

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JEAN MONT-ETON, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT APPROVAL Respondent

Appeal No. **21-087**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on August 24, 2021, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on August 19, 2021 to Prem Singh, of an Alteration Permit (Amendment to PA 2016/1121/3200: change rear stair deck location per plans) at 4341 Ulloa Street.

APPLICATION NO. 2019/1104/6312

FOR HEARING ON October 27, 2021

Address of Appellant(s):

Address of Other Parties:

Jean Mont-Eton, Appellant(s)
4333 Ulloa Street
San Francisco, CA 94127

Prem Singh, Permit Holder(s)
c/o Apri Ghuman, for Permit Holder(s)
Applied Remedial Technologies, Inc.
1485 Bayshore Blvd., # 109
San Francisco, CA 94124



Date Filed: August 24, 2021

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 21-087

I / We, **Jean Mont-Eton**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2019/1104/6312** by the **Department of Building Inspection** which was issued or became effective on: **August 19, 2021**, to: **Prem Singh**, for the property located at: **4341 Ulloa Street**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: 4:30 p.m. on **October 7, 2021, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org, and renderlens@gmail.com.

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 21, 2021, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy should be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, scott.sanchez@sfgov.org and jeanmonteton@aol.com.

The Board's physical office is closed to the public and hard copies of the brief do NOT need to be submitted.

Only photographs and drawings may be submitted by the parties at the hearing.

Hearing Date: **Wednesday, October 27, 2021, 5:00 p.m.**, via Zoom. Information for access to the hearing will be provided before the hearing date. (Please note: Should the City's Health Orders permit in-person hearings, the Board reserves the right to hold the hearing at SF City Hall. Advance notice shall be provided to the parties.)

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows: See attached statement

Ms. Mont-Eton, appellant, filed this appeal by email.

I am submitting this Permit Appeal for Permit No. 201911046312 for property located at 4341 Ulloa Street.

I own, and live in, the adjacent property at 4333 Ulloa Street, San Francisco. The proposed location of the rear stair deck threatens my security and safety.

The referenced permit was issued for a structural addition to the building located at 4341 Ulloa Street. The proposed structural addition consists in general of a Rear Stair Deck. The proposed rear stair deck would only be a few feet from my bedroom window. I am 92 and live alone. I am vision and hearing impaired. The stair deck would pose a security threat due to accessibility to my bedroom window. My medical condition precludes putting security bars on the window. An additional concern is my privacy as anyone on the stair deck could see into my bedroom. I need to have the curtains open during the day to have enough light to see.

The backyards in this area can be accessed by anyone hopping over fences from the street/sidewalk. I would not be able to hear or see anyone trying to break in at night, and probably wouldn't hear them during the day.

Luckily, there are alternative locations for a rear stair deck at 4341 Ulloa St. For example, the stair deck on the west side, or from the rear room in the middle of the property with minor adjustments- such as a turn in the staircase.

I bought this house in 1962 and have lived in it for 59 years. The proposed rear stair deck will adversely affect my safety, security, privacy and therefore quality of life.

City and County of San Francisco

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Welcome to our Permit / Complaint Tracking System! Permit Details Report

Report Date: 8/24/2021 3:49:42 PM

Application Number: 201911046312
Form Number: 8
Address(es): 2445 / 031 / 0 4341 ULLOA ST
Description: AMEND TO PA201611213200: CHANGE REAR STAIR DECK LOCATION PER PLANS.
Cost: \$5,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/4/2019	TRIAGE	
11/4/2019	FILING	
11/4/2019	FILED	
8/19/2021	APPROVED	
8/19/2021	ISSUED	

Contact Details:

Contractor Details:

License Number: 795570
Name: APRI GHUMAN
Company Name: APPLIED REMEDIAL TECH. DBA AREMTECH INC
Address: 1485 BAYSHORE BL * SAN FRANCISCO CA 94124-0000
Phone: 4154675409

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	11/4/19	11/4/19			11/4/19	VICTORIO CHRISTOPHER	
2	INTAKE	3/18/21	3/18/21			3/18/21	SHAWL HAREGGEWAIN	
3	BLDG	4/27/21	4/27/21			4/27/21	HU QI (ANNE)	approved, route to payment, 4/27/21
4	CP-ZOC	11/14/19	11/14/19			11/14/19	CHANDLER MATHEW	Approved: Revision to Permit 201611213200 to relocate the approved location of second-floor stairs. Proposed stairs extend no more than 6 feet into the required rear yard for any portions that are more than three feet above grade. Mathew Chandler 11/14/2019
5	CP-ZOC	3/29/21	3/29/21			3/29/21	OROPEZA EDGAR	DUPLICATE APPROVAL ONLY NO CHANGES FROM MC APPROVAL
6	CPB	8/19/21	8/19/21			8/19/21	YU ZHANG REN	6/7/2021: SENT FOLLOW UP EMAIL. SC 4/27/2021: THE PLANS ARE MISSING THE ENGINEER'S SIGNATURE. CAN'T ISSUE. SC SENT APPLICANT AN EMAIL. SC DUPLICATE APP. LOST PLAN/REROUTE EACH STATION HS

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.



Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).

BRIEF SUBMITTED BY THE APPELLANT(S)

This email contains:

1. Appellant's Brief
2. Photos

Appellant's Brief

Appeal No. 21- 087 (4341 Ulloa Street)

I appealed this permit because the location of the rear stair deck threatens my safety, security, privacy, and therefore quality of life.

I am requesting that the location of the proposed rear stair deck (landing and staircase) be changed. The permit was issued with the rear stair deck located on the east side of the house, next to my adjoining property at 4333 Ulloa Street. The houses are attached dwellings. I request that the Board change the location of the rear stairs to either the west side or the back of the extended room of the house at 4341 Ulloa Street. (I was not able to obtain information regarding the original location for the rear stair deck from a previous permit in time to submit this brief.)

The proposed rear stair deck landing would be 3 feet 3½ inches from my property. My bedroom window is only 14 inches from the property line. The

location specified on the permit (east side of rear yard) would allow anyone on the staircase or landing to see into my upstairs bedroom window.

If the location of the rear stairs cannot be changed, I request the Board require a privacy screening be installed above the handrails of both the stairs and landing. This condition should specify that the screening would need to be an opaque material and extend 3 feet above both the landing and stairs handrail. Screening would help prevent a direct view into my bedroom window and the downstairs window.

As mentioned in my Appeal, I am 92 years old and live alone. I am vision and hearing impaired. Due to my reduced vision, I need as much light as possible and therefore keep my curtains open during daylight hours. And, I am very concerned about the proximity of the landing and stairs to my house and window.

PHOTOS



Photo # 1: Back of houses: left side is 4341 (upstairs)/ 4339 (downstairs) Ulloa Street; right side is 4333 Ulloa Street



Photo # 2: proposed location for door and landing at 4341 Ulloa Street proposed location for rear stair deck at 4341 Ulloa Street



Photo # 3: 4341 Ulloa - proposed rear stair deck location (taken from upstairs bedroom window at 4333 Ulloa)



Photo # 4: 4341 Ulloa - proposed location for landing and stairway



Photo # 5: 4341 Ulloa - proposed location for door, landing, and stairway (taken from upstairs bedroom window at 4333 Ulloa)

PERMIT HOLDER DID NOT SUBMIT A BRIEF