

City and County of San Francisco



Edwin M. Lee
Mayor

Board of Appeals

Cynthia G. Goldstein
Executive Director

July 31, 2014

Joerg Schumann & Sara Roberts, Permit Holders
321 Duncan Street
San Francisco, CA 94131

Re: **JURISDICTION REQUEST**
Subject Property: **587 - 29th Street**
Application No(s): **2013/11/22/2698"S"**
Type(s) of Action: **ISSUANCE of Alteration Permit**

Dear Permit Holder(s):

The Board of Appeals has received the enclosed letter requesting that it take jurisdiction beyond the fifteen (15)-day appeal period for the matter(s) referenced above. This **JURISDICTION REQUEST** has been scheduled for consideration on **Aug. 20, 2014, at City Hall, Room 416, at 5:00 pm**, One Dr. Carlton B. Goodlett Place.

Please note that the filing of a Jurisdiction Request **DOES NOT** suspend work on the subject permit(s). However, if the Board grants the Jurisdiction Request on the above – referenced date of consideration (4 out of 5 votes required), **a new five (5) - day appeal period shall be created which ends on the following Monday**, and the subject permit(s) shall then be suspended upon the filing of a formal appeal, and until the Board of Appeals decides the matter and releases a notice of decision and order.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit/variance/determination holder(s) or Department no later than 10 days from the date of filing, on or before **Aug. 11, 2014**, and must not exceed six (6) pages in length, double-spaced, with unlimited exhibits. An original and 10 copies shall be submitted to the Board office by 4:30pm, with additional copies delivered to the opposing parties the same day. It is the general practice of the Board that only up to three (3) minutes of testimony for each party will be allowed. If you have any questions, please call (415) 575-6880.

Sincerely,

BOARD STAFF

cc: Dept. of Building Inspection, Planning Dept. (if applicable), & Requestor(s) w/o enclosures

Yochai & Orna Konig, Requestors
2312 Castro Street
San Francisco, CA 94131



Date Filed:

BOARD OF APPEALS

JUL 31 2014

APPEAL # *JP*

City & County of San Francisco
BOARD OF APPEALS

JURISDICTION REQUEST

Date of request: July 31, 2014.

Yochai & Orna Konig, (requestor(s)) hereby seeks a new appeal period for the following departmental action: **ISSUANCE of Alteration Permit BPA NO. 2013/11/22/2698"S"** by **Department of Building Inspection**, issued to: **Joerg Schumann & Sara Roberts**, for property at **587 - 29 th Street**, that was issued or became effective on **May 28, 2014**, and for which the appeal period ended at close of business on **June 12, 2014**.

Your **Jurisdiction Request** will be considered by the Board of Appeals on Wednesday, **August 20, 2014 at 5:00 p.m. City Hall, Room 416**, One Dr. Carlton B. Goodlett Place.

Pursuant to Article V, § 10 of the Board Rules, the **RESPONSE** to the written request for jurisdiction must be submitted by the permit, variance, or determination holder(s) and/or department(s) no later than **10 days from the date of filing, on or before August 11, 2014**, and must not exceed 6 pages in length (double-spaced), with unlimited exhibits. An original and 10 copies shall be submitted to the Board office with additional copies delivered to the opposing parties the same day.

You or your representative **MUST** be present at the hearing. It is the general practice of the Board that only up to three minutes of testimony from the requestor, the permit holder, and the department(s) will be allowed. Your testimony should focus on the reason(s) you did not file on time, and why the Board should allow a late filing in your situation.

Based upon the evidence submitted and the testimony, the Board will make a decision to either grant or deny your Jurisdiction Request. Four votes are necessary to grant jurisdiction. If your request is denied, an appeal may not be filed and the decision of the department(s) is final. If your request is granted, **a new five (5) day appeal period shall be created which ends on the following Monday**, and an appeal may be filed during this time.

Please Print: *Yochai Konig*
Orna Konig

Signature of Requestor or Agent *[Signature]*

JUL 31 2014

APPEAL #

We have owned our home at 2312 Castro Street in Noe Valley since 2004. We are filing a Jurisdiction Request because we are concerned about a residential building renovation (project) just east of our home, which would directly impact the line of sight from our front room window heading east toward the bay. We also believe that the project may not comply with San Francisco's Design Review Guidelines regarding buildings in mid-blocks and related rear yard open space.

We believe the City inadvertently caused us to be late in filing our appeal because the City did not require the project applicants to provide us with notice.

The project applicants (at 587 29th Street) received their site permit on May 28, 2014. Although our home is located less than 150 feet from the project, we did not receive a notice. We later learned that the City did not require the project applicants to notify us because our address is not in the same Assessor's Block as the project. Yet, our property and our day-to-day experience will be impacted by the project as much or more than the residents who received notifications. For example, the applicants were required to notify residents across the street from the project who will not be able to view a proposed rear addition. Yet, as neighbors west of and south of the project, we will see the addition from our front window given the exposed nature of their rear yard, and the entire mid block to the west. In essence, given the fact that their "green belt" is not 'framed' from west by any houses, we share the same "green belt" with the project (See attached 3 images that demonstrate this).

Because we did not receive a notice, we were not aware of the project until recently and were not able to review plans or approach the applicants about possible alternatives before they received their site permit. When we learned about the project

and contacted the applicants, they said they would not consider alternatives to their existing plans.

The central goal of the project is to raise a two story residence in order to accommodate a new garage. As part of raising the building, the applicants are proposing a three story addition at the rear of the existing structure that will increase the height of the building and extend it into the backyard open space by over 25 additional feet. This extension would also include a rooftop deck that will be directly in our line of sight and will impact the open space in the rear, which serves as “green belt” of sorts for our neighborhood. We believe that the project’s proposed top floor addition and deck should be set back so that it does not impair the rear yard mid-block open space and be more compatible with the rest of the block. We believe that this could be done with small modifications to the project’s plans and without disturbing the architectural or structural intent of the proposed renovation.

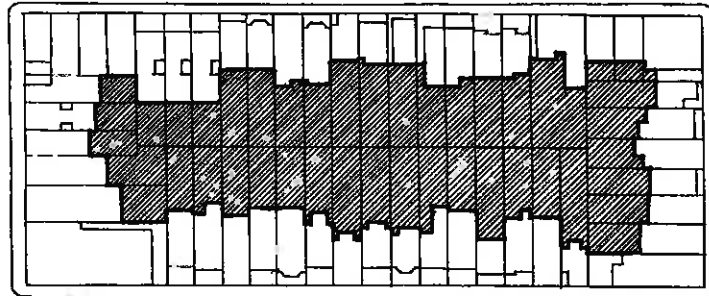
To reiterate, we ask for the opportunity to be part of the process and to formally voice our concern about this building project. Please grant our Jurisdiction Request.

Sincerely,

Yochai & Orna Konig

1.415.643.3986

Block with a strong mid-block open space pattern.



The above picture is taken from the SF's 'Guidelines for Residential Design' document to relate to the image below.



Above: Satellite view (Google Maps) shows the relation of our house (Arrow #1) on 2312 Castro street to the green belt created in the block east from us. Arrow #2 points to the proposed project on 587 29th street, which will extend by more than 25 feet into the back yard and into our direct view.



Above: The view from our front window. The arrow points to the house which is planned to be raised into a three level building and be extended by over 25 feet into the back yard.

APPROVED
Dept. of Building Insp.

SFUSD
+ 2000 sqft

BLDG. FORM 3/8

MAY 22 2014
Capacity Charges
Water \$ 893.00
Wastewater \$ 2635.50
Tom C. Hui
RE 5/21/14

TOM C. HUI, S.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

BUILDING ENLARGEMENT DESCRIPTION
 VERTICAL
 HORIZONTAL

APPROVED FOR ISSUANCE
MAY 22 2014
175

APPLICATION NUMBER
2014 1122 2098 S

OSHA APPROVAL REQ.
APPROVAL NUMBER:

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

FORM 3 OTHER AGENCIES REVIEW REQUIRED

FORM 8 OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS
1312

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

DO NOT WRITE ABOVE THIS LINE

DATE FILED: 22 NOV 2013	FILED FEE RECEIPT NO. 13128830	(1) STREET ADDRESS OF JOB 587 29TH STREET	BLOCK & LOT 6630/028
PERMIT NO. 1325753	ISSUED 5/28/2014	(2A) ESTIMATED COST OF JOB \$550,000 (DOP)	(2B) REVISED COST: \$500K

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING			
(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORES OF OCCUPANCY: 2	(6A) NO. OF BASEMENTS AND CELLARS: 0	(7A) PRESENT USE: RESIDENCE SFD
(4B) OCCUP. CLASS RH-2	(8A) NO. OF DWELLING UNITS: 1		
DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION			
(4C) TYPE OF CONSTR. V-B	(5B) NO. OF STORES OF OCCUPANCY: 3	(6B) NO. OF BASEMENTS AND CELLARS: 0	(7B) PROPOSED USE (LEGAL USE): RESIDENCE SFD
(4D) OCCUP. CLASS RH-2	(8B) NO. OF DWELLING UNITS: 1		
(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? NO <input checked="" type="checkbox"/>

15) OWNER - LESSEE (CROSS OUT ONE)
 JOERG SCHUMANN + SARA ROBERTS, 321 DUNCAN ST, SF CA 94131 / 415-596-514
 ADDRESS ZIP CITY# PHONE (FOR CONTACT BY DEPT.)

16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 THE EXISTING TWO-STORY RESIDENCE IS TO BE PRESERVED AND RAISED IN ORDER TO ACCOMMODATE A NEW GARAGE WITH TWO OFF-STREET PARKING SPACES. A NEW THREE-STORY ADDITION IS ADDED AT THE REAR OF THE EXISTING STRUCTURE

ADDITIONAL INFORMATION			
(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT 27'-5 1/4" FT.	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA 1,206 SQ. FT.
(21) WILL SIDEWALK OR SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? NO <input checked="" type="checkbox"/>

ARCHITECT OR ENGINEER (DESIGN CONSTRUCTION
 SCHWARTZ AND ARCHITECTURE 860 RHODE ISLAND ST., SF CA
 ADDRESS 94107 / C-27065

IMPORTANT NOTICES

Changes shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (IV) is checked item (V) must be checked as well. Mark the appropriate method of compliance below.

SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		CREATE DECK OR PORCH, EXTENSION TO BUILDING?		YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA		1,206		SQ. FT.	
(23) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/>		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		ADDRESS		SCHWARTZ AND ARCHITECTURE		(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		CALIF. CERTIFICATE NO.	
(25) CONSTRUCTION LEADER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LEADER, ENTER "UNKNOWN")		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		ADDRESS		260 RHODE ISLAND ST., SF CA								94107 / C-27065			

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 60" to any wire containing more than 750 volts See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

<input type="checkbox"/> OWNER	<input type="checkbox"/> ARCHITECT
<input type="checkbox"/> LESSEE	<input type="checkbox"/> AGENT
<input type="checkbox"/> CONTRACTOR	<input type="checkbox"/> ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERE TO WILL BE COMPLIED WITH.

2013-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claim, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City or County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

- I hereby affirm under penalty of perjury one of the following declarations:
- () I have and will maintain a certificate of consent to self-insure for worker's compensation, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
 - () II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____


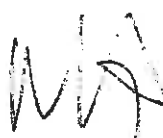

Policy Number _____
 - () III. The cost of the work to be done is \$100 or less.
 - () IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
 - () V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Permit Bureau.

Signature of Applicant or Agent: *[Handwritten Signature]*

Date: **NOV 22 2013**

OFFICE COPY

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  DATE: _____ REASON: _____ NOTIFIED MR. _____ BUILDING INSPECTOR, DEPT. OF BLDG. INSP.	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: Raise the bldg. a full floor to add basement parking and construct a multi-story rear addition. Approved Michael E. Smith MES 4/24/2014 DEPARTMENT OF CITY PLANNING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ CIVIL ENGINEER, DEPT. OF BLDG INSPECTION	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ By <u>LTC 4-7-14</u> Licong Tian, Dir. DPW/BSM BUREAU OF ENGINEERING	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED:  DEPARTMENT OF PUBLIC HEALTH	DATE: _____ REASON: _____ NOTIFIED MR. _____
<input type="checkbox"/>	APPROVED: _____ REDEVELOPMENT AGENCY	DATE: _____ REASON: _____ NOTIFIED MR. _____

DPW/BSM SIGN OFF ON JOB CARD RETURNED PRIOR TO THE FINAL CALL 194-7149 TO SCHEDULE

FIELD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

NOTIFIED MR.

DATE: _____

REASON:

NOTIFIED MR.

DATE: _____

REASON:

NOTIFIED MR.

DATE: _____

REASON:

NOTIFIED MR.

DATE: _____

REASON:

NOTIFIED MR.

DATE: _____

REASON:

NOTIFIED MR.

DATE: _____

REASON:

NOTIFIED-MR.

DATE: _____

REASON:

NOTIFIED MR.

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

APPROVED:



[Handwritten Signature]

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:



MECHANICAL ENGINEER, DEPT OF BLDG. INSPECTION

APPROVED:



CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

APPROVED:



ENTRANCE SIGN OFF ON JOB CARD
REQUIRED PRIOR TO COMMENCEMENT
CALL 394-7149 TO SCHEDULE

By LTC 5-7-14
Liang Tian Cy, EPW/BSM

BUREAU OF ENGINEERING

APPROVED:



[Handwritten Signature]

DEPARTMENT OF PUBLIC HEALTH

APPROVED:



REDEVELOPMENT AGENCY

APPROVED:



SFPUC Capacity Charge
See attached SFPUC Capacity Charge Invoice for total
amount due. DBI will collect 60% or more of the total
amount before the Site Permit is issued. Any balance
will be billed and collected by SFPUC Credit.

[Handwritten Signature]
SFPUC *[Handwritten Signature]*
Laura Arnold
ASAC/Kumar
[Handwritten Signature]

HOUSING INSPECTION DIVISION *[Handwritten Signature]*

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

[Handwritten Signature] 20 MAY 2014
OWNERS AUTHORIZED AGENT

Permit Holder's Response to Jurisdiction Request (Permit 2013/11/22/2698)

Dear Members of the Board of Appeals.

We appreciate the opportunity to respond in detail to the jurisdiction request filed by Yochai & Orna Konig (2312 Castro Street) on 7/31/14 against Site Permit 2013/11/22/2698" S" related to our home at 587 29th Street. We have openly engaged with the requester prior to the filing of the jurisdiction request - via multiple phone calls, emails, and a meeting at their home on 6/21/14. Please refer to Appendix 1 containing our email communication with the requester. Similarly to the requesters, my wife and I have lived in Noe Valley for the past 9 years.

The Konig's have raised several issues:

1. Our project would "directly impact the line of sight from (their) front living room."

- The requester stated multiple times - over the phone and in person - that they do not want their view of the Bay to be impacted and that they understand that views are not protected. Please note that in all of our correspondence and our meeting, the requester never raised any other concerns other than the preservation of their views. All other issues were developed solely for their Jurisdiction Request.
- Not only are their distant views not protected in the City, but as shown in Appendix 2, the impact of our project to the requester's existing views over Noe Valley is miniscule. They have only filed this procedure because they feel entitled to protect a sliver of Bay view between a tree branch and our roof.

2. Our project would "not comply with San Francisco's Design Review Guidelines

Permit Holder's Response to Jurisdiction Request (Permit 2013/11/22/2698)

regarding buildings in mid-block and related rear yard open space.”

- Our project has been thoroughly vetted to meet all aspects of the Residential Design Guidelines, the Residential Design Team (RDT) review process, and our adjacent neighbor's concerns.
- To argue that this project does not meet the Residential Design Guidelines simply flies in the face of reality. Not only is it far below what Zoning would allow for the site, but also it is a direct reflection of the requirements placed on us by the RDT, the governmental body charged with interpreting all aspects of these guidelines.
- The claim that the requester's access to the mid-block open space (referred to as 'green belt' in the jurisdiction request) will be affected by the project is equally frivolous. The requester's house is two streets across from our block as Castro Street and Day Street run virtually parallel at this block.
 - The concept of the visibility into the 'Mid-block Open Space' applies to one's own block and doesn't ensure visibility into open space of neighboring blocks.
 - Even so, the project does not affect their ability to look into the open space of the block across from their living room window. (Please refer to Appendix 2 clearly showing that their view of the 'open or green space' is unobstructed by the project.)
 - In fact, the dense trees in front of the requester's windows (between Day and Castro street) and not the project obstruct virtually all visibility the requester has into the open space (or 'green belt') of the block opposite to theirs.

Permit Holder's Response to Jurisdiction Request (Permit 2013/11/22/2698)

- The requester's statement that we are extending our building 'into the backyard open space over 25 additional feet' is incorrect. We are extending our building by 21 feet and are still complying with the 'basic rear yard requirement of 45%'.

We have gone through great lengths to accommodate neighbor concerns at every stage of our project. In fact, we have the support of our neighbors not only because we are ensuring that the house stays within the context of the block and the neighborhood but also because we are staying well within the allowable building height of 40 feet - we'll be at approx. 27 feet. Please refer to Appendix 3.

3. The requester argues that they deserve to have received notification of the project from the Planning Department because they can look into our backyard open space.

- Please note that the requestor is NOT claiming that there was any procedural issue with our permit review or notification process, only that they wished that the City's rules were written differently.
- We believe that the requestor has not been able to show that 'the City intentionally or inadvertently caused the requester to be late in filing of the appeal'.

We are respectfully asking the board to deny the jurisdiction request. Thank you for your time and the opportunity to state our point of view.

Joerg Schumann + Sara Roberts

587 29th Street, SF, CA 94131