Mr. Harry,

On Wednesday, June 12, 2019, at a regular Meeting of the Access Appeals Commission, the Commission heard application, No. 19-02, in which you requested the ratification of an Unreasonable Hardship Requested (UHR) that was granted by the Department of Building Inspection on June 10<sup>th</sup>, 2019. The UHR, was issued for the lack of vertical access to the mezzanine within Shining Star Preschool located at 610 20<sup>th</sup> Street under permit application number 201903074694.

The basis of the request for an unreasonable hardship was due to cost of providing vertical access to an existing mezzanine within an E occupancy daycare. The valuation of renovation permits of \$150,000.00 for the daycare at both the main floor and associated mezzanine is below the valuation threshold of \$166,157.00 requiring full accessible compliance. The cost of providing vertical access would be greater than 20% of the cost of the renovation permits. The same services provided on the mezzanine level will be provide on the main accessible floor below.

**After consideration of the issues presented, the Commission voted 4-0, on a motion by Commissioner Park, to ratify the Unreasonable Hardship Request based upon cost with a condition, vertical access to the mezzanine would be provided within two years of 90% enrollment.**

**This ratification applies only to application number 201903074694, all subsequent permit applications at this address must be re-evaluated on a case-by-case basis.**

If you have any questions concerning this matter, please contact me at (415) 575-6923.

Sincerely yours,



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Thomas Fessler, Senior Building Inspector  
**Secretary to the Access Appeals Commission**

cc: Thomas Harry, AAC Commissioners

J/AAC/Notice of Decision/2019