

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
LISA KRIM,

Appeal No. 14-171

)
) Appellant(s)
)

vs.

)
)
) DEPARTMENT OF BUILDING INSPECTION,
) PLANNING DEPARTMENT APPROVAL Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on October 02, 2014, 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 October 01, 2014, to Frank & Ann Hardenbergh, of an Alteration Permit (comply with NOV No. 201493443; add two new rear windows, a skylight, a door, and replace railing at existing pop-out and existing deck; repair roof and deck as required) at 3636 Webster Street.

APPLICATION NO. 2014/09/30/7684

FOR HEARING ON December 10, 2014

Address of Appellant(s):

Address of Other Parties:

Lisa Krim, Appellant 3630 Webster Street San Francisco, CA 94123	Frank & Ann Hardenbergh, Permit Holders 3636 Webster Street San Francisco, CA 94123
--	---



Date Filed:

BOARD OF APPEALS

OCT 02 2014

APPEAL # 14-171

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

PRELIMINARY STATEMENT OF APPEAL

I / We, **Lisa Krim**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit BPA NO. 2014/09/30/7684** by the **Department of Building Inspection** which was issued or became effective on: **October 01, 2014**, to: **Frank & Ann Hardenbergh**, for the property located at: **3636 Webster 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: **November 20, 2014, (no later than three (3) Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with (eleven) 11 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

Respondent's and Other Parties' Briefs are due on or before: **December 04, 2014, (no later than one (1) Thursday prior to hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with (eleven) 11 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

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

Hearing Date: **Wednesday, December 10, 2014, 5:00 p.m., City Hall, Room 416, One Dr. Carlton B. Goodlett Place.**

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 submit (eleven) 11 copies of all documents of support/opposition no later than one (1) Thursday prior to hearing date by 4:30 p.m. 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 at the Board's office. 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.

If you have any questions please call the Board of Appeals at 415-575-6880

The reasons for this appeal are as follows:

see attached

Appellant or Agent (Circle One):
Signature: *Lisa Krim*
Print Name: Lisa Krim

Attention: Planning Department Appeals regarding Building Permit 201409307684

We are very concerned about construction occurring next door to us at 3636 Webster Street. The current owners demolished an addition that was built in 2007, and are rebuilding using a newly acquired over the counter permit that does not seem to have been fully reviewed by planning or submitted to neighborhood notification. This addition was built in 2007 by a previous owner and required a rear yard variance. As the immediate neighbor, we were involved with the architect in discussions to be certain addition did not impact our privacy or views. Given that addition has been demolished and many disruptive modifications are being made, I feel that the new owners should be required to review with planning for structural, electrical and plumbing code and with neighbors for privacy and view concerns. The modifications being made include a window facing our property, a skylight on the deck, and a very high wall on the opposite side of property that blocks our sight line. This wall in the new permit is called a railing, but it is solid and higher than railing height. Also it seems that the 1.5" deep by 4" wide balcony off the bay window on our side of their building is being built larger and connected to the deck over addition. In summary, we are very concerned that these modifications are decreasing the value of our property and could be unsafe. We feel that this permit should be reviewed closely by the Planning Department given the plans for the addition were scrutinized in 2007 due to the rear yard variance, and that several modifications are being made under this current permit.

BOARD OF APPEALS

OCT 02 2014

APPEAL # 14-171

X 

APPROVED
 Dept. of Building Inspection
 3000
 OCT 01 2014
 Tom C. Hill
 DIRECTOR

ALTER ORDINANCE - EXTENDED
 Disturbance of at least 50 cu. yd. of soil:
 at Yes No
 Yes, route to DPH for compliance with Ordinance No. 155-13.
 Exempted - Letter from DPH attached

BLDG. FORM 3/8
 APPLICATION NUMBER 2014-0930-7684
 APPROVAL NUMBER
 OSMA APPROVAL REQ'D

BOARD OF APPEALS
 OCT 02 2014
 APPEAL # 14-171

20140673 (PID) 20140673 (BID)

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION
 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.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE-COUNTER ISSUANCE
 2 NUMBER OF PLAN SETS 3/12/15

DATE FILED 9-30-14	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 3636 Webster St.	BLOCK & LOT 0445A/045
PERMIT NO. 1337597	ISSUED 10-01-14	(2A) ESTIMATED COST OF WORK \$28,000.00	(2B) REVISED COST: BY: 12000.00 DATE: 9/30/14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V	(5A) NO. OF STORIES OF OCCUPANCY: 3	(6A) NO. OF BASEMENTS AND CELLARS: -	(7A) PRESENT USE: Residential - 2 units	(8A) OCCUP. CLASS R-3	(9A) NO. OF DWELLING UNITS: 2
---------------------------	--	---	--	--------------------------	----------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V	(5) NO. OF STORIES OF OCCUPANCY: 3	(6) NO. OF BASEMENTS AND CELLARS: -	(7) PROPOSED USE (LEGAL USE) Residential - 2 units	(8) OCCUP. CLASS R-3	(9) NO. OF DWELLING UNITS: 2
--------------------------	---------------------------------------	--	---	-------------------------	---------------------------------

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO

(12) ELECTRICAL WORK TO BE PERFORMED? YES NO

(13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR: Insight Construction Part. 80 Mission Ave 94941 415-686-4804 #959755 4/15

(15) OWNER - LESSEE (CROSS OUT ONE): FRANK AND ANN HARDENBERGH 3636 Webster STOR# PHONE (FOR CONTACT BY DEPT.) 415-221-5785

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
 TO COMPLY WITH ARTICLE 17E VIOLATION # 2014 93443
 ADD TWO NEW WINDOWS, A SKYLIGHT, A DOOR AND REPLACE RAILING AT EXISTING POP-OUT AND EXISTING DECK. REPAIR ROOF AND DECK AS REQUIRED.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER 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"/>	(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"/>

(25) ARCHITECT OR ENGINEER (DESIGNER OF CONSTRUCTION): ERNIE SELAUER 2045 Jewell Ave #319 SFCA #012716

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")

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 is to be closer than 6'0" 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, and complete details of retaining walls and wall footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREON 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) (14) (24).

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

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

CHECK APPROPRIATE BOX
 OWNER
 LESSEE
 CONTRACTOR
 ARCHITECT
 AGENT
 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.




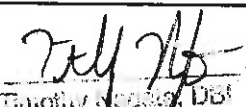


NOTICE TO APPLICANT



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 this 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 worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (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. 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.
 - (X) II. I have and will maintain worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: Great National
 Policy Number: 760000701814
 - () 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 worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
 - (X) 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 worker's 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: [Signature] Date: 9-30-14

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  Joseph Ospital, DEI SEP 30 2014 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.
<input type="checkbox"/>	APPROVED: Approved per plans and application to abate DEI violation 201493443.  Sharon Young 9/30/14 DEPARTMENT OF CITY PLANNING
<input type="checkbox"/>	APPROVED:  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
<input checked="" type="checkbox"/>	APPROVED: <i>OLL</i>  Timothy Negley, DEI SEP 30 2014 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED:  CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED: BUREAU OF ENGINEERING
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH
<input type="checkbox"/>	APPROVED: REDEVELOPMENT AGENCY
<input type="checkbox"/>	APPROVED:  HOUSING INSPECTION DIVISION

DATE: 9/30/14
REASON: OK
NOTIFIED MR. 
DATE: 9-30-14
REASON: OK TO APPROVE
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. _____

BOARD OF APPEALS
OCT 02 2014
APPEAL # 14-171

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT

APPELLANT'S BRIEF – LISA AND BRIAN KRIM

APPEAL #14-171

INTRODUCTION

We purchased our home at 3630 Webster Street in 2004. We are directly to the south of property at 3636 Webster Street. We have four kids ages two to twelve years-old. Our kids attend a public elementary school in the Marina five blocks from our home. Lisa led the renovation of nearby Moscone Playground and we helped fund the renovation of the Marina Library to improve the beauty of these Marina destinations. We stay close to our neighborhood given our full house and thus care deeply for preserving it. We believe Permit #201409307684 issued September 30, 2014 should be revoked until it complies with the 2006 architectural plans permitted for the pop-out (previously referred to as 1-story addition) due to the following adverse effects.

ADVERSE EFFECTS

A. Procedural

The Planning Department performs important service for the city of San Francisco by articulating codes and guidelines that owners are required to follow. These guidelines are important for maintaining the city's beauty and giving peace of mind to all property owners. We believe the construction at 3636 Webster Street that began in July 2014 is not properly permitted, with over-the-counter permits twice being issued for work that was more extensive in scope, as well as electrical, structural and architectural modifications being omitted from the description of work. The work being done under Permit #201409307684 is a rebuild. The owners are building something different than what was

there before they demolished it, and different and larger than what was permitted by the city in 2006.

The current owners at 3636 Webster Street, the Hardenberghs, did not notify us that they had obtained their first over-the-counter Permit #201408153951 issued on August 15, 2014. We quickly realized, by observing from our backyard, that the work was beyond the permit's description: "REPAIR 2ND FLOOR DECK AT BACK OF BUILDING WITH DRYROT IN PERIMETER LESS THAN 50% CONSTRUCTION." Inspector Thomas Fessler cited the project for being outside the scope of the permit and told us that he recommended to the Planning Department that the project be subjected to full review by city agencies. See **Exhibit 1** for Permit #201408153951 and **Exhibit 2** for Complaint #201493443 indicating Notice of Violation for Exceeding Scope of Work.

The Hardenberghs obtained a second over-the-counter Permit #201409307684 on September 30, 2014 without communicating with us. The description for this permit reads "ADD TWO NEW WINDOWS, A SKYLIGHT, A DOOR AND REPLACE RAILING AT EXISTING POP-OUT AND EXISTING DECK. REPAIR ROOF AND DECK AS REQUIRED." See **Exhibit 3** for Permit #201409307684.

We feel the work is not a replacement or repair of the pop-out that was permitted in 2006 since after demolition, there wasn't an "existing pop-out" or an "existing deck." As captured in photo in **Exhibit 4**, the demolition left merely a cement foundation and some studs, a few (or perhaps all) of which were later demolished to accommodate changes to the architectural plan that include revisions to all the windows in the pop-out. The photo in **Exhibit 5** was taken on September 10, 2014 and captures the beginning of the pop-out rebuild displaying pile of debris from demolition and new lumber being used in construction.

As in the case of the first over-the-counter permit acquired by the Hardenberghs, this permit does not seem to address structural changes necessitated by revisions to the windows and addition of a skylight, or new electrical wiring required for revised lighting plan. The permit description also doesn't address the approximately 5 foot high wall on the north side of the property that replaces the previous 3 foot metal railing.

We have observed several renovations on our block, and they have followed planning procedures and code including most importantly Section 311 Neighborhood Notification for any modifications to exterior of house. We believe it is in the Planning Department's best interests to revoke Permit #201409307684 until it complies with the 2006 permitted architectural plans so as not to risk disrupting procedure that has effectively ensured compliance and peace of mind in our neighborhood.

B. Safety

The benefit of work being properly permitted is it triggers the proper oversight by the Department of Building Inspection. Both these over-the-counter permits obtained for work that is in excess of scope sidestep the structural and electrical inspections required by larger projects. As owners in an area of San Francisco that is in liquefaction zone, it is very important to us that proper structural and electrical inspections occur. Our property would be severely damaged if a fire occurred due to faulty construction or wiring as our house and the structure at 3636/38 Webster Street are adjacent to each other. A permit that requires full oversight would give us assurance that the electrical and structural work on the pop-out at 3636 Webster Street is sound.

An additional safety issue is the expanded deck that the Hardenberghs seek to build versus the deck that was permitted in 2006. This deck, which expands onto the south side

of the property, does not rest on any structure and raises safety concerns as to whether structural plans have ever been submitted to ensure its stability.

C. Privacy/Sight line

Another averse effect to our property is intrusion of our privacy as a result of revisions to the decks and windows versus the original permitted plans.

The original permit for the pop-out, Permit #200605121496 that was submitted to the Planning Department on May 12, 2006 and included a rear yard variance, was sought by a previous owner of 3636 Webster Street, Richard North Patterson. The project description in this original permit attached in **Exhibit 6**, was "Demo Existing Balcony at Rear of Main Level of Flat/Duplex, Add New Office At Rear of Existing Grade Level Bedroom / Add New Deck Above New Office."

As the previous owner's plans proposed a rear yard variance and expansion of the building, the Planning Department required a 30-day notice be sent to 175 neighbors. The previous owner Richard North Patterson and his architect Bruce Bonacker invited neighbors to review plans in person, as well as do a walk-through of the interior/exterior of 3636 Webster Street to be certain we could visualize the impact of the pop-out. The rear yard at 3636 Webster Street was among the smallest yards on Block 0445A and the construction of the pop-out would reduce the backyard from 28' to 17.5' in length. Many neighbors weighed in with their concerns, and we personally spoke with the owner and architect about our privacy concerns. The pop-out was eventually approved on November 22, 2006 after much review and scrutiny, and then constructed in 2007.

As it relates to our privacy, the most pertinent detail of the Section 311 Neighborhood Notification Packet triggered by Richard North Patterson's proposed

plans, and attached in **Exhibit 7**, is the description of the southern side deck which reads, "... and an approximately 1.5' deep by 4' wide balcony is proposed off the bay window at the southern side of the second floor." To further illustrate the proposed deck plan that was eventually approved for the original pop-out, **Exhibit 8, A-2.2** depicts the relatively small scale of the southern side deck versus the northern side deck, and **Exhibit 9, A-3.1** depicts the rear view of 3636 Webster Street showing two separate, unattached decks.

Varying quite significantly from the 2006 permitted plans, the Hardenbergh's architectural plans presented in **Exhibit 10, A1-A2** propose a southern side deck that in our estimation is 5' deep by 7' wide, and adjoins the northern side deck over pop-out. See **Exhibit 10, A1** for detailed drawing of the Hardenbergh's Proposed Deck Plan. This expanded southern side deck not only disrupts our privacy being it is within 3 feet of our property line, but it also should trigger neighborhood notification because it is an expansion of the exterior of the house versus 2006 permitted plans.

Additionally the plans associated with the Hardenbergh's Permit #201409307684 show a new window on the Proposed South Elevation whereas there was no window on the south side of the pop-out before. The new window shown in **Exhibit 10, A2** Proposed South Elevation is within 10 feet of our property line, and significantly reduces our privacy when we are at the back of our property.

Lastly, the wall that has been erected on the north side of the roof deck is excluded from both the permit project description and from the architectural drawings. The plans submitted show drawings for the Proposed East and South Elevations, but there is not a Proposed North Elevation drawing that would illustrate this wall. The wall is mentioned only in very small notes near the drawings of Proposed Deck Plan and Proposed East Elevation. The height of the proposed wall is not clarified.

This wall, which can be seen in **Exhibit 11**, replaces the 36" railing which existed prior to the demolition, and in our estimation is approximately 5 feet high. We no longer will be able to sit on our deck and look across the green backyards of our neighbors toward the water, and the elderly woman Tutta Baer who resides at 3642 Webster Street will have shade from southern exposure in her rear yard. This proposed wall has an adverse effect on our sight line and our neighbor's sun exposure.

D. Transparency:

The Hardenberghs did not initiate contact with us to inform us work would be occurring, and they did not give us the specifics of the modifications being made from when we first contacted them in August 2014 until after we filed to appeal their second over-the-counter permit in October 2014.

On August 29, 2014, we proactively called the Hardenberghs who reside in New Hampshire from spring through fall seasons to discuss the rebuild, which had not yet started. We shared our feeling that the pop-out rebuild should be exactly as was permitted in 2006 after 175 neighbors were notified and architectural plans were scrutinized by those that were impacted by the rear yard variance and pop-out. We also suggested the Hardenberghs investigate to familiarize themselves and their contractor with the 2006 permitted plans which could be viewed at the Department of Building Inspection.

The Hardenberghs chose not to share all the modifications that were being made versus the 2006 permitted plans during that call and subsequent emails, thus we would only learn of modifications being made by seeing the building as it was erected. With each new modification, we reached out to the Hardenberghs and each time they said they understood our concerns, but withheld their decision on how they were going to proceed.

So we would only know their intentions when the modification continued. See all email exchanges in **Exhibits 12-18**.

We spoke with Frank Hardenbergh again on September 11, 2014 to further discuss our concerns with the rebuild, and then followed up by email to document our general and specific concerns. In **Exhibit 16**, Brian wrote in an email, "We are concerned the work is not properly permitted," and Frank Hardenbergh responded in **Exhibit 17**, "... so I am confident that the permit is appropriate."

When the project was cited by Inspector Fessler on September 25, 2014, Frank Hardenbergh did not acknowledge to us that indeed the work had exceeded the scope of permit, or tell us he was hiring an architect to draw plans and seeking another over-the-counter permit to continue work. We didn't hear from the Hardenberghs until several weeks after we filed with the Board of Appeals and at that time they offered to share their plans with us. The plans, which we first viewed on October 17, 2014, included all the elements that we had expressed concern about over the prior months.

We feel both over-the-counter permits, Permit #201408153951 and Permit #2014093007684, misrepresent the scope of work and the extent of modifications being made versus the 2006 permitted plans, and thus were approved in error by the Planning Department.

The lack of transparency in communications between when we first contacted the Hardenberghs and when we filed for appeal caused us to worry that they did not have our best interests in mind, and were not aiming to conform with the guidelines set by the Planning Department or inspections required to ensure our safety.

HISTORY

The approach that the Hardenberghs took to pursue this rebuild is different from the open communication and flexibility that was shared between us and the previous two owners of 3636 Webster Street, The Chapmans and Richard North Patterson. It is also different from how we have communicated with David Parry, the owner of the flat at 3638 Webster Street, which is directly above 3636 Webster Street. In the past, we have notified each other of major work being done, involved each other up front in the planning, and been open-minded and flexible about changes requested.

Our renovation

After purchasing our house at 3630 Webster Street in 2004, we renovated to update our property. Before we even submitted for Section 311 Neighborhood Notification, we invited everyone on our street and block to our house to meet our architect and review our architectural plans. Two requests were made for modifications of our plans: one request came from David Parry, the owner of the flat above 3636 Webster Street, and the other from Todd Chapman, the owner of 3636 Webster Street at the time of our renovation.

David Parry asked us to eliminate a homework alcove from our 3rd floor to allow for more light into his kitchen. We complied by revising our architectural plans to accommodate his request. Todd Chapman requested we erect a wall between our properties to give them more privacy. Todd Chapman refers to this request in **Exhibit 19** dated September 16, 2004 and requests a PDF of our revised plans. We relayed this change to our architect and thus a wall was added to our plans, and exists today just as requested by the Chapmans.

3636 Webster Street Permit and Rear Yard Variance - 2006

As discussed earlier in this brief, Richard North Patterson pursued the same approach as we did when embarking on his plans to build a pop-out at the rear of his property at 3636 Webster Street in 2006. He invited us to his house before Section 311 Neighborhood Notification. In general, the neighbors including David Parry, the owner of the flat above 3636 Webster Street, had reservations about the rear yard variance. Richard North Patterson was open-minded as we discussed our personal concerns including minimizing the balcony proposed off the bay window at the southern side of the second floor. Unfortunately, Richard North Patterson did not follow the plans permitted by the Planning Department when building the deck on the southern side. We do not feel an illegal deck should be built a second time, and are unsure if the Hardenberghs will build this deck larger than the deck illegally built by Richard North Patterson since dimensions are not presented in the Hardenbergh's architectural plans.

SUMMARY

The work being done under Permit #201409307684 is not a repair or replacement, it is a rebuild. The owners are building something different than what was there before they demolished it, and different and larger than what was permitted by the city in 2006. We would like this permit to be revoked as we feel the scope of work and modifications being made to the exterior of the property were not clearly stated, and that these modifications have an adverse effect on Planning Department procedure, our safety, our privacy/sight line and our well-being. In conclusion, we thank the Planning Department and Board of Appeals for reviewing this matter.

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: 11/4/2014 8:53:31 PM
Application Number: 201408153951
Form Number: 8
Address(es): 0445A / 045 / 03636 WEBSTER ST
Description: REPAIR 2ND FLOOR DECK AT BACK OF BUILDING WITH DRYROT IN PERIMETER LESS THAN 50% CONSTRUCTION
Cost: \$8,000.00
Occupancy Code: R-3
Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/15/2014	TRIAGE	
8/15/2014	FILING	
8/15/2014	FILED	
8/15/2014	APPROVED	
8/15/2014	ISSUED	

Contact Details:

Contractor Details:

License Number: 959755
Name: PIA LOGAN
Company Name: INSIGHT CONSTRUCTION PARTNERS INC
Address: 80 NELSON AV * MILL VALLEY CA 94941-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BLDG	8/15/14	8/15/14			8/15/14	DANG DENNIS	
2	CPB	8/15/14	8/15/14			8/15/14	PANGELINAN MARIANNE	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
---------------	-----------	------------------------	-------------------

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
-------------	----------------	--------------	-----------------	-------------	---------

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

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

[Technical Support for Online Services](#)

Permits, Complaints and Boiler PTO Inquiry

COMPLAINT DATA SHEET

Complaint Number: 201493443
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA SUPPRESSED
Date Filed: 09/09/2014
Location: 3636 WEBSTER ST
Block: 0445A
Lot: 045
Site:
Rating:
Occupancy Code:
Received By: Samuel Gregory
Division: INS
Complainant's Phone:
Complaint Source: TELEPHONE
Assigned to Division: BID
Description: Home Owner Do Work Outside Of Scope Of Building Permit 201408153951.

Instructions: 09/10/14: Complainant called back to say they ripped out the addition and are removing more than 50% of the dry rot.

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	FESSLER	62524		

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
09/09/14	CASE OPENED	BID	Fessler	CASE RECEIVED	
09/10/14	OTHER BLDG/HOUSING VIOLATION	PID	Fessler	CASE UPDATE	Gave to Senior Inspector Tam Chiu. Next available appt for Dist. 4 is Sept. 16, 2014.(mra)
09/24/14	WRK OVER PRMIT SCOPE	BID	Fessler	FIRST NOV SENT	Exceeding scope of work on permit # 201408153951 First NOV issued TF
09/25/14	WRK OVER PRMIT SCOPE	INS	Fessler	CASE UPDATE	Copy of first NOV mailed -TL

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

09/24/14

Inspector Contact Information

[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.

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: 11/16/2014 3:24:45 PM

Application Number: 201409307684

Form Number: 8

Address(es): 0445A / 045 / 03636 WEBSTER ST

Description: TO COMPLY WITH NOV #201493443. ADD TWO EINDOWS, A SKYLIGHT, A DOOR, AND REPLACE RAILING AT EXISTING POP-OUT AND EXISTING DECK. REPAIR ROOF & DECK AS REQUIRED.

Cost: \$12,000.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/30/2014	TRIAGE	
9/30/2014	FILING	
9/30/2014	FILED	
10/1/2014	APPROVED	
10/1/2014	ISSUED	
10/3/2014	SUSPEND	per BOA request e-mail dated 10/2/2014
10/7/2014	SUSPEND	2264381 Stage updated from inspection

Contact Details:

Contractor Details:

License Number: 959755

Name: PIA LOGAN

Company Name: INSIGHT CONSTRUCTION PARTNERS INC

Address: 80 NELSON AV * MILL VALLEY CA 94941-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	9/30/14	9/30/14			9/30/14	LE THOMAS	
2	CP-ZOC	9/30/14	9/30/14			9/30/14	YOUNG SHARON	
3	BLDG	9/30/14	9/30/14			9/30/14	OSPITAL JOSEPH	Comments issued, need more info
4	BLDG	9/30/14	9/30/14			9/30/14	OSPITAL JOSEPH	
5	MECH	9/30/14	9/30/14			9/30/14	NAGATA TIMOTHY	OTC Approval
6	CPB	10/1/14	10/1/14			10/1/14	LAURENTE YOLANDA	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
10/7/2014	AM	VS	IVR Scheduled	ROUGH FRAME	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
10/7/2014	Thomas Fessler	ROUGH FRAME	SUSPEND PERMIT

Special Inspections:



EXHIBIT 5



EXHIBIT 5



Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: 11/9/2014 12:15:23 PM

Application Number: 200605121496

Form Number: 3

Address(es): 0445A / 045 / 03636 WEBSTER ST

Description: DEMO EXTG BALCONY AT REAR OF MAIN LEVEL OF FLAT/DUPLEX. ADD NEW OFFICE AT REAR OF EXTG GRADE LEVEL BEDROOM/ADD NEW DECK ABOVE NEW OFFICE

Cost: \$35,000.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
5/12/2006	TRIAGE	
5/12/2006	FILING	
5/12/2006	FILED	
11/21/2006	PLANCHECK	
11/22/2006	APPROVED	
11/22/2006	ISSUED	
7/30/2007	COMPLETE	CFC Issued

Contact Details:

Contractor Details:

License Number: 546094

Name: SIMON H G SPARK

Company Name: SPARK CONSTRUCTION

Address: 171 LILY ST * SAN FRANCISCO CA 94102-0000

Phone: 4155030055

Addenda Details:

Description:

SITE PERMIT

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	CPB	5/12/06	5/12/06			5/12/06	SHAWL HAREGGEWAIN	
2	CP-ZOC	5/15/06	5/17/06			8/16/06	STARR AARON	
3	CP-NP	5/25/06	5/25/06	5/25/06		8/16/06	STARR AARON	Approval baed on Variance DL
4	CNT-PC	8/17/06	9/7/06	9/7/06		9/27/06	LEE MIRA	approved
5	CNT-CE	9/29/06	10/27/06	10/27/06		11/13/06	LIN EMILY	
6	PAD-MECH	11/16/06	11/20/06	11/20/06		11/20/06	SHAIKH MOHSIN	To One stop
7	ONE-STOP	11/21/06	11/21/06			11/21/06	WILLIAM BIGARANI	
8	CPB	11/21/06	11/22/06			11/22/06	SHAWL HAREGGEWAIN	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
7/30/2007	Michael Quinlan	FINAL INSPECT/APPRVD	CFC ISSUED
4/9/2007	Fergal Clancy	OK TO COVER	ROUGH FRAME



PLANNING DEPARTMENT

City and County of San Francisco
 1660 Mission Street, Suite 500
 San Francisco, CA 94103-2414

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 12, 2006, the Applicant named below filed **Building Permit Application No. 2006.05.12.1496 (Alteration)** with the City and County of San Francisco.

Applicant: Bonacker Associates	Project Address: 3636 Webster Street
Attention: Bruce Bonacker	Cross Streets: Beach St./ North Point St.
Address: 212 Sutter Street, #200	Assessor's Block /Lot No.: 0445A/045
City, State: San Francisco, CA 94108	Zoning District: RH-2
Telephone: 415.434.4300	Height-Bulk District: 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. 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 above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

<input type="checkbox"/> DEMOLITION AND / OR	<input type="checkbox"/> NEW CONSTRUCTION	OR	<input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION	<input type="checkbox"/> CHANGE # OF DWELLING UNITS		<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)	<input type="checkbox"/> HORIZ. EXTENSION (SIDE)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
REAR YARD (to new addition).....	28'	17.5'
NUMBER OF STORIES	3	No Change
NUMBER OF DWELLING UNITS	2	No Change

The proposal is to remove the existing balcony at the rear of the second floor, and construct an approximately 10.5' deep by 13.5' wide 1-story addition at the north side property line at the rear of the building. A roof deck is proposed above the addition, and an approximately 1.5' deep by 4' wide balcony is proposed off the bay window at the southern side of the second floor. The proposal requires a rear yard variance, case number 2006.0509V. A variance hearing has been tentatively scheduled for June 28, 2006 at 9:30 a.m., in City Hall, Room 408, 1 Carlton B. Goodlett Place.

PLANNER'S NAME: Aaron Starr
PHONE NUMBER: 415.558.6362
FAX NUMBER: 415.558.6409

DATE OF THIS NOTICE: 5/25/2006
EXPIRATION DATE: 6/24/2006



SAN FRANCISCO PLANNING DEPARTMENT

1660 Mission Street, Suite 500 San Francisco, California 94103 www.sfgov.org/planning

SECTION 311 NEIGHBORHOOD NOTIFICATION COVER LETTER

May 17, 2006

Bruce Bonacker
Bonacker Associates
212 Sutter Street, #200
San Francisco, CA 94108

Dear Applicant:

RE: 3636 Webster Street (Address of Permit Work)
2006.05.12.1496 (Building Permit Application Number)

Planning Code Section 311 requires the Planning Department to mail a **30-day** notice to neighbors (occupants and/or owners of properties within 150 feet of the project site) for all building permit applications for demolition, new construction, expansion of residential buildings or changes of use in Residential House (RH) and Residential Mixed (RM) zoning districts. The Section 311 notice is mailed after the Department has determined that the application complies with minimum development standards of the Planning Code and is consistent with the Residential Design Guidelines. You submitted the initial Section 311 materials at the Planning Information Counter when you applied for your building permit. The Planning Department has reviewed your permit application and has determined that your application is ready for Section 311 notification.

Below is a list of items that you must complete in order to fulfill the mailing and posting requirements of Section 311. **Section 311 Neighborhood Notification Instructions are enclosed to provide you with detailed instructions** on reduction of plans, compilation of materials, fee payment, site posting, documentation of posting and submission of materials. Please complete the items below in sequential order:

1. **The items below must be submitted or sent to the Planning Department before Section 311 notice can be mailed out to the neighbors.**
 - A. **A check in the amount of \$51** to cover the notification process made payable to the Planning Department (See Notification Instructions for more details);
 - B. **175 (total number)** unsealed, postage stamped, legal-sized (10" by 13") manila envelopes with photo-reduced 11" by 17" site, elevation and floor plans, folded and enclosed in the manila envelopes. **87 cents** postage must be placed on each unsealed envelope with no more than 4 sheets of photo-reduced plans. For 5 or more sheets of photo-reduced plans, please add **24 cents** to the 87 cents postage for each additional page of photo-reduced plans. **Do not attach postage metered strips.**

- C. **Three additional sets** of photo-reduced 11" by 17" site, elevation and floor plans for the Department's record. This set of plans will remain in the Planning Department for public review.

Please submit the above items to the 5th floor receptionist, 1660 Mission Street anytime between 8:00 a.m. and 5:00 p.m., Monday to Friday. **ATTENTION: AARON STARR.** You can also send the above items to the Planning Department, 1660 Mission Street, Suite 500, San Francisco, CA 94103.

2. **Post the enclosed oversized notice (poster) as soon as you receive the official 30-day Neighborhood Notification (Section 311) notice.** The 30-day notice will be mailed to you and to all names on the notification list, after the Planning Department receives the \$51 check and the reduced plans. Check the expiration date on the official notice and **write the expiration date on the bottom right hand corner of the poster.** The poster must be posted on site until the expiration date.
3. **After the expiration date, fill out and return the Declaration of Posting to the Planning Department by mail or in person, ATTENTION: AARON STARR.** The Declaration of Posting is an affidavit signed by the applicant certifying that the poster was posted on site until the expiration date.

The applicant must provide the requested items indicated in Number 1 above within thirty (30) days from the date of this letter. The application will be sent back to the Department of Building Inspection for cancellation or administrative proceedings if the applicant does not comply with this notice.

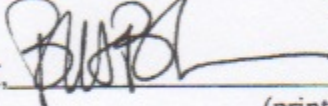
After the Department receives the Declaration of posting, the project planner will check whether a request for Discretionary Review has been filed. Any concerned party on a code-complying building permit application can file a Discretionary Review request. If a Discretionary Review request has been filed during the 30-day period, the Planning Commission will use its discretionary powers, at a public hearing, for additional review of the code-complying building permit to determine whether the proposed construction would have significant impacts on the surrounding properties. If no Discretionary Review request has been filed during the 30-day period, the project planner will approve the application and forward it to the Department of Building Inspection for review.

Please direct any questions concerning this notice to **AARON STARR at (415) 558-6409**, the planner listed on the Neighborhood Notification notice. A timely and complete response on your part will help expedite the mailing of the Neighborhood Notification for your project.

Thank you for your attention to this notice

- Enclosures:**
1. **Oversized Notice (11" X 17" poster)**
 2. **Declaration of Posting and Neighborhood Notification (Section 311) Instructions**

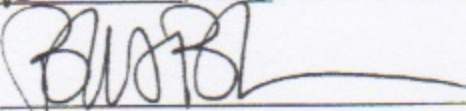
Affidavit of Preparation of Notification Map, Mailing List and Mailing Labels for Public Notification for Residential Building Permits

I.  **BRUCE BONACKER**, do hereby declare as follows:
(print name)

1. I have prepared the Notification Map, Mailing List and Mailing Labels for Public Notification for Residential Building Permits in accordance with Planning Department requirements and instructions for implementing City Planning Code Section 311.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 5/12, 2006 IN SAN FRANCISCO


Signature

BRUCE BONACKER
Name (type or print)

Architect
Relationship to Project, e.g., Owner, Agent
(if Agent, give business name and profession)

3636 Webster St.
Project Address

RADIUS SERVICES 445 GRANT AVE SAN FRANCISCO CA 415-391-4775

BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
0001 001	RADIUS SERVICES NO. 0445A45N	3636 WEBSTER ST	BONACKER	06	0303
0001 002	.	.	.	.	.
0001 003	RADIUS SERVICES	445 GRANT AV #400	SAN FRANCISCO	CA	94108
0001 004	BONACKER ASSOCIATES	212 SUTTER ST #200	SAN FRANCISCO	CA	94108
0001 005	.	.	.	.	.
0436E 001	ALAN & MONICA ZIMMERMAN TRS	PO BOX 470023	SAN FRANCISCO	CA	94147-0023
0436E 001	OCCUPANT	1601 BEACH ST #101	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #102	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #103	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #104	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #105	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #201	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #202	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #203	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #204	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #205	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #301	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #302	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #303	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #304	SAN FRANCISCO	CA	94123-1771
0436E 001	OCCUPANT	1601 BEACH ST #305	SAN FRANCISCO	CA	94123-1771
0436E 002	ROSE AMATO TRS	3653 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 002	OCCUPANT	3651 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 002	OCCUPANT	3651A WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 003	ANTHONY JUSTIN POST ETAL	3645 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 003	OCCUPANT	3647 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 005	JOHN J LITTLE	3633 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 005	OCCUPANT	3635 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 006	SCHOENHEIDE TRS	3629 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 006	OCCUPANT	3627 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 008	NICHOLS TRS	2540 VALLEJO ST	SAN FRANCISCO	CA	94123-4641
0436E 008	OCCUPANT	1700 NORTH POINT ST #101	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #102	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #103	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #104	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #105	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #106	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #107	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #108	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #201	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #202	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #203	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #204	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #205	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #206	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #207	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #208	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #301	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #302	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #303	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #304	SAN FRANCISCO	CA	94123-5408

RADIUS SERVICES 445 GRANT AVE SAN FRANCISCO CA 415-391-4775

BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
0436E 008	OCCUPANT	1700 NORTH POINT ST #305	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #306	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #307	SAN FRANCISCO	CA	94123-5408
0436E 008	OCCUPANT	1700 NORTH POINT ST #308	SAN FRANCISCO	CA	94123-5408
0436E 039	POLA-KARR TRS	3639 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 040	AILSA GAGEL	PO BOX 612	SUGAR HILL	NH	03586-0612
0436E 040	OCCUPANT	3641 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 043	LAWRENCE FIELD TRS	3621 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0436E 044	GREAT SCOTT TRS	3623 WEBSTER ST	SAN FRANCISCO	CA	94123-1718
0445A 008	FREDERICK Y LO ETAL	1638 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 009	HAIDEE L STADE TRS	1646 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 010	DOMINGUEZ TRS	1650 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 011	BARBARA JANEFF TRS	1660 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 012	ERIKA TARANTINO	1664 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 012	OCCUPANT	1662 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 012	OCCUPANT	1662A NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 013	ANITA LEE	3534 BRODERICK ST	SAN FRANCISCO	CA	94123-1409
0445A 013	OCCUPANT	1666 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 013	OCCUPANT	1666A NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 013	OCCUPANT	1668 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0445A 014	LSL PROPERTY HOLDINGS V DE LLC	2099 MARKET ST	SAN FRANCISCO	CA	94114-1315
0445A 014	OCCUPANT	1690 NORTH POINT ST #101	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #102	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #103	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #104	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #105	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #106	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #201	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #202	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #203	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #204	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #205	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #206	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #301	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #302	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #303	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #304	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #305	SAN FRANCISCO	CA	94123-1775
0445A 014	OCCUPANT	1690 NORTH POINT ST #306	SAN FRANCISCO	CA	94123-1775
0445A 016	JOHAN H SEVER TRS	220 NHELL ST	NEVADA CITY	CA	95959-2327
0445A 016	OCCUPANT	3618 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 016	OCCUPANT	3620 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 017	JOSEPHINE SARTORIO	3624 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 017	OCCUPANT	3624 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 017	OCCUPANT	3626 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 018	LISA TAFURI KRIM	3716 FILLMORE ST	SAN FRANCISCO	CA	94123-1209
0445A 018	OCCUPANT	3630 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 020	BAER TRS	3642 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 020	OCCUPANT	3642A WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 021	PETER & ANGIE CRESCI TRS	3648 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 021	OCCUPANT	3650 WEBSTER ST	SAN FRANCISCO	CA	94123-1719

RADIUS SERVICES 445 GRANT AVE SAN FRANCISCO CA 415-391-4775

BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
0445A 022	MARIAN VIZZARD	40 TURQUOISE WAY	SAN FRANCISCO	CA	94131-1638
0445A 022	OCCUPANT	1585 BEACH ST #101	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #102	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #103	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #104	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #105	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #201	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #202	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #203	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #204	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #205	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #301	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #302	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #303	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #304	SAN FRANCISCO	CA	94123-1784
0445A 022	OCCUPANT	1585 BEACH ST #305	SAN FRANCISCO	CA	94123-1784
0445A 023	ERNEST & VIVIAN S FRIEZ	1567 BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 023	OCCUPANT	1567A BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 024	HARRY B III HAMBLY ETAL	23980 SPALDING AV	LOS ALTOS	CA	94024-6349
0445A 024	OCCUPANT	1561 BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 024	OCCUPANT	1561A BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 025	SOLOMON N VARON ETAL	1555 BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 025	OCCUPANT	1555A BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 026	SURVIVORS KORF	1549 BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 027	TUTTLE TRS	1545 BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 027	OCCUPANT	1545A BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 028	WANDA CASTRO	1539 BEACH ST	SAN FRANCISCO	CA	94123-1706
0445A 045	RICHARD N PATTERSON	3636 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 046	DAVID E PARRY	1181 CHESTNUT ST	SAN FRANCISCO	CA	94109-1140
0445A 046	OCCUPANT	3638 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 057	BRETT M BUSH ETAL	3612 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
0445A 058	JOSEPH C BAYLISS ETAL	3614 WEBSTER ST	SAN FRANCISCO	CA	94123-1719
9999 999	.	.	.	.	.

5/17/2006 1:32:26 PM

SF Planning Department

AREA-MARINA

1

Lawrence Witter
Blackstone Court Association
2827 Franklin Street
San Francisco, CA 94123

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Michela Alloto-Pier
City Hall Room #244
Board of Supervisors
1 Dr. Carlton B. Goodlett Pl.
San Francisco, CA 94102

Joan Girardot
Marina Improvement & Property
PO Box 470790, Marina Station
San Francisco, CA 94147-0790

Lori Brooke
President
Cow Hollow Association
2628 Greenwich Street
San Francisco, CA 94123

Peter Singh
Vice President
Marina Merchants Assn.
2269 Chestnut Street, No. 235
San Francisco, CA 94123

Martina Ehlers-Lauterbach
Zoning
Cow Hollow Association
2657 Greenwich Street
San Francisco, CA 94123

Deirdre Araujo
Secretary
Marina Merchants Association
2269 Chestnut Street #235
San Francisco, CA 94123

Jennifer Gridley
Cow Hollow Association
2611 Filbert Street
San Francisco, CA 94123

Gloria Fontanello
President
Marina Neighborhood Association
1435 Bay Street
San Francisco, CA 94123

Elizabeth Traub
Zoning
Cow Hollow Association
2649 Greenwich Street
San Francisco, CA 94123

Patricia Vaughney
Marina/Cow Hollow Neigh.&Merchants
2742 Baker Street
San Francisco, CA 94123

Brooke W. Sampson
Zoning
Cow Hollow Association, Inc.
2645 Filbert Street
San Francisco, CA 94123

Gregory L. Scott
President
Pacific Heights Residents Assn.
2585 Pacific Avenue
San Francisco, CA 94115

Robert E. Bardell
President
Golden Gate Valley Neigh. Assn.
1922 Filbert Street
San Francisco, CA 94123

Lesley Leonhardt
Executive Director
Union AsiaStreet Association
1686 Union Street #214
San Francisco, CA 94123

5/17/2006 1:32:13 PM

SF Planning Department

AREA-CITYWIDE

1

Bok F. Pon
President
American Chinese Association
435 - 14th Ave.
San Francisco, CA 94118

SOMCAN
965 Mission Street
San Francisco, CA 94103

Michael Chan
Housing Director
Asian, Inc.
1670 Pine St.
San Francisco, CA 94109

Janan New
San Francisco Apartment Assn.
265 Ivy Street
San Francisco, CA 94102-4463

Sue Hestor
Attorney at Law
870 Market St., #1128
San Francisco, CA 94102

Emily Fancher
San Francisco Examiner
450 Mission Street, 5th Floor
San Francisco, CA 94105

Gordon Chin
Executive Director
Chinatown Resource Center
1525 Grant Ave.(Tower)
San Francisco, CA 94133

Jake S. Ng
President
San Francisco Neighbors Assn(SFNA)
1900 Noriega Street Ste. 202
San Francisco, ca 94122

Judith Berkowitz
President
Coalition for S.F. Neighborhoods
PO Box 320098
San Francisco, CA 94132-0098

Ted Gullicksen
Office Manager
San Francisco Tenants Union
558 Capp Street
San Francisco, CA 94110

Chuck Turner
Director
Community Design Center
1705 Ocean Avenue
San Francisco, CA 94112

Joe O'Donoghue
President
Residential Builders Assn. of S.F.
530 Divisadero Street, Ste. 179
San Francisco, CA 94117

Michael Theriault
Secretary-Treasurer
S.F. Bldg & Constr. Trades Council
150 Executive Park Blvd. Ste. 4700
San Francisco, CA 94134-3341



Addition and Alterations

3638 Webster Street
San Francisco, CA

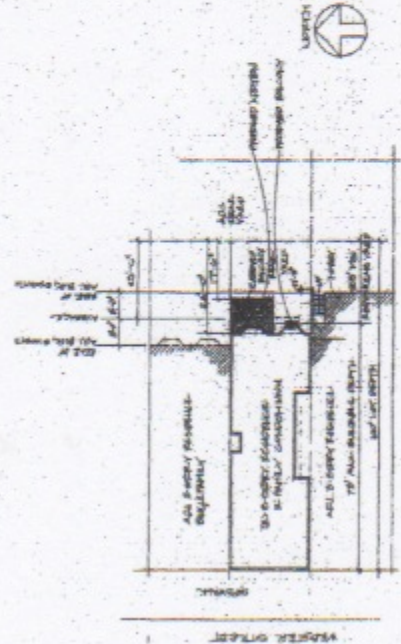


Site Plan Scope of Work

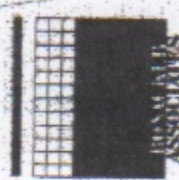


Scope of Work

In this condominium building containing 2 units constructed in the 1920's, at the lower of the two units, at the rear of the existing ground floor master bedroom, construct a new single story addition containing one room... a study. Provide access from the unit to the rear garden via a new door from the study. On the roof of the study, provide a new roof deck with access via a new floor from the existing north bedrooms at the main level of the unit.



SITE PLAN W-10 1



ASSOCIATES

ARCHITECTS

REGISTERED ARCHITECTS

Addition and Alterations

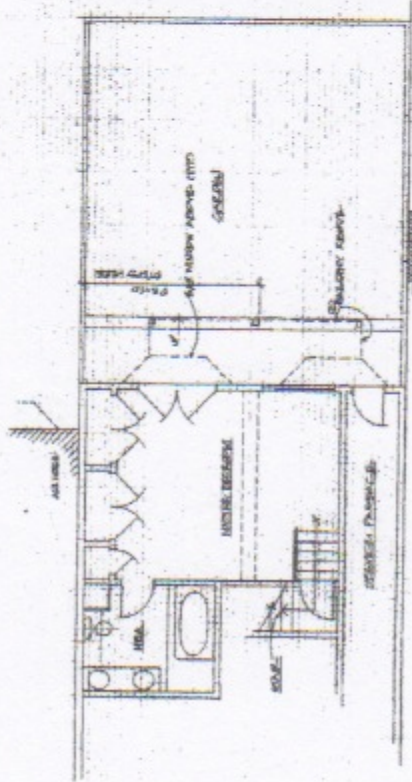
3636 Webster Street
San Francisco, CA

As shown on the attached sheets, the proposed alterations to the existing building are shown in solid lines. The existing building is shown in dashed lines. The proposed alterations include the addition of a new wing, the renovation of existing spaces, and the addition of a new entrance.

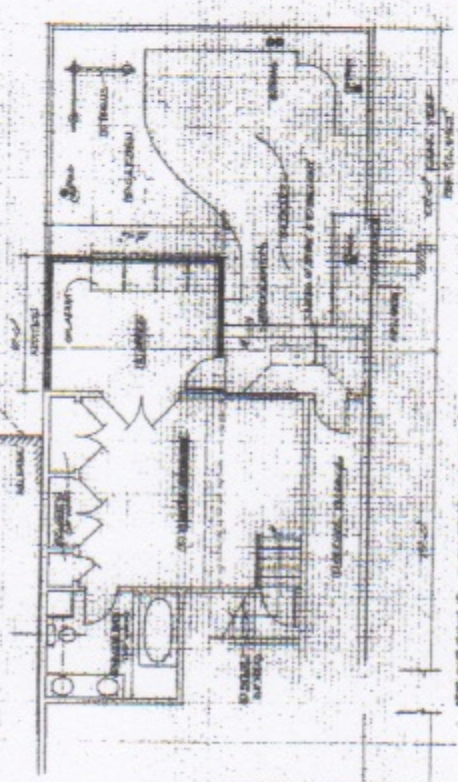
Lower Level Plans
Existing and Proposed

Scale: 1/8" = 1'-0"

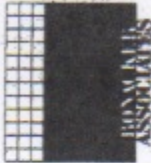
A-21



2



1



ARCHITECT
3636 WEBSTER STREET
SAN FRANCISCO, CA 94122
TEL: 415.774.1100
WWW: WWW.ASSOCIATES.COM

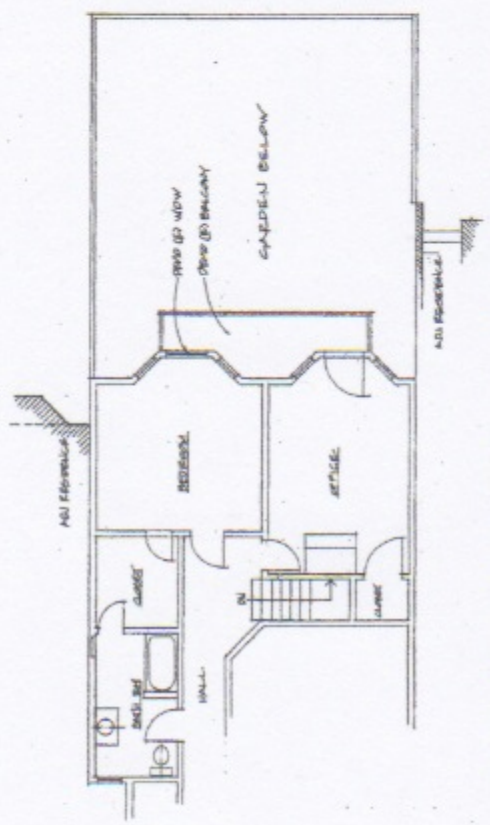
Addition and Alterations
3636 Webster Street
San Francisco, CA

THIS SET OF ARCHITECTURAL PLANS IS THE PROPERTY OF ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ASSOCIATES.

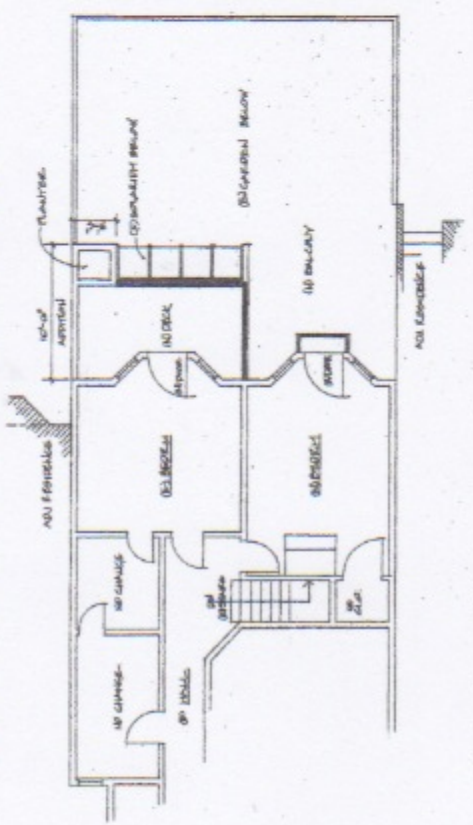
Upper Level Plans
Existing and Proposed

DATE: 10/11/17

Sheet A-2.2

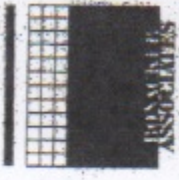


EXISTING UPPER LEVEL PLAN W/ B.M.D



PROPOSED UPPER LEVEL PLAN





MEANS ARCHITECTURAL ASSOCIATES
ARCHITECTS

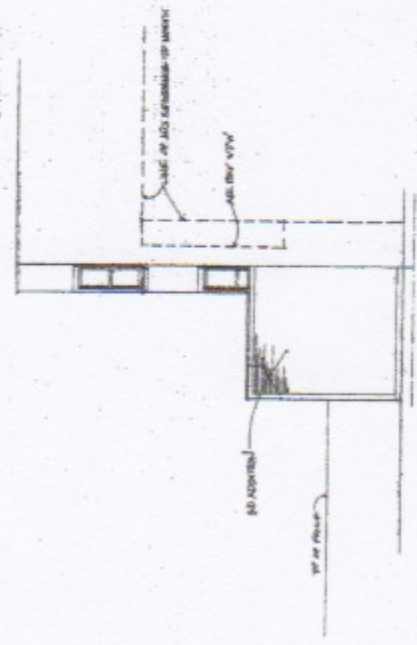
Addition and Alterations

3838 Webster Street
San Francisco, CA

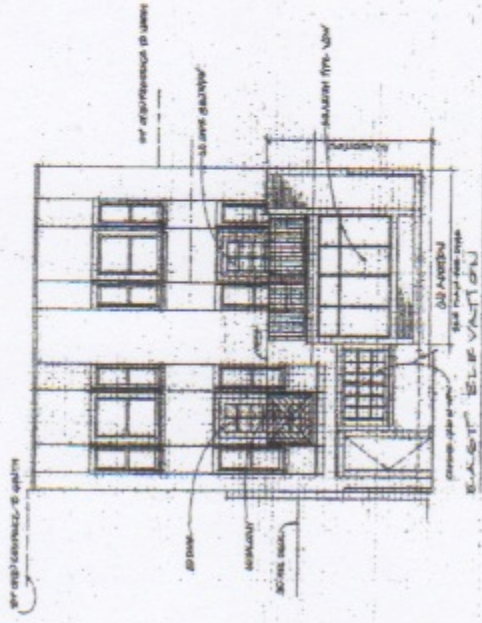
Project No. 100-100-100-100
Date: 10/10/10
Scale: 1/8" = 1'-0"

Elevations

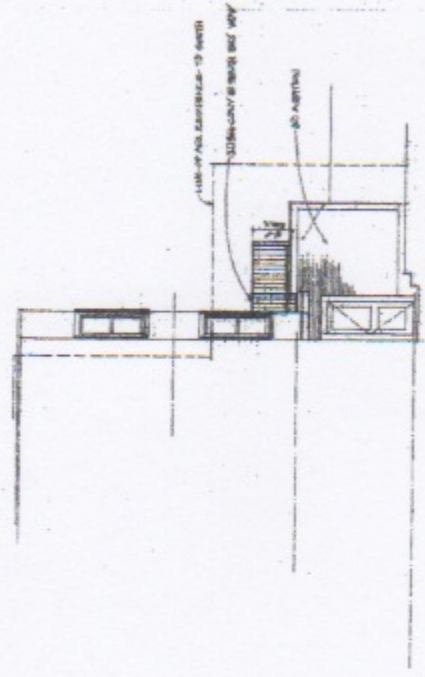
A-31



NORTH ELEVATION



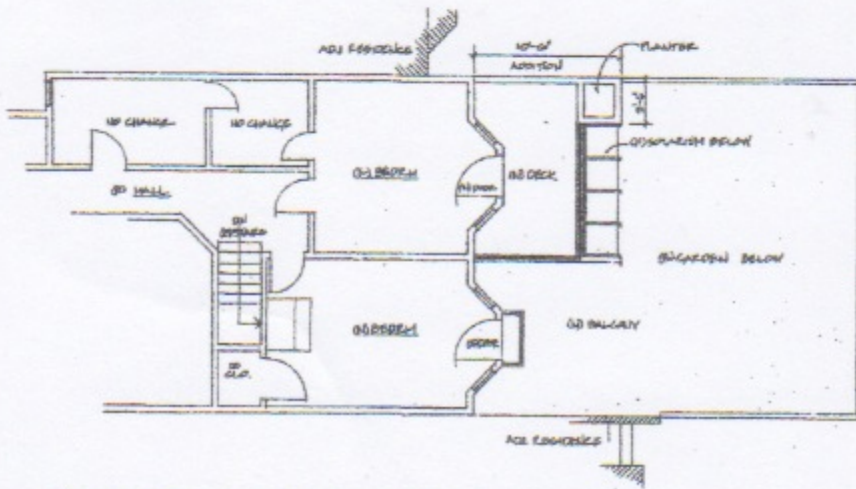
EAST ELEVATION



SOUTH ELEVATION

Addition and Alterations

3636 Webster Street
San Francisco, CA



PROPOSED UPPER LEVEL PLAN

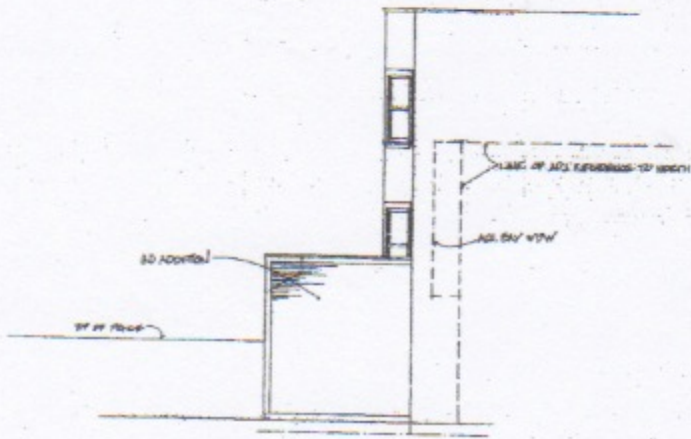


Upper Level Plans
Existing and
Proposed

1/4" = 1'-0"

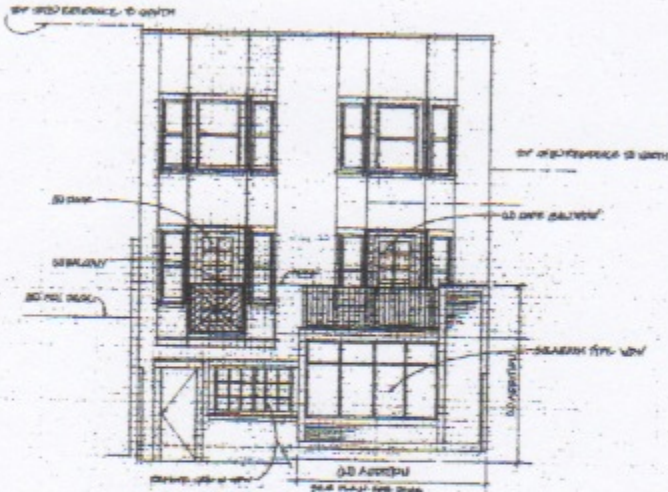
A-2.2

All drawings and related reports shall be the property of the architect and shall not be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in the drawings or reports, or for any consequences arising therefrom, whether or not such errors or omissions are caused in whole or in part by negligence on the part of the client. The architect shall not be responsible for any damage to property or persons, or for any other consequences arising from the use of the drawings or reports, or for any other consequences arising from the use of the drawings or reports, or for any other consequences arising from the use of the drawings or reports.



NORTH ELEVATION

2



EAST ELEVATION

1



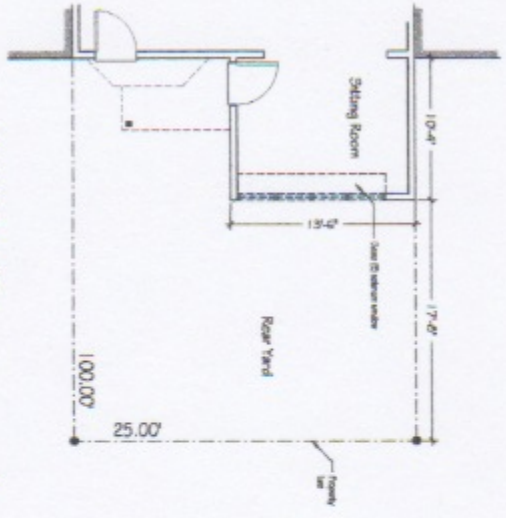
UNIVERSITY AVENUE 8/15/86

Addition and Alterations
3636 Webster Street
San Francisco, CA

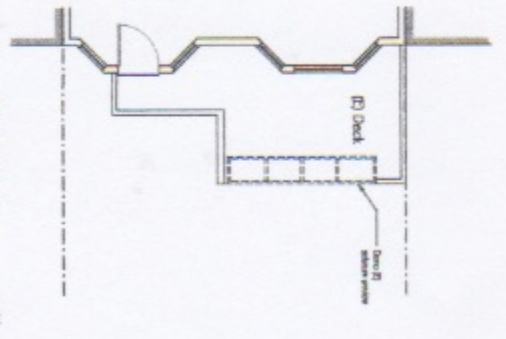
All drawings and specifications herein are the property of Ryan & Associates, Inc. and shall remain the property of Ryan & Associates, Inc. No part of these drawings or specifications shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ryan & Associates, Inc. The drawings and specifications shall be void if altered in any way without the prior written permission of Ryan & Associates, Inc. The drawings and specifications shall be void if altered in any way without the prior written permission of Ryan & Associates, Inc. The drawings and specifications shall be void if altered in any way without the prior written permission of Ryan & Associates, Inc.

Elevations

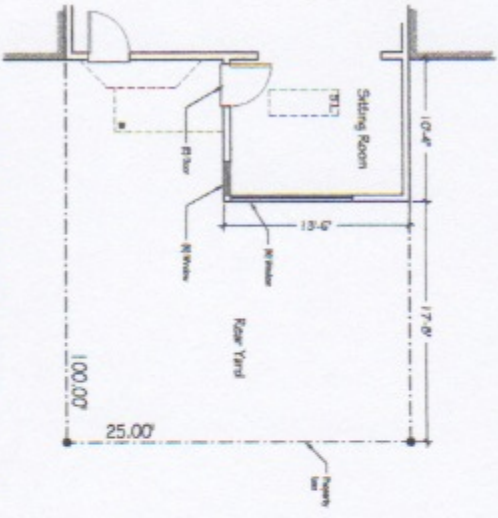
A-3.1



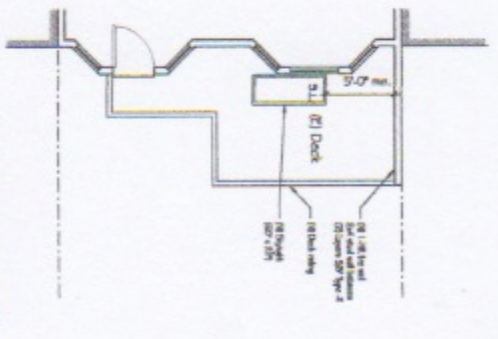
2 (E) First Floor Plan
Scale 1/4" = 1'-0"



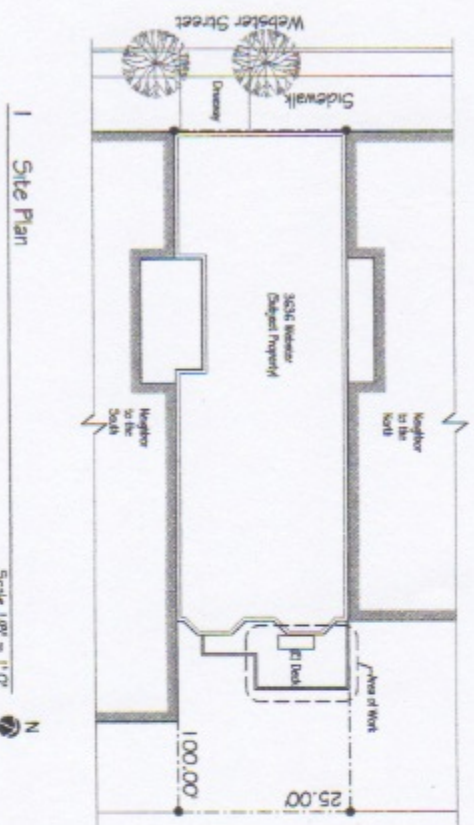
3 (E) Deck Plan
Scale 1/4" = 1'-0"



4 Proposed First Floor Plan
Scale 1/4" = 1'-0"



5 Proposed Deck Plan
Scale 1/4" = 1'-0"



1 Site Plan
Scale 1/8" = 1'-0"



Location Plan

Project Description
Addressing Notice of Violation #201493443
Add two new windows, a skylight and replace railing at existing pop-out and existing deck.
Repair roof deck as needed.
Issued Application for construction pop-out: #2004.05.12.1496 - Completed 1/22/07
Issued Application for dry-rot repairs: #2014.06.15.3951

Directory
Owner:
Frank and Ann Hardenberg
3636 Webster Street
San Francisco, CA 94123
phone: 415-221-5795

Sheet Index
A1 Steel'oor Plan and Project info.
A2 Erections and details

Architect:
Ernie Selander
2095 Jernold Ave. Suite 319
San Francisco, CA 94124
mobile: 415.385.4339
email: ernie@selanderarchitects.net

Building Codes
2013 CBC and all San Francisco Building, Mechanical, Plumbing, Electrical and Fire Code and amendments.
Occupancy: R-3
Construction: Type V-B

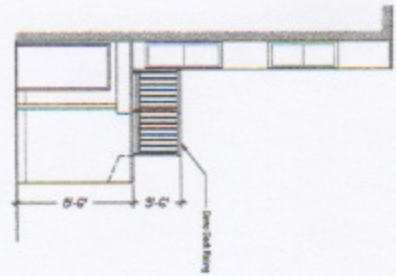
SELANDER ARCHITECTS
2095 Jernold Avenue, Suite 319, SF, CA 94124
ernie@selanderarchitects.net 415.385.4339 415.221.5795

3636 Webster Street
San Francisco, CA 94123
Block/Lot: 0445A/045-046

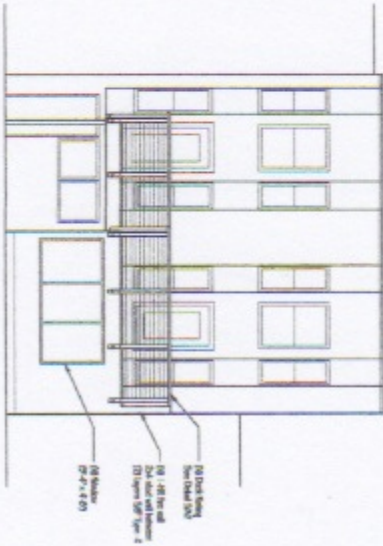
Number	Date
1	10/28/11
2	11/15/11
3	12/15/11
4	1/22/12
5	1/22/12
6	1/22/12
7	1/22/12
8	1/22/12
9	1/22/12
10	1/22/12
11	1/22/12
12	1/22/12
13	1/22/12
14	1/22/12
15	1/22/12
16	1/22/12
17	1/22/12
18	1/22/12
19	1/22/12
20	1/22/12
21	1/22/12
22	1/22/12
23	1/22/12
24	1/22/12
25	1/22/12
26	1/22/12
27	1/22/12
28	1/22/12
29	1/22/12
30	1/22/12
31	1/22/12
32	1/22/12
33	1/22/12
34	1/22/12
35	1/22/12
36	1/22/12
37	1/22/12
38	1/22/12
39	1/22/12
40	1/22/12
41	1/22/12
42	1/22/12
43	1/22/12
44	1/22/12
45	1/22/12
46	1/22/12
47	1/22/12
48	1/22/12
49	1/22/12
50	1/22/12



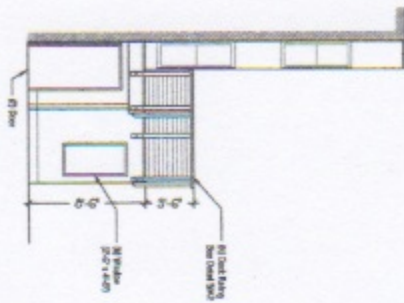
1 (E) East Elevation
Scale 1/4" = 1'-0"



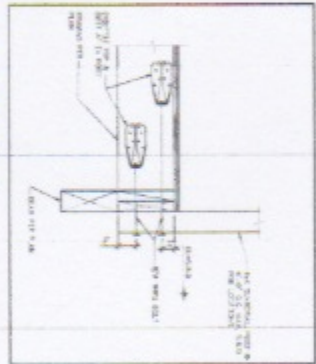
2 (E) South Elevation
Scale 1/4" = 1'-0"



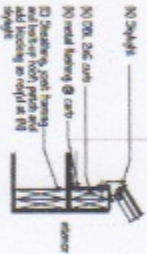
3 Proposed East Elevation
Scale 1/4" = 1'-0"



4 Proposed South Elevation
Scale 1/4" = 1'-0"



5 Deck Detail
Scale NTS



6 Skylight Detail
Scale 1/2" = 1'-0"

NO.	DATE	DESCRIPTION

3636 Webster Street
San Francisco, CA 94123
BlockLot 0445A/045-046

SELANDER ARCHITECTS
2085 Jorale Avenue, Suite 215, SF, CA 94124
www.selanders.com 415.261.2222 415.271.4884

EXHIBIT 11



Lisa Tafuri Krim <ltkrim@comcast.net>
To: fhardenbergh@lspower.com
Bcc: Brian Krim <Brian.Krim@Bain.com>
Hello

August 27, 2014 1:53 PM

Hi Frank and Ann,
Hope you had a fantastic summer! Really sorry to see all the repairs that are being made on Richard North Patterson's addition. I'd like to talk to you about the work being done when you have a moment. My cell is 415-948-7363.
Thanks!
Lisa

Lisa Tafuri Krim <ltkrim@comcast.net>
To: "fhardenbergh@lspower.com"
<fhardenbergh@lspower.com>
Cc: David Parry <dparry@mcguire.com>
Fwd: Plans for addition

September 8, 2014 4:10 PM

Frank, I meant to send you the email below last week but had a typo in your email address, so I am re-sending now. Also we see a wall is going up on the north side which we do not remember from the plans. Could you let us know what your plans are wrt the deck mentioned below and the new wall?

Begin forwarded message:

From: Lisa Tafuri Krim <ltkrim@comcast.net>
Subject: Plans for addition
Date: September 2, 2014 2:25:45 PM PDT
To: Frank and Anne Hardenbergh <fhardeberbergh@lspower.com>
Cc: David Parry <dparry@mcguire.com>
Bcc: Brian Krim <Brian.Krim@Bain.com>

Hi Frank,

Hope you had an enjoyable weekend at home, and Ann enjoyed the beautiful weather here.

I stopped at the Department of Building Inspection today to take a look at the approved plans for your addition. It jogged my memory about what was not done according to plan when it was built. Fortunately, it will require no additional work on your part as you rebuild it. The original deck ran the width of the building and had doors leading to the deck from both back rooms. The permit and approved plans for the addition show two separate decks. The one nearest to our property is merely the width of the door and does not attach to the deck over the addition. I was not permitted to print a copy or take a photo with my cell phone to share with you. Hopefully Ann found a copy of the plans for the addition while she was in San Francisco.

When I noticed the work didn't follow the plans, I did not ask Richard North Patterson to tear down it down. And I would never have asked you to comply with the plans had you not needed to rip out the addition. I feel strongly that it is in all of our best interests for the decks to be built as specified. I also really appreciate that you will be painting the back of your building when the work is done. Please remember to paint the small strip of your building that juts out past our house on the south side. Our painter tried to spruce it up by painting over it with our color, but I prefer it is prepped and painted along with the rest of your house, and you painter has our permission to be on our property.

Best regards
Lisa

Frank Hardenbergh <fhardenbergh@LSPower.com>

September 10, 2014 10:34 AM

To: Lisa Krim

RE: Plans for addition

Lisa,

Thank you, Ann did enjoy her brief visit to San Francisco. The weather and the grandkids are real draws. We did check our acquisition files both here and in San Francisco. We did not find building plans for the deck or the office. Rather, we found a report from the Department of Building Inspection listing a 2006 permit to demolish an existing deck and to build the office and expanded deck. The report also indicates that the work was complete. Also, we found a recorded amendment to the Condominium Plan that shows the deck in its existing configuration.

I would reiterate that the purpose of our current work is to repair the deck and office we purchased. I can appreciate that the works looks very extensive, but this is a direct result of the work necessary to get at the dry rot and to repair the defective original construction that we found.

I believe the wall you referenced is a fire wall being built along the side of the deck that abuts our other neighbor. We are adding this fire wall because it is a current building code requirement. It will be the same height as the railing it replaces.

Finally, I cannot picture the small strip of our building that juts out past your house but I certainly have no objection to including it in this year's painting scope. I will touch base with David to confirm.

Lisa, we hope you and Brian can appreciate our need to repair the dry rot and underlying construction defects in the property we purchased. Our goal is to have the work finished quickly and professionally.

We look forward to seeing you, Brian and the kids when we return at the end of October.

Best regards,

Frank

From: Lisa Tafuri Krim [mailto:ltkrim@comcast.net]

Sent: Monday, September 08, 2014 7:11 PM

To: Frank Hardenbergh

Cc: David Parry

Subject: Fwd: Plans for addition

Frank, I meant to send you the email below last week but had a typo in your email address, so I am re-sending now. Also we see a wall is going up on the north side which we do not remember from the plans.

Could you let us know what your plans are wrt the deck mentioned below and the new wall?

Begin forwarded message:

From: Lisa Tafuri Krim <ltkrim@comcast.net>

Lisa Tafuri Krim <ltkrim@comcast.net>
To: Frank Hardenbergh <fhardenbergh@LSPower.com>
Bcc: Brian Krim <Brian.Krim@Bain.com>
Re: Plans for addition

September 10, 2014 4:22 PM

Hi Frank,

Thanks for following up. We appreciate you as neighbors and don't want to cause you problems. We understand your need to rebuild the addition and frustration in having to clean up someone else's mess.

From your response I could not tell if you are actually going to build according to the approved plans or not. That is the key concern we have. From what we see you are varying from both the approved plans and quite a bit from what was built before, which is concerning to us. We will have no issue as long as the work conforms to the approved plans, which are on file with the city, or changes to the approved plans permitted by the planning and building departments.

We raised this with you a few weeks ago at the time that was easiest for you -- when everything was demolished and before any re-construction started. I realize you have proceeded with construction but we would still ask you to build according to the approved plans and get all the requisite approvals from the building department -- or if you want to make modifications to follow the DBI process for getting those reviewed and approved. I viewed the drawings last week, and they are readily available for you or your contractor to view at DBI under permit 2006605121496. None of the other documents you mention would suffice and will actually misguide the construction work.

While all cities have these types of building codes, they are especially critical in San Francisco where the properties are close together, and views, privacy and light are very important. We honestly believe it is also in your best interest to re-build in accordance to the approved plans otherwise you will encounter problems with the building department and possibly when you try to sell your property someday.

I hope I have been clear about our expectations, and that you take pause in the building to address our concerns.

Thank you,
Lisa

"Krim, Brian" <Brian.Krim@Bain.com>

September 11, 2014 9:52 PM

To: Frank Hardenbergh <fhardenbergh@LSPower.com>

Cc: Lisa Tafuri <ltkrim@comcast.net>

Recap

Frank,

Thanks for the time earlier today and hearing me out on our concerns. I feel you understand our concerns, but I came away not clear on how you are going to proceed.

So in the spirit of being open and honest, I will recap the four concerns we have at this point:

Two general concerns:

- We are concerned the work is not properly permitted. The original permit was for a narrow scope of repair but what your contractor has ultimately undertaken is beyond what is covered by that type of permit, and we do not see any record of the permit being revised and expanded to cover the actual work undertaken, nor does it sound like your contractor is getting the full degree of city inspections and approvals for the actual scope of work. This in itself naturally raises our concern about how to interpret what we perceive as changes.
- It seems like you are rebuilding in a way that is both different from the plans approved by the city, and also different from what was there before you started the work. It sounds like the changes have not been approved by the building department so it leaves us with the concern that the work may be non-conforming

And two specific concerns:

- We believe the deck closer to our property was illegally extended by the prior owner, and now that is being rebuilt it should conform to the originally approved plans or eliminated altogether. Those original plans are on record and accessible to you and your contractor. We don't believe that the fact that the prior owner did the illegal expansion means you should re-build it that way.
- The wall on the North side was not on the plans nor was it on the pre-existing building so should not be added unless required and approved by the city. The contractor cannot make this determination without approval from the building department. It impedes our site lines and therefore we would prefer it not be there unless it is actually required by the city.

At the end of the day, I think we are disagreeing about the size of the smaller deck and the new wall – pretty minor issues in the scheme of things. But nonetheless I'm not sure how to resolve without getting clear answers from the building department.

I understand you think it is reasonable to proceed the way you have, but all of these questions can be answered by engaging with the building department and getting an actual decision from them. If your interpretation is correct and everything you are doing is approved by the city, there is no downside for you to clarify that. If we are right that some or all of those issues should be addressed, it is easier to address them now than when the work is further along – hopefully it will be at no cost and no delay if do have to make minor changes.

We feel it is reasonable to request you fully engage with the city building department now that we have raised these concerns, and we can't really understand why you would not also want to get clarity for your own benefit to ensure you are not stuck with a problem down the road.

However these issues are resolved we hope the project goes smoothly and successfully.

Respectfully,
Briand

Frank Hardenbergh <fhardenbergh@LSPower.com>
To: "Krim, Brian" <Brian.Krim@Bain.com>
Cc: Lisa Tafuri <ltkrim@comcast.net>
RE: Recap

September 16, 2014 1:35 PM

Brian, I did feel we had a good, interactive discussion last Thursday regarding both of our views, so I was somewhat surprised that you felt it necessary to restate your concerns.

That said, as promised, I have checked further on the wall we are adding along the side of the deck abutting our other neighbor. It is indeed a "fire wall" as I stated and we are adding it to meet the current code requirement that appears to apply when you are doing a major repair or rebuild of a current structure and not just in new build situations. Ann reminded me that you have a fire wall along the side of the stairs into your backyard that abut our property so I am pretty sure the code requirement has existed for some time and that you understand the reason for this wall as a safety measure advantageous to all neighbors.

I also reviewed the scope of the existing work in the context of the permit. Although the work is extensive, we are repairing what was there and not changing the footprint, so I am confident that the permit is appropriate. That said, the Building Department will be inspecting the work in the next 2 - 3 weeks so if there are any scope issues in fact, they will be surfaced then. I will let you know.

Finally, Ann thought it might help allay your concerns to know that we are using a very experienced and reputable local contractor – Insight Construction Partners, www.insightconstruct.com. They built the expansion of my daughter's San Francisco home and Steve Logan (one of the partners) has done extensive work for the older couple (Petersons??) up the street from you. Please free to check them out.

Regards,
Frank

From: Krim, Brian [mailto:Brian.Krim@Bain.com]
Sent: Friday, September 12, 2014 12:52 AM
To: Frank Hardenbergh
Cc: Lisa Tafuri
Subject: Recap

Frank,

Thanks for the time earlier today and hearing me out on our concerns. I feel you understand our concerns, but I came away not clear on how you are going to proceed.

So in the spirit of being open and honest, I will recap the four concerns we have at this point:

Two general concerns:

- We are concerned the work is not properly permitted. The original permit was for a narrow scope of repair but what your contractor has ultimately undertaken is beyond what is covered by that type of permit, and we do not see any record of the permit being revised and expanded to cover the actual work undertaken, nor does it sound like your contractor is getting the full degree of city inspections and approvals for the actual scope of work. This in itself naturally raises our concern about how to interpret what we perceive as changes.
- It seems like you are rebuilding in a way that is both different from the plans approved by the city, and

Lisa Tafuri Krim <ltkrim@comcast.net>
To: Frank Hardenbergh <fhardenbergh@LSPower.com>
Cc: "Krim, Brian" <Brian.Krim@Bain.com>
Re: Recap

September 24, 2014 2:37 PM

Hi Frank,

We are very disappointed to see you continue with modifications to the addition despite our clearly stated expectations and concerns. We are uncomfortable with the wall, the skylight, the deck and the side window that has now appeared. This is all very disappointing to us given our proximity, and the fact that you have not shared plans with us or the city.

Lisa

On Sep 16, 2014, at 1:33 PM, Frank Hardenbergh <fhardenbergh@LSPower.com> wrote:

Brian, I did feel we had a good, interactive discussion last Thursday regarding both of our views, so I was somewhat surprised that you felt it necessary to restate your concerns.

That said, as promised, I have checked further on the wall we are adding along the side of the deck abutting our other neighbor. It is indeed a "fire wall" as I stated and we are adding it to meet the current code requirement that appears to apply when you are doing a major repair or rebuild of a current structure and not just in new build situations. Ann reminded me that you have a fire wall along the side of the stairs into your backyard that abut our property so I am pretty sure the code requirement has existed for some time and that you understand the reason for this wall as a safety measure advantageous to all neighbors.

I also reviewed the scope of the existing work in the context of the permit. Although the work is extensive, we are repairing what was there and not changing the footprint, so I am confident that the permit is appropriate. That said, the Building Department will be inspecting the work in the next 2 - 3 weeks so if there are any scope issues in fact, they will be surfaced then. I will let you know.

Finally, Ann thought it might help allay your concerns to know that we are using a very experienced and reputable local contractor – Insight Construction Partners, www.insightconstruct.com. They built the expansion of my daughter's San Francisco home and Steve Logan (one of the partners) has done extensive work for the older couple (Petersons??) up the street from you. Please free to check them out.

Regards,
Frank

From: Krim, Brian [mailto:Brian.Krim@Bain.com]
Sent: Friday, September 12, 2014 12:52 AM
To: Frank Hardenbergh
Cc: Lisa Tafuri
Subject: Recap

Frank,

From: Krim, Brian [<mailto:Brian.Krim@Bain.com>]
Sent: Thursday, September 16, 2004 7:36 PM
To: Todd Chapman
Subject: RE: new neighbor

Todd, I understand the request on the wall. We met with our architect today and asked him to put in a wall there between the two decks so that we both have privacy. I'll tell him to email a pdf of the changed version to you (or drop off a hard copy if you'd prefer). If you have any other problems come up definitely feel free to call me directly (home or work is fine). Regards, Brian

From: Todd Chapman [<mailto:tchapman@jmapropertiesinc.com>]
Sent: Thursday, September 16, 2004 9:10 AM
To: Krim, Brian
Subject: RE: new neighbor

Brian: thanks for the email. I think we were hoping to get a redrafted set of plans showing some sort of wall at the least (42" I believe your architect indicated) between the two decks for us to sign. If Gary can PDF something to us to review that should work.

Frank and Ann Hardenbergh
3636 Webster Street
San Francisco, CA. 94123



December 4, 2014

Ann Lazarus, President
San Francisco Board of Appeals
1650 Mission, Suite 304
San Francisco, CA. 94103

RE: Krim v. DBI, Planning Department
3636 Webster: Appeal No. 14-171
Hearing Date: December 10, 2014

Dear President Lazarus and Members:

We purchased our home at 3636 Webster Street in June 2010 from Richard North Patterson (“Patterson”). This appeal filed by the Krims, our neighbors to the south at 3630 Webster, relates solely to repairs/rebuild we are doing to the rear addition Patterson completed with approved permits in 2006-2007 (“Patterson Addition”). For the following reasons, we ask that you deny the appeal and uphold the permit.

The appeal is based on the Krims’ misunderstanding of four facts: (1) Planning Code Section 311 only applies when there is an expansion of the building envelope. Our permit does not result in any expansion of the existing building envelope; (2) We are required by the San Francisco Building Code to install the 42-inch high firewall along our north property line. A firewall has been required under the San Francisco Building Code for many years when there are openings (e.g., decks, doors and windows) within 3 feet of each other on adjacent properties; (3) Under the Planning and Building Codes, a building permit can be issued for repairs/rebuild within the existing building envelope when, such as here, there is severe rot that needs to be removed to protect the rest of the building. Issuance of such a permit does not trigger

Section 311 review; and (4) We are not bound to build what was approved by the plans for the Patterson Addition. DBI issued a Certificate of Final Completion (CFC), indicating that the addition was properly built.

We are exempt from Section 311 notice since we are building within the current envelope as it exists today. The Krims' contentions that there should be Section 311 review of the permitted work is wrong. Moreover, for the safety of our building and our neighbors, we are required to erect the firewall. And contrary to the Krims' contentions, we are not required to build two separate decks because they were shown in Patterson's 2006 plans nor will there be any loss of privacy to the Krims from a new ground floor window facing their 16-foot high fire wall.

A. FACTUAL BACKGROUND

The Patterson Addition was completed by Patterson with approved permits and a variance in 2006-2007. Section 311 notice was sent for these additions to neighbors, including the Krims, on May 17, 2006.¹ No request for Discretionary Review was filed by any of the neighbors, including the Krims. The rear yard variance was granted on July 26, 2006.² Once built, the Patterson Addition created the room (designated as the Sitting Room in the Plans) located off our ground level bedroom and the deck located off the two bedrooms on the main level. This "deck" consisted of a "large" deck off the guest room on top of the Sitting Room and

¹ See Exhibit A. The description of the work for that 311 notice was to remove an existing balcony at the rear of the second floor and build the 1-story addition. It also included adding a roof deck above the addition and a smaller "balcony" off the bay window at the southern side. The Krims make much ado about the fact that one deck was built rather than two decks. Nonetheless, the deck was built with approved permits and a Certificate of Final Completion was issued on July 30, 2007. Exhibit B.

² See Exhibit C.

an interconnected “small” deck off the bedroom that we use for our grandchildren (“Small Deck”).^{3, 4}

1. The Existence Of Extensive Dry Rot To The Patterson Addition Necessitated The Issuance Of The Permit To Repair The Addition.

The permit on appeal was issued on October 1, 2014. It was taken out to address a violation notice written by DBI, based on a complaint we believe was made by the Krims, that the work that had been done under Permit No. 201408153951 to “repair 2nd floor deck in back of building with dry rot less than 50% construction” was exceeding the permitted scope of work.⁵

In late May 2014, our HOA hired Markoff Structural Pest Control Company (“Markoff”) to inspect the building for potential dry rot and other infestation. We did so because we intended to paint the south and east sides of the building and did not want to cover up any damage. Unexpectedly, Markoff found dry rot in the fascia trim above the skylight windows in the Sitting Room. As a result of that finding, Markoff recommended a more detailed investigation.⁶

In July 2014, Markoff found additional dry rot damage in the main structure supporting beam above the glass window in the Sitting Room, noting that this framework is an integral part of the roof and roof deck surface.⁷ Markoff also recommended eliminating the inset planter and warned that the removal of the roof membrane may become necessary.⁸ In order to prepare this

³ Attached as Exhibit D are two pictures of the rear of the property when we purchased it in 2010 showing the Patterson Addition features.

⁴ See Exhibit E, Approved Permit and Plans. Note that the Patterson Addition is referred to as “the pop-out” in the Krims’ brief. The Sitting Room is the room off our master bedroom in the Approved Plans.

⁵ See Exhibit F.

⁶ See Exhibit G, p. 4.

⁷ See Exhibit H, p. 4.

⁸ See Exhibits G and H.

exhaustive assessment and make recommendations, Markoff had to remove a substantial amount of the existing wood in the pop-out.⁹ We understand that although this protocol is consistent with DBI practice in these situations, this amount of work may have been the basis for the complaint to DBI.

Because of Markoff's findings, we hired Insight Construction Partners, licensed general contractors ("Contractor"), for a second opinion. They confirmed Markoff's findings and advised that all the decking would have to be removed to complete the assessment of the dry rot damage. In their review, they noted significant faulty construction of waterproofing details in the Patterson Addition, including the improper installation of the roof waterproof membrane.¹⁰ This condition, which was unknown to us at the time of purchase, would have contributed to, or worse, caused the extensive dry rot damage found in the Patterson Addition by the Markoff and Contractor inspections.

Given the extensive nature of the dry rot damage, the Contractor had to remove essentially all of the decking during its assessment to determine the scope of the necessary repairs. Given the fact that the roof membrane had to be replaced and that water had been able to get under the flashing and behind the vapor barrier dry-rotting the sheathing on the walls, we were concerned that the rest of the home was at risk for dry rot, given how expansive the dry rot at the rear was just seven years after construction. Thus, determined to preserve our home, we decided based on the Markoff report and the Contractor's experience, that it would be prudent

⁹ See [Exhibit I](#).

¹⁰ See [Exhibit J](#).

and cost effective to take an aggressive approach by replacing all the damaged parts of the structure rather than to attempt more targeted repairs.

As often happens with dry rot not visible from the exterior of wood structures, the required repairs are more extensive than expected at the outset. However, the scope of work undertaken pursuant to the permit had been limited to repairing, where feasible, or rebuilding the Sitting Room and deck exactly as they were when we purchased the property in 2010, with the following modifications. None of the modifications listed below change the building envelope, triggering Section 311 review, or require another rear yard variance.

Based upon the findings of Markoff and our Contractor, we are:

- Eliminating the skylights in the Sitting Room and the inset planter on the large deck. Both were considered poorly constructed and potentially contributory to the dry rot. This results in the deck being extended to cover the area over the Sitting Room that had been occupied by the planter and skylights.
- Compensating for the loss of light in the Sitting Room due to the removal of the skylights by adding a new window in the southwest corner of that room which faces the fence between our backyard and the Krims. We are also installing a translucent skylight into the deck above the Sitting Room. By being covered by a translucent panel, light but not visibility will be provided into the Sitting Room.
- Adding a 42-inch high fire wall along the side of the deck that abuts our neighbor to the north as required by the San Francisco Building Code.

Both DBI and Planning signed off on the plans and the permit for this scope of work.

B. THE KRIMS' CLAIMS SHOULD ALL BE REJECTED AND THE PERMIT UPHELD.

1. The Krims' Claims Lack Factual Or Legal Grounds.

The Krims raise several issues regarding the scope of the permitted work, none of which are valid.

(a) Section 311 Review Is Not Required Because The Building Envelope Remains Unchanged.

The Krims main contention is that the rebuilding of the decking/Sitting Room requires Section 311 review because the Patterson Addition, which created those elements, was subject to Section 311 review. Section 311 only applies when there is a present expansion of the building envelope. Because we are retaining the building envelope, none of the permitted work is subject to review under Section 311.

(b) Because There Was One Deck When We Purchased The House We Are Not Required To Rebuild Two Decks.

The Krims claim that the smaller portion of the deck that is outside the bedroom closest to their home should not be allowed to be repaired¹¹ because the 2006 plans approved for the Patterson Addition showed that that deck would be separate (and only 4 feet wide – the width of the door in the girls bedroom – and 1.5 feet in depth) from the larger deck. In other words, we should be rebuilding the large deck separate from the Small Deck simply because the 2006 plans for the Patterson Addition showed that configuration.

¹¹ Note that we have only removed the decking from the Small Deck, not removed the Small Deck. See picture at Exhibit K.

There is nothing in either the Planning or Building Code that would require that we rebuild the deck based on plans that were approved in 2006, in contrast to the deck that existed when we purchased the property.

Indeed, as far as we know, the deck in this area was interconnected prior to the Patterson Addition and since its completion.

1. Before the Patterson Addition, a single deck that was the width of the current Small Deck spanned the back bedrooms.¹²
2. The Patterson Addition, including the Small Deck, was completed by the time we purchased the property in 2010, having received its CFC in 2007.¹³
3. The Small Deck was shown connected to the main deck both before and after the Patterson Addition in the original and Amended Condominium Plan.¹⁴

By issuing the 2007 CFC, the City confirmed that the Patterson Addition was built in compliance with approved plans and permits. There is no record of anyone, including Ms. Krim, notifying DBI and/or Planning in 2007 that the Patterson Addition was not built in compliance with the approved plans. Under these facts, we have no obligation to build the Small Deck configuration and location demanded by the Krims.

¹² See Exhibit L, pictures included with the letter of support from David Parry, our upstairs neighbor who was living in our building when the Patterson Addition was completed.

¹³ See Exhibit B, *supra*. See also Exhibit L, a picture of the Patterson Addition at the time of our purchase.

¹⁴ See Exhibit M.

(c) The Firewall On The North Side Of Our Lot Is Required By The San Francisco Building Code.

Even though the Building Code-required firewall does not abut the Krims' property (it is on our northern boundary), the Krims argue that it is not required and our motives for installing it are to block light to our neighbor to the north. That is wrong. Even though there is currently no firewall, it is Code-required and we understand that we must install it. Simply because a firewall at this location may not have been required by DBI for the Patterson Addition, does not mean that we can avoid this legal requirement now.

(d) The Krims Will Not Experience Any Loss Of Privacy From The Permitted Work.

The Krims claim that the new window in the southwest corner of the Sitting Room ("Side Window") and the skylight built into the deck near the house will cause a loss of privacy to them. As stated above, this skylight window will be covered by a translucent panel, limiting visibility in and out, but allowing light into the Sitting Room. Given the relative locations of the new window in our home and the windows on the Krims' third floor, it is highly unlikely that there would be any view into their windows from our ground floor window or a skylight. In fact, it is far more likely that they could peer into our home through the Side Window. Based on the relative configuration of openings on our home and the Krims, there is practically no realistic means for our new window or skylight to reduce the Krims' privacy anywhere in their home.

The Krims' also claim that the Side Window "significantly reduces our privacy when we are at the back of our property".¹⁵ This claim is simply not credible. The window is less than 11 feet from a 6-foot high fence that separates our respective backyards and approximately 11 feet 6 inches from the Krims' 16-foot high fire wall. It is simply not physically possible for us to see into their backyard or onto their rear deck from the planned Side Window. Moreover, a person at the back of their property would have to go out of their way to even look into the Side Window.¹⁶

2. The Permitted Work Will Preserve The Integrity And Safety Of Our Home

As shown above, most if not all of the Krims' claims stem from their mistaken belief that we should be rebuilding in accordance with approved plans for the Paterson Addition and that we should follow the same process that was applicable to obtaining that permit. As discussed above, we do not believe that premise is correct and that disconnect has, in turn, materially affected our ability to establish a better line of communication with the Krims.

There is, however, one general claim that we want to respond to in more detail: the Krims' claim that the planned work is not properly permitted and may lead to safety issues. Simply stated, the planned work is properly permitted. The permit application and related plans were approved by both DBI and the Planning Department on September 30, 2014. As is required, DBI (not us) will conduct regular field inspections of the construction work as it progresses to ensure that the construction approved by the permit is done properly. DBI will not

¹⁵ See p. 5 of Krims' brief.

¹⁶ See Exhibit N. Picture showing view to Krims' window from standing outside of and in front of Side Window. The Krims' firewall blocks direct views into and out of their window.

forfeit its duty to make sure that the construction work is done safely and in compliance with the Building Code. We know that DBI inspectors are professional and take their jobs seriously. We hope that your decision makes the Krims understand that we share their and the City's goal to do the work to the highest safety standards required. After all, both we and our family, including our young grandchildren, spend much time in this part of our home.

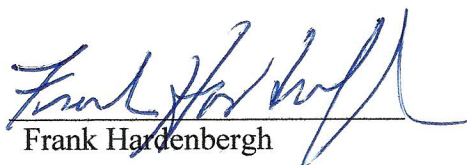
CONCLUSION

Based on the above, the appeal should be denied and the permit upheld. The Krims are mistaken in their belief that Section 311 applies to this permit and that we are required to build what was approved by the Patterson Addition plans rather than the plans that were approved for the appealed permit. We are retaining the existing building envelope that exists today. Any work within the existing envelope is not subject to Section 311 review nor is a variance required.

The Patterson Addition was built and a CFC issued by DBI in 2007. Subsequent plans and permits are not bound to either the procedures for approving the Patterson Addition or the plans that governed that work. The Krims' additional grounds also lack merit. There is no possible way for the Krims to lose any privacy as a result of our new window and skylight. And the firewall will not impact them at all and is required under the Building Code.

Thank you for considering our position.

Sincerely,


Frank Hardenbergh

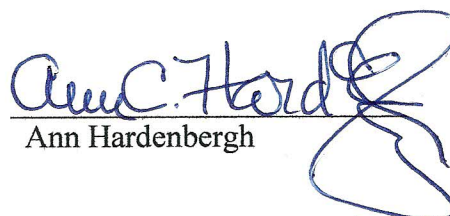

Ann Hardenbergh

EXHIBIT A



PLANNING DEPARTMENT

City and County of San Francisco
1660 Mission Street, Suite 500
San Francisco, CA 94103-2414

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 12, 2006, the Applicant named below filed Building Permit Application No. 2006.05.12.1496 (Alteration) with the City and County of San Francisco.

Applicant: Bonacker Associates	Project Address: 3636 Webster Street
Attention: Bruce Bonacker	Cross Streets: Beach St./ North Point St.
Address: 212 Sutter Street, #200	Assessor's Block /Lot No.: 0445A/045
City, State: San Francisco, CA 94108	Zoning District: RH-2
Telephone: 415.434.4300	Height-Bulk District: 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. 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 above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

<input type="checkbox"/> DEMOLITION AND/OR	<input type="checkbox"/> NEW CONSTRUCTION	OR	<input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION	<input type="checkbox"/> CHANGE # OF DWELLING UNITS		<input type="checkbox"/> FACADE ALTERATION(S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)	<input type="checkbox"/> HORIZ. EXTENSION (SIDE)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
REAR YARD (to new addition)	28'	17.5'
NUMBER OF STORIES	3	No Change
NUMBER OF DWELLING UNITS	2	No Change

The proposal is to remove the existing balcony at the rear of the second floor, and construct an approximately 10.5' deep by 13.5' wide 1-story addition at the north side property line at the rear of the building. A roof deck is proposed above the addition, and an approximately 1.5' deep by 4' wide balcony is proposed off the bay window at the southern side of the second floor. The proposal requires a rear yard variance, case number 2006.0509V. A variance hearing has been tentatively scheduled for June 28, 2006 at 9:30 a.m., in City Hall, Room 408, 1 Carlton B. Goodlett Place.

PLANNER'S NAME: Aaron Starr
PHONE NUMBER: 415.558.6362
FAX NUMBER: 415.558.6409

DATE OF THIS NOTICE: 5/25/2006
EXPIRATION DATE: 6/24/2006

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local **Community Board (415 / 920-3820)** for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfgov.org/planning**). You must submit the application to the **Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m.**, with all required materials, and a check for **\$200.00, for each Discretionary Review request payable to the Planning Department**. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1660 Mission Street, 3rd Floor, Room 3036**. For further information about appeals to the Board of Appeals, including their current fees, **contact the Board of Appeals at 415 / 575-6880**.

EXHIBIT B

OFFICIAL COPY



City and County of San Francisco
Department of Building Inspection

CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY

LOCATION: 3636 WEBSTER STREET 0445A/045
(number) (street) (block and lot)
Permit Application No: 200605121496 Type of Construction: IN Stories: 3 Dwelling Units: 2 (Two)
Basements: 0 Occupancy Classification: R-3 No. of Guestrooms: 0 with cooking facilities: N/A
Description of Construction: DEMO EXISTING BALCONY @ REAR OF MAIN LEVEL OF FLAT / DUPLX.
ADD NEW OFFICE AT REAR OF EXISTING GRADE LEVEL BEDROOM. ADD NEW DECK ABOVE
NEW OFFICE, PER APPROVED PLANS.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109 of the San Francisco Building Code.

Any change in the use or occupancy of these premises—or any change to the building or premises—could cause the property to be in violation of the Municipal Codes of the City and County of San Francisco and, thereby, would invalidate this Certificate of Final Completion and Occupancy. A copy of this Certificate shall be maintained on the premises and shall be available at all times. Another copy of this Certificate should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the Municipal Codes of the City and County of San Francisco.

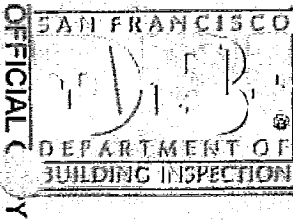
Approved: N/A 200 Bureau of Fire Prevention
by: _____ (Signature) _____ (Printed Name)

This certificate issued on: JULY 30 2007

Approved: N/A 200 Department of Public Health
by: _____ (Signature) _____ (Printed Name)

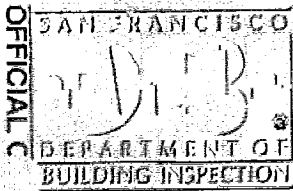
by: FRANK CHU, Director of Building Inspection
Mikal Quinlan, Building Inspector
MICHAEL QUINLAN, Housing Inspector
(Signatures) N/A (Printed Names)

Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)



ADDRESS OF JOB 3636 WEBSTER ST		BLOCK/LOT 0445A/045		APPLICATION NO. 200605121496	
OWNER NAME PATTERSON RICHARD NORTH				TELEPHONE 434-4300	
ESTIMATED COST \$35,000	FILE DATE 05/12/06	DISPOSITION ISSUED	DISPOSITION DATE 11/22/06	PERMIT NO. 200605121496	EXPIRATION DATE 11/22/07
FORM 3	CONST. TYPE 5	OCCUPANCY CODES R-3	PLANS 2	STORIES 3	UNITS 2
CONTACT NAME SPARK CONSTRUCTION					DISTRICT 4
					TELEPHONE 4155030055
DESCRIPTION/BLDG. USE 2 FAMILY DWELLING		DEMO EXTG BALCONY AT REAR OF MAIN LEVEL OF FLAT/DUPLEX. ADD NEW OFFICE T REAR OF EXTG GRADE LEVEL BEDROOM/A			
SPECIAL INSPECTIONS? NO	FIRE ZONE NO	COMPLIANCE WITH REPORTS			
SPECIAL USE DISTRICT	TIDF NO				
	PENALTY NO				
NOTES: CFC req 107					
PERMIT INSPECTION RECORD DEPARTMENT OF BUILDING INSPECTION CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD					

9003-15



DATE	BUILDING INSPECTORS JOB RECORD
01/29/07	OK to pour footing
1/1	W.S.I. - mid
02/14/07	OK to pour slab mid
03/14/07	Shear nailings OK mid
4/9/07	OK to cover P-2510 with pics of
1/1	Edge bolts under deck 127, 135 @
1/1	Grid deep 2000
7/20/07	OK 15 th final
1/1	
1/1	
1/1	
1/1	
1/1	<input checked="" type="checkbox"/> FINAL
1/1	<input type="checkbox"/> EXPIRE
1/1	By
1/1	Michael Quinlan, DBI
1/1	
1/1	
1/1	
1/1	
1/1	
(WORK COMPLETED) (FINAL CERTIFICATE ISSUED)	
APP. NO.	
2006 0512 1496	<i>Michael Quinlan</i>
	BUILDING INSPECTOR

EXHIBIT C



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

July 26, 2006

VARIANCE DECISION

UNDER THE PLANNING CODE
CASE NO. 2006.0509V

APPLICANT: Bruce Bonacker
Bonacker Associates
212 Sutter Street, #200
San Francisco, CA 94108

CASE PLANNER: Aaron Starr, (415) 558-6362

PROPERTY IDENTIFICATION – 3636 WEBSTER STREET: East side, between Beach and North Point Streets; Lot 045 in Assessor's Block 0445A, in an RH-2 (Residential, House, Two-Family) District with a 40-X Height and Bulk Designation.

DESCRIPTION OF VARIANCE SOUGHT – REAR YARD VARIANCE: The proposal is to construct an approximately 10.5' deep by 13.5' wide 1-story addition at the north side property line at the rear of the building. A roof deck is proposed above the addition, and an approximately 1.5' deep by 4' wide balcony is proposed at the southern side of the second floor.

Section 134(c) of the Planning Code requires the subject property, which is 100' deep, to have a minimum rear yard depth of 25'. The proposed addition will extend approximately 7.5' into the required rear yard and the proposed balcony will extend approximately .5' into the required rear yard.

PROCEDURAL BACKGROUND:

1. This proposal was determined to be Categorical Exempt from Environmental Review under CEQA Guidelines Section 15301, Existing Facilities.
2. The Zoning Administrator held a public hearing on **Variance Application No. 2006.0509V on June 28, 2006.**
3. Planning Code Section 311 notification requirements were mailed under a separate notice on May 25, 2006. The noticed expired on June 24, 2006. No Discretionary Review applications were filed.

DECISION:

GRANTED, to construct an approximately 10.5' deep by 13.5' wide 1-story addition at the north side property line at the rear of the building with a roof deck above, and an approximately 1.5' deep by 4' wide balcony at the southern side of the second floor in general conformity with the plans on file with this application, shown as Exhibit A and dated June 20, 2006 subject to the following conditions:

1. Any further physical expansion, even within the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character, scale, and parking. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls shall apply.
3. Minor modifications as determined by the Zoning Administrator may be permitted.
4. The owners of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Variance decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.

FINDINGS:

Section 305(c) of the Planning Code states that in order to grant a Variance, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

FINDING 1.

That there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district.

REQUIREMENT MET.

- A. The lot to the south of subject property is 25' longer, which allowed the owners of that property to extend their building 15' beyond the subject building. In addition, a 16' high firewall was built on the property line.
- B. The extension on the adjacent property to the south was approved before the current owners purchased the subject property. Construction was started 1 week after the owners of the subject property took possession of the property.

FINDING 2.

That owing to such exceptional and extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property.

REQUIREMENT MET.

- A. Because of the firewall on the adjacent property, a significant amount of sunlight is blocked from the ground floor of the subject building.

FINDING 3.

That such Variance is necessary for preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district.

REQUIREMENT MET.

- A. The reduction in sunlight poses a unique situation for the property owner that other property owners in the same class of district do not have.

FINDING 4.

That the granting of such Variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity.

REQUIREMENT MET.

- A. The proposed addition will only be one story tall with an open railing for the roof deck. It will not have a significant impact on light to the adjacent property.

FINDING 5.

The granting of such Variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

REQUIREMENT MET.

- A. The proposal is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. The proposal is in harmony with the Residence Element of the General Plan to encourage residential development when it preserves or improves the quality of life for residents of the City.
- B. Code Section 101.1 establishes eight priority-planning policies and requires review of variance applications for consistency with said policies. Review of the relevant priority planning policies yielded the following determinations:

Case No. 2006.0509V
3636 Webster Street
July 26, 2006
Page 4

1. That the proposed project will be in keeping with the existing neighborhood character.
2. That the proposed project will have no effect on the City's supply of affordable housing, public transit or neighborhood parking, preparedness to protect against injury and loss of life in an earthquake, commercial activity, business or employment, landmarks and historic buildings, or public parks and open space.

The effective date of this decision shall be either the date of this decision letter if not appealed, or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted variance is utilized, all specifications and conditions of the variance authorization became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

APPEAL: Any aggrieved person may appeal this Variance decision to the Board of Permit Appeals within ten (10) days after the date of the issuance of this Variance Decision. For further information, please contact the Board of Appeals in person at 1660 Mission Street, Third Floor, or call 575-6880.

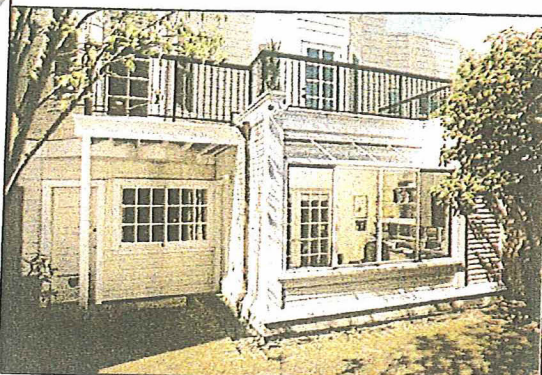
Very truly yours,

Neil Hart
Acting Zoning Administrator

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

EXHIBIT D





Rear Exterior



Lush Bricked Rear Garden

All data subject to ERRORS, OMISSIONS, or REVISIONS and is NOT WARRANTED. - Copyright: 2010 by San Francisco Assoc of REALTORS
Copyright ©2010 Rapattoni Corporation. All rights reserved.
Generated: 5/10/10 11:09am

RapattoniMLS

EXHIBIT E

APPROVED
 Dept. of Building Inspection
MATERIAL ORDINANCE - EXTENDED
 Disturbance of at least 50 cu. yd. of soil:
 Yes No
 Yes, route to DPH for compliance with Ordinance No. 165-13.
 Exempted - Letter from DPH attached.
 OCT 01 2014
 Tom C. Hill
 TOM C. HILL, S.F. DEPT. OF BUILDING INSPECTION

BLDG. FORM 3/8
 APPLICATION NUMBER
 2014-0930-7684
 APPROVAL NUMBER
 OSMA APPROVAL # 210

BOARD OF APPEALS
 OCT 02 2014
 APPEAL # 14-171

APPLICATION FOR BUILDING PERMIT
ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS 3/12/15

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF BUILDING INSPECTION

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 9-30-14	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 3636 Webster St.	BLOCK & LOT 0495A/045
PERMIT NO. 1337597	ISSUED 10-01-14	(2A) ESTIMATED COST OF JOB \$8,000.00	(2B) REVISED COST: BY: 12000.00 DATE 9/30/14

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V	(5A) NO. OF STORIES OR OCCUPANCY 3	(6A) NO. OF BASEMENTS AND CELLARS -	(7A) PRESENT USE Residential - 2 units	(8A) OCCUR CLASS R-3	(9A) NO. OF DWELLING UNITS 2
---------------------------	---------------------------------------	--	---	-------------------------	---------------------------------

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V	(5) NO. OF STORIES OR OCCUPANCY 3	(6) NO. OF BASEMENTS AND CELLARS -	(7) PROPOSED USE (LEGAL USE) Residential - 2 units	(8) OCCUR CLASS R-3	(9) NO. OF DWELLING UNITS 2
--------------------------	--------------------------------------	---------------------------------------	---	------------------------	--------------------------------

(10) IS AUTO HUNWAY TO BE CONSTRUCTED OR ALTERED? YES NO

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES NO

(12) ELECTRICAL WORK TO BE PERFORMED? YES NO

(13) PLUMBING WORK TO BE PERFORMED? YES NO

(14) GENERAL CONTRACTOR
Insight Construction Pct. 80 McKim Ave 94941 415-686-4804 #958755 4/15

(15) OWNER - LESSEE (CROSS OUT ONE)
FRANK AND ANN HARDENBERGH 3636 Webster 415-221-5785

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 TO COMPLY WITH ARTICLE 12 OF VIOLATION # 2014 93443
 ADD TWO NEW WINDOWS, A SKYLIGHT, A DOOR AND REPLACE RAILING AT EXISTING POP-OUT AND EXISTING DECK. REPAIR RAMP AND DECK AS REQUIRED.

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER 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"/>	(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"/>

(25) ARCHITECT OR ENGINEER (DESIGN OF CONSTRUCTION)
 ERNIE SELAUER 2095 Jewell Ave #519 SFCA #012716

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")
 UNKNOWN

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 is to be closer than 6" to any wire containing more than 750 volts. See Sec 305, 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, and complete details of retaining walls and soil footings must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREON 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 INSTALLATION. 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) (23) OR (24).

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

In dwellings, all building materials must have a clearance of not less than five inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX
 OWNER ARCHITECT
 LESSEE AGENT
 CONTRACTOR 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 THEREIN WILL BE COMPLIED WITH.

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of this 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 this 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 3600 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (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) 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 worker's compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy number are:
 Carrier: Everest National
 Policy Number: 760000701814/

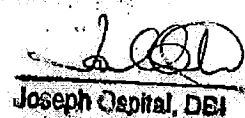


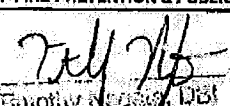


(III) The cost of the work to be done is \$100 or less.


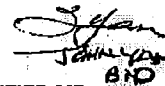
(IV) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner as an independent contractor or as a subcontractor who is not subject to the worker's compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the worker's compensation provisions of the Labor Code of California and fail to comply therewith with the provisions of Section 3600 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 worker's compensation laws of California and who, prior to the commencement of any work, will file a completed copy of this form with the Central Pacific Bureau.

Signature of Applicant or Agent: [Signature]
 Date: 9-30-14

CONDITIONS AND STIPULATIONS

REFER TO:	APPROVED:  Joseph Ospital, DEI SEP 30 2014 BUILDING INSPECTOR, DEPT. OF BLDG. INSP.
<input type="checkbox"/>	APPROVED: <i>Approved per plans and application to abate DEI violation 201493443.</i>  DEPARTMENT OF CITY PLANNING
<input type="checkbox"/>	APPROVED:  BUREAU OF FIRE PREVENTION & PUBLIC SAFETY
<input checked="" type="checkbox"/>	APPROVED: <i>oll</i>  Timothy Negley, DEI SEP 30 2014 MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED:  CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED: BUREAU OF ENGINEERING
<input type="checkbox"/>	APPROVED: DEPARTMENT OF PUBLIC HEALTH
<input type="checkbox"/>	APPROVED: REDEVELOPMENT AGENCY
<input type="checkbox"/>	APPROVED:  HOUSING INSPECTION DIVISION

DATE: <u>9/30/14</u>
REASON: <u>OK</u>
NOTIFIED MR. <u></u>
DATE: <u>9-30-14</u>
REASON: <u>DICTO APPROX</u>
NOTIFIED MR. <u></u>
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. _____

BOARD OF APPEALS
OCT 02 2014
APPEAL # 14-171

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

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

Number of attachments

OWNER'S AUTHORIZED AGENT _____

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: 12/2/2014 2:37:05 PM

Application Number: 201409307684

Form Number: 8

Address(es): 0445A/045 /0 3636 WEBSTER ST

Description: TO COMPLY WITH NOV #201493443. ADD TWO EINDOWS, A SKYLIGHT, A DOOR, AND REPLACE RAILING AT EXISTING POP-OUT AND EXISTING DECK. REPAIR ROOF & DECK AS REQUIRED.

Cost: \$12,000.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
9/30/2014	TRIAGE	
9/30/2014	FILING	
9/30/2014	FILED	
10/1/2014	APPROVED	
10/1/2014	ISSUED	
10/3/2014	SUSPEND	per BOA request e-mail dated 10/2/2014
10/7/2014	SUSPEND	2264381 Stage updated from inspection

Contact Details:

Contractor Details:

License Number: 959755

Name: PIA LOGAN

Company Name: INSIGHT CONSTRUCTION PARTNERS INC

Address: 80 NELSON AV * MILL VALLEY CA 94941-0000

Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	INTAKE	9/30/14	9/30/14			9/30/14	LE THOMAS	
2	CP-ZOC	9/30/14	9/30/14			9/30/14	YOUNG SHARON	
3	BLDG	9/30/14	9/30/14			9/30/14	OSPITAL JOSEPH	Comments issued, need more info
4	BLDG	9/30/14	9/30/14			9/30/14	OSPITAL JOSEPH	
5	MECH	9/30/14	9/30/14			9/30/14	NAGATA TIMOTHY	OTC Approval
6	CPB	10/1/14	10/1/14			10/1/14	LAURENTE YOLANDA	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

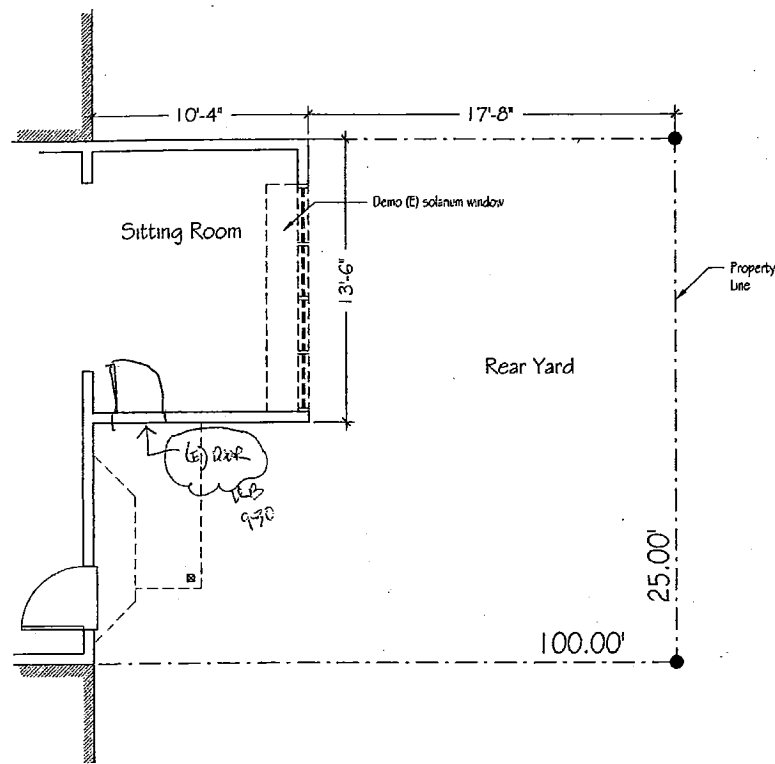
Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
10/7/2014	AM	VS	IVR Scheduled	ROUGH FRAME	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
10/7/2014	Thomas Fessler	ROUGH FRAME	SUSPEND PERMIT

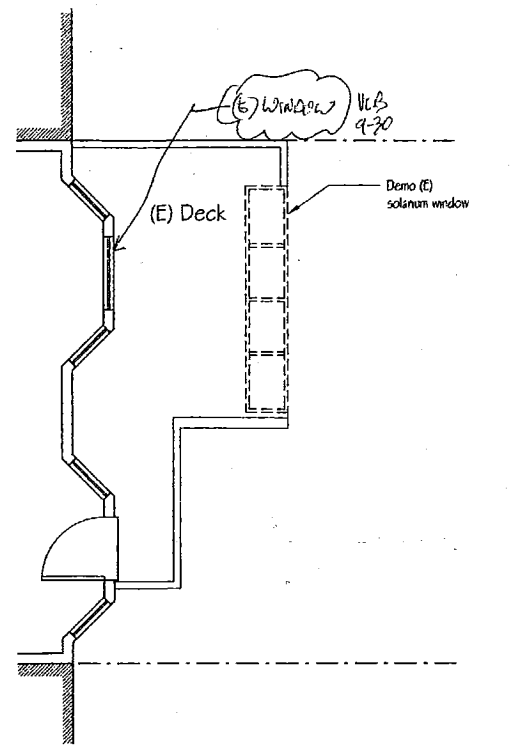
Special Inspections:

--	--	--	--



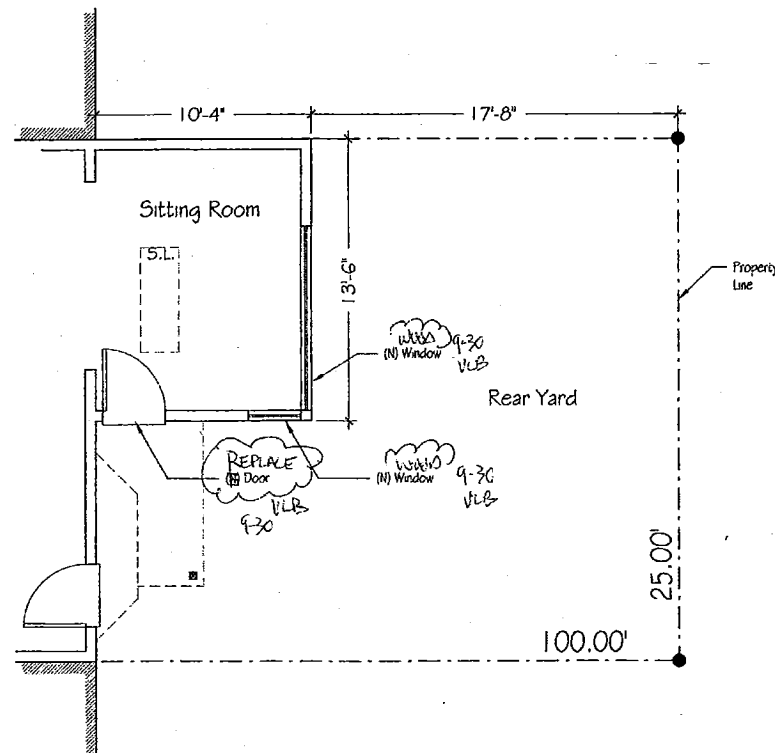
2 (E) First Floor Plan

Scale 1/4" = 1' 0"



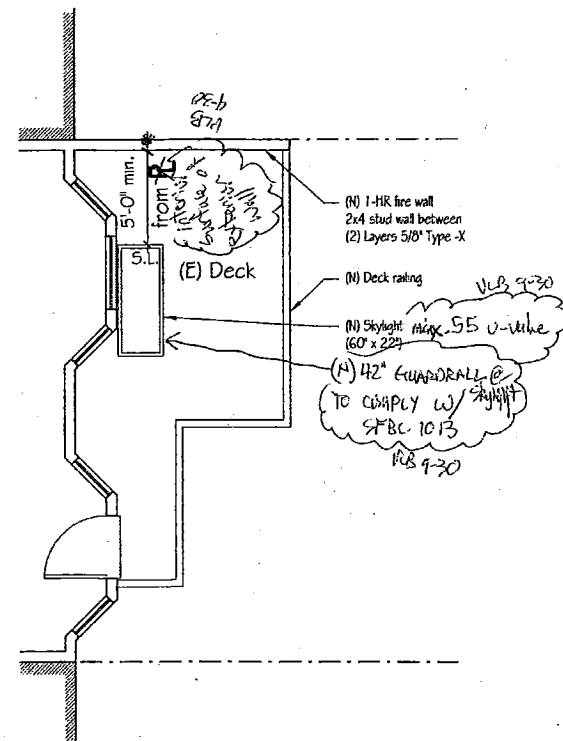
3 (E) Deck Plan

Scale 1/4" = 1' 0"



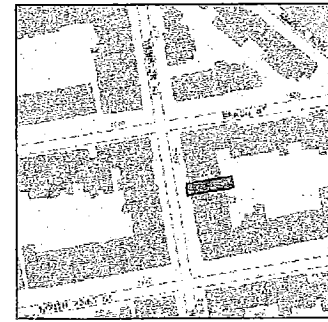
4 Proposed First Floor Plan

Scale 1/4" = 1' 0"



5 Proposed Deck Plan

Scale 1/4" = 1' 0"



Location Plan

Directory

Owner:
Frank and Ann Hardenbergh
3636 Webster Street
San Francisco, CA 94123
phone: 415-221-5785

Architect:
Ernie Selander
2095 Jerrold Ave. Suite 319
San Francisco, CA 94124
mobile: 415.385.4339
email: ernie@selanderarchitects.net

Building Codes

2013 CBC and all San Francisco Building, Mechanical, Plumbing, Electrical and Fire Code and amendments.

Occupancy: R-3
Construction: Type V-B

Project Description

Addressing Notice of Violation #201493443
Add two new windows, a skylight, a door and replace railing at existing pop-out and existing deck.

Issued Application for construction pop-out:
#2006.0512.1496 - Completed 11/22/07

Issued Application for dry-rot repair:
#2014.0815.3951

(No CHANGE TO BUILDING ENVELOPE OR EXPANSION IN DECK.)
Sheet Index

- A1 Site/Floor Plan and Project info.
- A2 Elevations and details

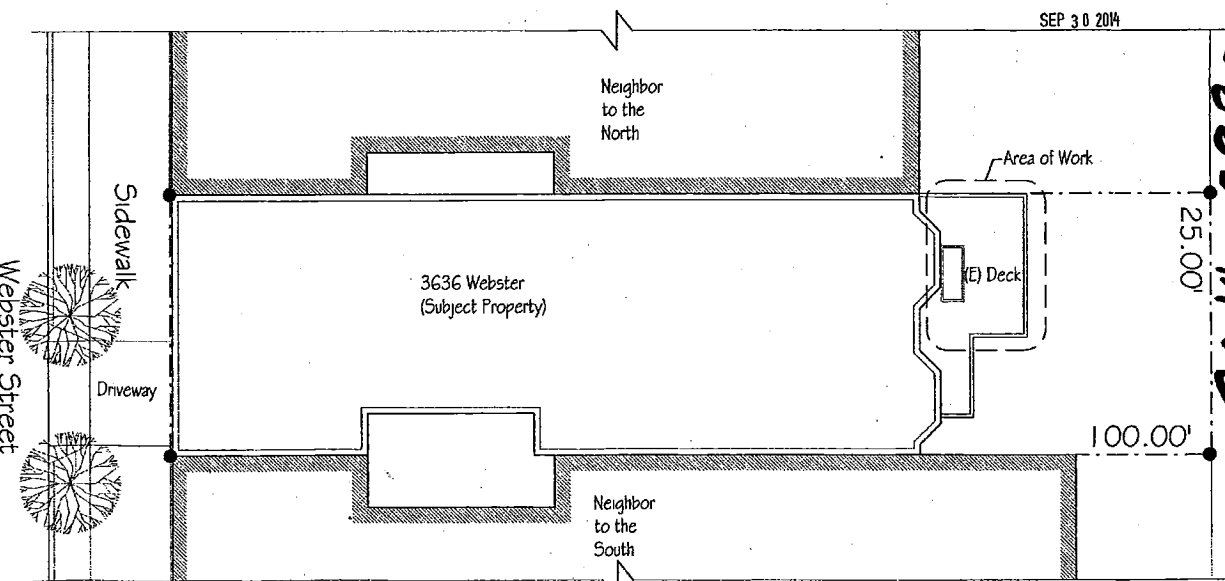
MAHER ORDINANCE - EXTENDED
Disturbance of at least 50 cu. yd. of soil:
[X] Yes, route to DPH for compliance with Ordinance No. 38B-13.
[] Exempted - Letter from DPH attached

Timothy Nagata, DBI
SEP 30 2014

RECEIVED
SEP 30 2014
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR REPRODUCTION ACCEPTED

Joseph Ospital, DBI
SEP 30 2014

APPROVED
OCT 01 2014
Tom C. Huie
DIRECTOR
DEPT. OF BUILDING INSPECTION



1 Site Plan

Scale 1/8" = 1' 0"



SELANDER ARCHITECTS
Ernie Selander Architects, Inc.
2095 Jerrold Avenue, Suite 319, SF, CA 94124
ernie@selanderarchitects.net M:415.385.4339 O:415.821.4864

3636 Webster Street
San Francisco, CA 94123
Block/Lot 0445A / 045-046

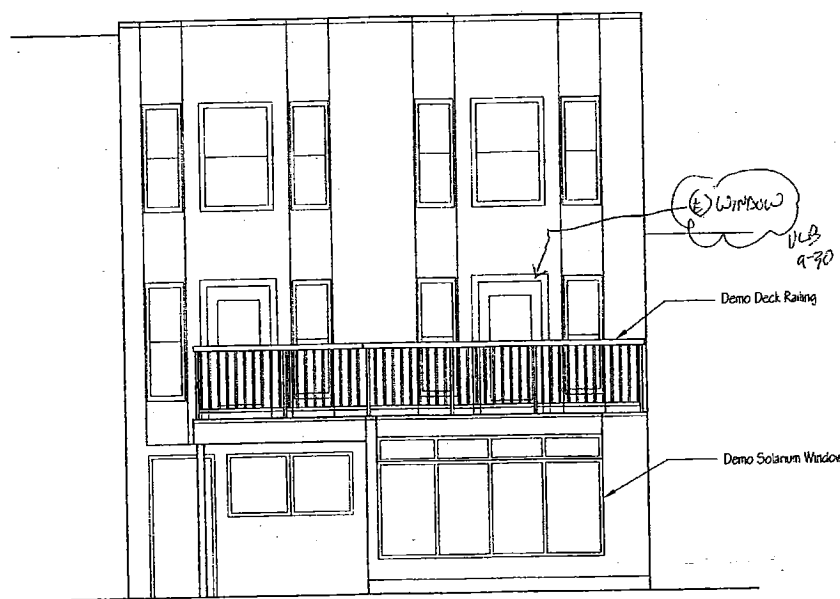
2014-0930-7684

Issue:	Date:

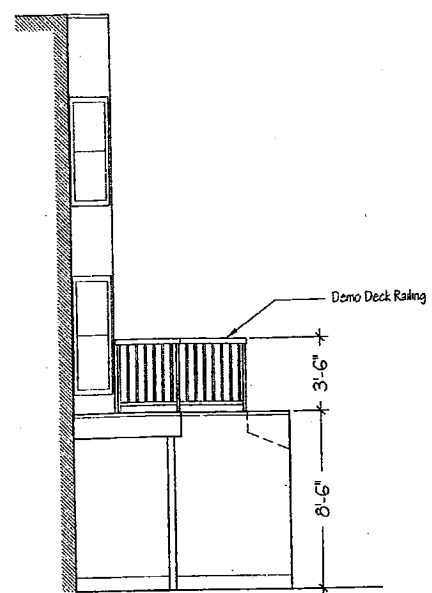
Plot Date:
Sept. 30, 2014
Scale:
As shown

APPROVED
Diana Yang 9/23/14
SHARON BOON

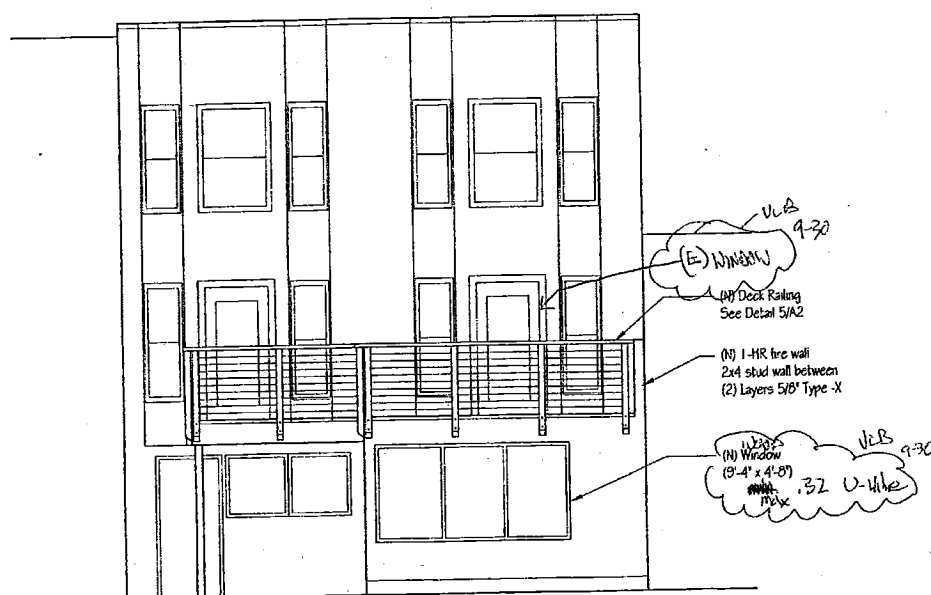
A1



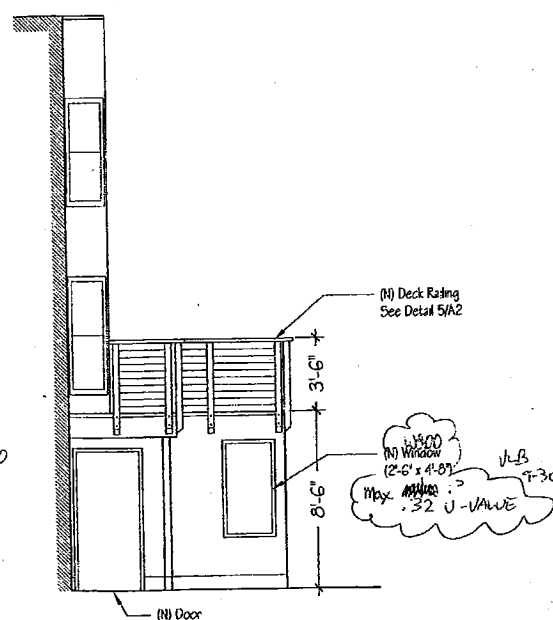
1 (E) East Elevation
Scale 1/4" = 1' 0"



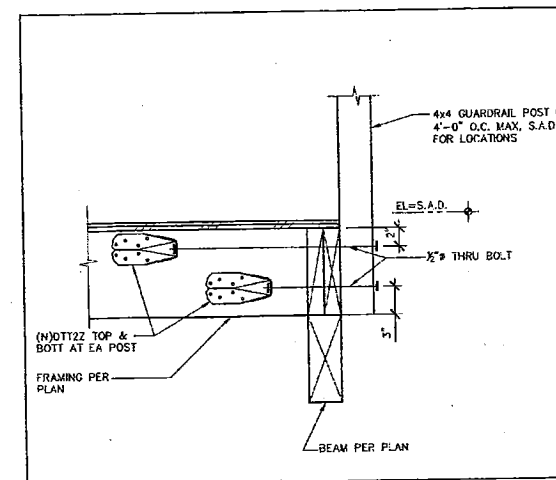
2 (E) South Elevation
Scale 1/4" = 1' 0"



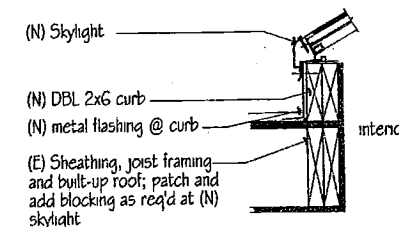
3 Proposed East Elevation
Scale 1/4" = 1' 0"



4 Proposed South Elevation
Scale 1/4" = 1' 0"



5 Deck Detail
Scale NTS



6 Skylight Detail
Scale: 1 1/2" = 1' 0"

APPROVED
Dept. of Building Insp.

OCT 01 2014

Tom C. Hu
TOM C. HU, P.E.
DIRECTOR
DEPT. OF BUILDING INSPECTION

Joseph Ospital, DBI
SEP 30 2014

RECEIVED
SEP 30 2014
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR REPRODUCTION
IF NECESSARY

Timothy Nagata, DBI
SEP 30 2014



SELANDER ARCHITECTS
2095 Jerrold Avenue, Suite 319, SF, CA 94124
ernie@selanderarchitects.net M:415.385.4339 O:415.821.4854

3636 Webster Street
San Francisco, CA 94123
Block/Lot 0445A/045-046

Issue:	Date:
Plot Date:	Sept. 30, 2014
Scale:	As shown

APPROVED
PER PLAN 20140930
PLANNING DEPARTMENT

A2

EXHIBIT F

Permits, Complaints and Boiler PTO Inquiry

Permit Details Report

Report Date: 12/2/2014 2:36:41 PM
Application Number: 201408153951
Form Number: 8
Address(es): 0445A/045 /0 3636 WEBSTER ST
Description: REPAIR 2ND FLOOR DECK AT BACK OF BUILDING WITH DRYROT IN PERIMETER LESS THAN 50% CONSTRUCTION
Cost: \$8,000.00
Occupancy Code: R-3
Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/15/2014	TRIAGE	
8/15/2014	FILED	
8/15/2014	FILED	
8/15/2014	APPROVED	
8/15/2014	ISSUED	

Contact Details:

Contractor Details:

License Number: 959755
Name: PIA LOGAN
Company Name: INSIGHT CONSTRUCTION PARTNERS INC
Address: 80 NELSON AV * MILL VALLEY CA 94941-0000
Phone:

Addenda Details:

Description:

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Hold Description
1	BLDG	8/15/14	8/15/14			8/15/14	DANG DENNIS	
2	CPB	8/15/14	8/15/14			8/15/14	PANGELINAN MARIANNE	

This permit has been issued. For information pertaining to this permit, please call 415-558-6096.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
------------------	-------------------	------------------	------------------	-------------	------------

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
---------------	-----------	------------------------	-------------------

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
-------------	----------------	--------------	-----------------	-------------	---------

For information, or to schedule an inspection, call 558-6570 between 8:30 am and 3:00 pm.

Station Code Descriptions and Phone Numbers

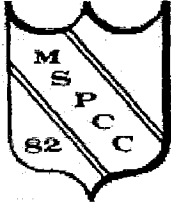
[Online Permit and Complaint Tracking home page.](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

EXHIBIT G

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3636/38	Street Webster Street	City San Francisco	Zip 94116	Date of Inspection 5/23/14	Number of Pages 4
 <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>MARKOFF STRUCTURAL PEST CONTROL COMPANY 6018 MISSION STREET DALY CITY, CALIFORNIA 94014 TEL: (650) 992-8900 FAX: (650) 992-4404</p> </div> <div style="text-align: right;"> <p>EMAIL: markofftermite@aol.com</p> </div> </div>					
Ordered by: David Parry c/o 2001 Lombard Street San Francisco, CA 94123		Property Owner and/or Party of Interest: <p style="text-align: center;">Same</p>		COMPANY REPORT # 14374 Report Sent to: <p style="text-align: center;">Same</p>	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input checked="" type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: <p style="text-align: center;">Three story stucco frame residence - 2 condominium units</p>				Inspection Tag Posted: <p style="text-align: center;">Electrical Panel</p>	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>					
<small>If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.</small>					
SUBSTRUCTURE: FULL BASEMENT		OTHER INTERIOR: NOT INSPECTED			
FOUNDATION: CONCRETE		OTHER EXTERIOR: SEE #2			
STEPS/DECKS: SEE #1		OTHER: NONE			

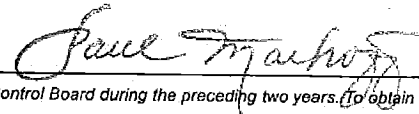
PLEASE READ THIS DOCUMENT CAREFULLY.

**INQUIRES REGARDING THE CONTENT, ACCURACY,
AND RECOMMENDATIONS SHOULD BE
IMMEDIATELY REFERRED TO THE INSPECTOR.**

Inspected by: PAUL MARKOFF

State License No: OPR4739

Signature: _____



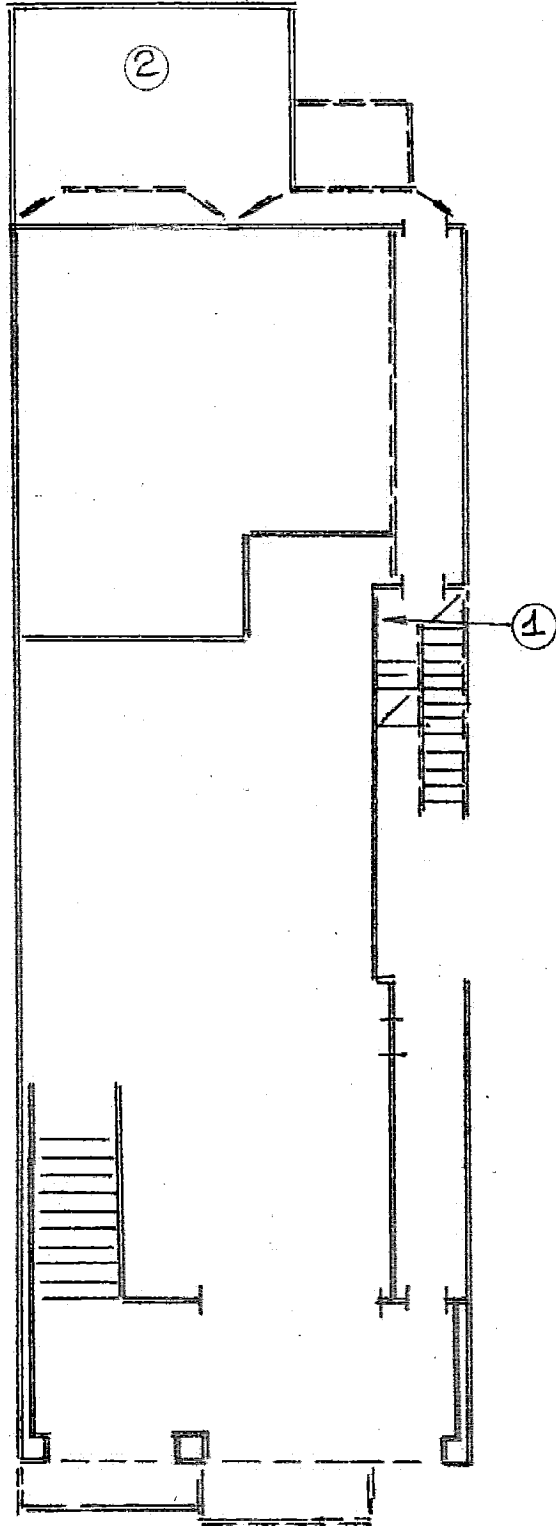
You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. (To obtain copies contact: Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, Ca 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916)561-8708, (800)737-8188 or www.pestboard.ca.gov

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 3636/38 WEBSTER STREET SAN FRANCISCO 94123

DATE OF INSPECTION 5/23/14 CO. REPORT NO. 14374



FRONT
NOT TO SCALE

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 3636/38 Webster Street San Francisco CA 94123

Date of Inspection: 5/23/2014 Co. Report No: 14374

READ THIS DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest and Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing a Wood Destroying Pest and Organism Inspection Report.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, built-in appliances, or cabinet work. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about these areas, a further inspection may be performed upon request and at additional cost.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

Areas subject to moisture, such as, but not limited to roofs, gutters, windows, shower enclosures, and plumbing fixtures, are to be maintained by homeowners. This Company assumes no liability for these areas.

If work, as outlined in this report, is performed by others, we will reinspect the property upon authorization and payment of standard inspection fee, within a four month period.

Recommendations, as outlined in this report, are subject to the approval of the local building department officials. Additional alterations, drawings and/or calculations as may be required by said officials will be performed upon specific authorization and at additional expense to the ordering party.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestation, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

CHEMICAL MATERIAL TO BE USED:

DRAGNET (Active ingredient – Permethrin)

COPPER NAPHTHENATE (Active ingredient – Copper Salts of Naphthenic Acids)

TIM-BOR (Active ingredient – Disodium Octaborate Tetrahydrate)

OTHER _____

NONE

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 3636/38 Webster Street San Francisco CA 94123

Date of Inspection: 5/23/2014 Co. Report No: 14374

THIS REPORT, AS ORDERED AND REQUESTED, IS LIMITED TO AREA(S) DESCRIBED BELOW. NO OTHER REPRESENTATIONS ARE MADE OR INTENDED.

1) STEPS:

Fungus damage to porch and stair assembly where indicated.

RECOMMENDATION:

Remove all damage and replace with new material. Install raised footings where required. Chemically treat where necessary.

2) OTHER-EXTERIOR:

Fungus damage to fascia trim above the lower level skylight window.

RECOMMENDATION:

Remove damage and replace with new prime painted material.

NOTE: In the event that additional inaccessible damage is found, a Supplemental Report and cost estimate will be issued.

OTHER

NOTE:

A local building permit is required for all structural repairs.

EXHIBIT H

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3636/38	Street Webster Street	City San Francisco	Zip 94123	Date of Inspection 7/21/14	Number of Pages 4
 MARKOFF STRUCTURAL PEST CONTROL COMPANY 6018 MISSION STREET DALY CITY, CALIFORNIA 94014 TEL: (650) 992-8900 FAX: (650) 992-4404 EMAIL: markofftermite@aol.com					
REGISTRATION NO. PR0347		COMPANY REPORT #		14374	
Ordered by: Parry / Hardenbergh c/o 2100 Lombard Street San Francisco, CA 94123		Property Owner and/or Party of Interest: <p style="text-align: center;">Same</p>		Report Sent to: <p style="text-align: center;">Same</p>	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input checked="" type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: <p style="text-align: center;">Three story stucco frame residence - 2 condominium units</p>				Inspection Tag Posted: <p style="text-align: center;">Electrical Panel</p>	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>					
<small>If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.</small>					
SUBSTRUCTURE: SEE ORIGINAL		OTHER INTERIOR: SEE ORIGINAL			
FOUNDATION: SEE ORIGINAL		OTHER EXTERIOR: SEE ORIGINAL			
STEPS/DECKS: SEE #1		OTHER: SEE ORIGINAL			

PLEASE READ THIS DOCUMENT CAREFULLY.

**INQUIRES REGARDING THE CONTENT, ACCURACY,
AND RECOMMENDATIONS SHOULD BE
IMMEDIATELY REFERRED TO THE INSPECTOR.**

Inspected by: PAUL MARKOFF

State License No: OPR4739

Signature: 

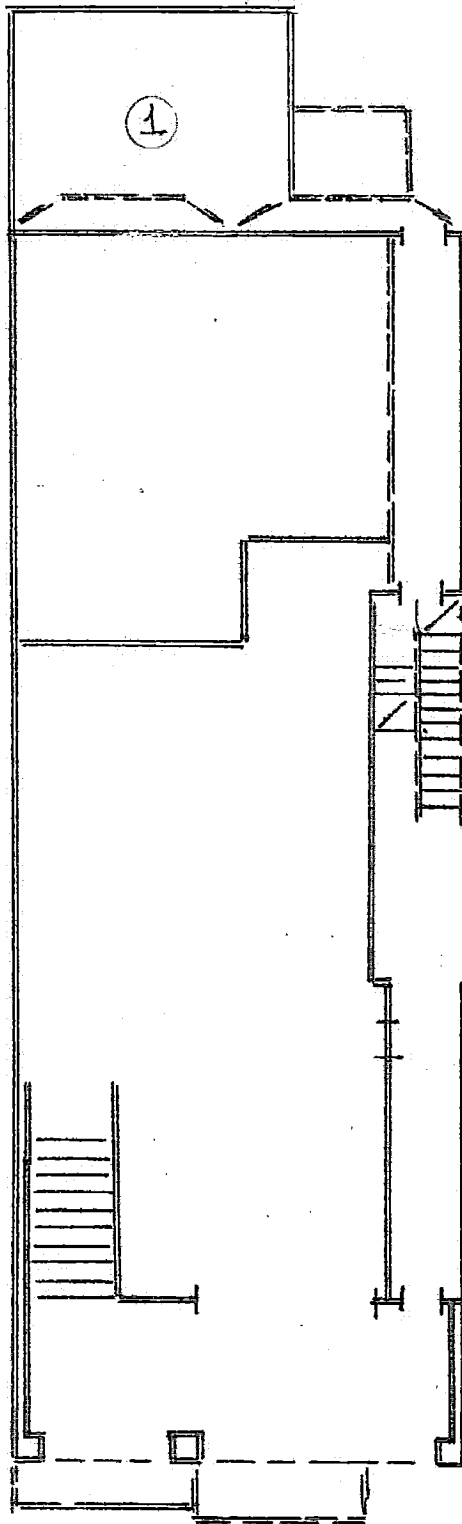
You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, Ca 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916)561-8708, (800)737-8188 or www.pestboard.ca.gov

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 3636/38 WEBSTER STREET SAN FRANCISCO 94123

DATE OF INSPECTION 7/21/14 CO. REPORT NO. 14374



**FRONT
NOT TO SCALE**

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 3636/38 Webster Street San Francisco CA 94123

Date of Inspection: 7/21/2014 Co. Report No: 14374

READ THIS DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest and Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or the company issuing a Wood Destroying Pest and Organism Inspection Report.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, built-in appliances, or cabinet work. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about these areas, a further inspection may be performed upon request and at additional cost.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

Areas subject to moisture, such as, but not limited to roofs, gutters, windows, shower enclosures, and plumbing fixtures, are to be maintained by homeowners. This Company assumes no liability for these areas.

If work, as outlined in this report, is performed by others, we will reinspect the property upon authorization and payment of standard inspection fee, within a four month period.

Recommendations, as outlined in this report, are subject to the approval of the local building department officials. Additional alterations, drawings and/or calculations as may be required by said officials will be performed upon specific authorization and at additional expense to the ordering party.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestation, termite damage, fungus damage, etc.) However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

CHEMICAL MATERIAL TO BE USED:

DRAGNET (Active ingredient – Permethrin)

COPPER NAPHTHENATE (Active ingredient – Copper Salts of Naphthenic Acids)

TIM-BOR (Active ingredient – Disodium Octaborate Tetrahydrate)

OTHER _____

NONE

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT (CONTINUED)

Address 3636/38 Webster Street San Francisco CA 94123

Date of Inspection: 7/21/2014 Co. Report No: 14374

THIS REPORT IS A SUPPLEMENT PURSUANT TO OUR ORIGINAL REPORT, DATED 5/23/14.

1) DECK:

During the performance of repairs, as recommended in our Original Report, item #2, additional fungus damage was found to extend to the main structure supporting beam above the glass window. This framework is an integral part of the roof and roof deck surface.

RECOMMENDATION:

Remove additional decking and open the roof membrane as necessary to access all damage. Remove damage and reframe with new pressure treated material. Restore waterproof membrane and replace decking. Refinish exterior trim, replace copper flashing, and repaint to a reasonable match.

We also recommend, at the owner's request, to eliminate the inset planter. This planter will be covered over and a new copper flashing installed.

NOTE: In the event that complete removal of the roof membrane becomes necessary, a supplemental proposal will be issued.

OTHER

NOTE:

A local building permit is required for all structural repairs.

EXHIBIT I





EXHIBIT J



80 Nelson Ave. Mill Valley, CA 94941 ■ office phone: 415.944.9046 ■ fax: 888.676.0624 ■ info@insightconstruct.com ■ LIC # 959755

December 4, 2014

To whom it may concern,

I am the general contractor hired by the Hardenburghs to perform the repairs to the lower back sitting room addition of their property at 3636 Webster Street.

When we had our first look at the project someone had already started the exploratory demolition to determine the extent of the dry-rot in the addition. We procured a permit for the repairs and continued the process of chasing the dry-rot. Due to faulty waterproofing details around the perimeter of the structure, water had been able to get under the flashing and then under both the roof and the vapor barrier. Water had been seeping into the structure since it was built in 2006, allowing plenty of time for the dry-rot to get into the structural framing and compromise it in several areas. This necessitated the removal of the dry-rotted sheathing on the walls, roof and failed insulated glass windows in order to replace the compromised framing. We reframed the structure in accordance with the plan permitted by the city and were just starting to install the new roof when the Appeals Board pulled the permit and all work was stopped.

Hieronymous Axelson
Insight Construction Partners
LIC # 959755

cell 415-686-4804
office 415-944-9046
ha@insightconstruct.com
www.insightconstruct.com

EXHIBIT K



EXHIBIT L





Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

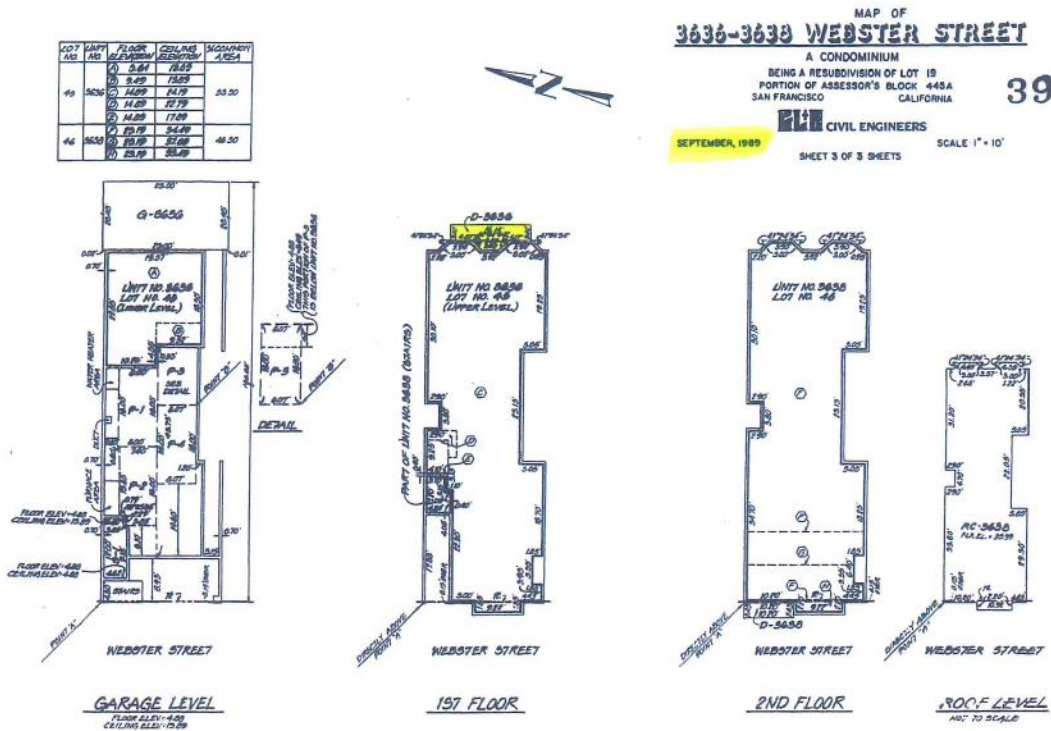
Photograph of deck pre-existing prior to the extension by the prior owner in 2007. The deck was accessible from both bedrooms on the main level of 3636.



Source: MLS #286777 from 2005

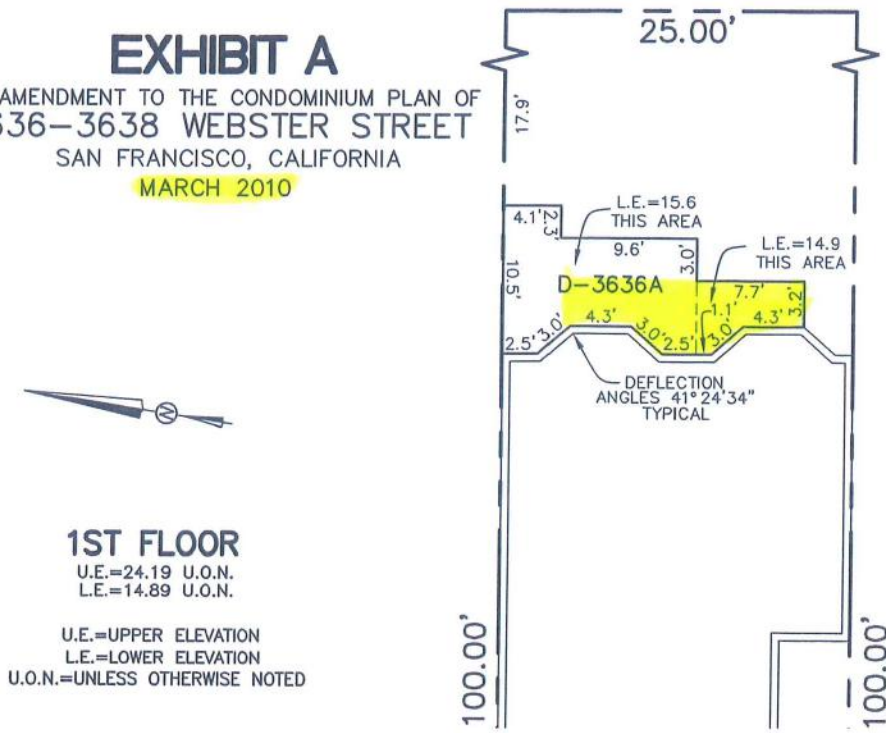
Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

Original condo map for 3636-3638 Webster Street from 1989, showing the pre-existing deck.



Revised condo map for 3636-3638 Webster Street from 2010, showing new deck on main level. (Highlighted area matches the pre-existing deck.)

EXHIBIT A
 AN AMENDMENT TO THE CONDOMINIUM PLAN OF
 3636-3638 WEBSTER STREET
 SAN FRANCISCO, CALIFORNIA
 MARCH 2010




Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

Photograph of new deck and extension constructed by prior owner in 2007. The deck was still accessible from both bedrooms on the main level. To carve a piece out of it in the middle would require another supporting post immediately outside the bedroom window.



Source: MLS listing #367727 from 2010

New post required  here to support a detached balcony off the south bedroom.

Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

Photographs of Appellant's deck and rear yard



Appellants enjoy a full-width deck off their main level.



Appellants' rear yard with climbing structure.



Appellants' high fire wall on their property already provides privacy for decks on both properties.

The Appellants are trying to take advantage of a needed dry rot repair to a poorly-constructed rear addition, built by the prior owner, to change its appearance. They want to force the Respondents to remove a section of the deck that was pre-existing when the Appellants bought 3630.

To do so would:

- a) Not significantly change the appearance of the deck when looking back at 3636-3638 Webster from the rear yard of 3630.
- b) Not increase any privacy for the 3630 rear yard, since a person could still stand on what would then just be a balcony off the 3636 south bedroom and look to the right.

But it would:

- c) Increase the construction cost in that a new post would need to be installed to support an independent balcony off the south bedroom.
- d) Impact the garden outlook from the master bedroom because the new post would have to bear down directly outside the middle of that window.
- e) Reduce the utility of the deck for the Respondents since a person in the south bedroom would have to walk through the north bedroom to get out onto the main deck.

I am entirely supportive of the proposed repair work and urge you to REJECT the Appeal.

Respectfully,

A handwritten signature in black ink that reads "David Parry".

David Parry, owner of 3638 Webster, (415) 351-4611

EXHIBIT M

EXHIBIT A

AN AMENDMENT TO THE CONDOMINIUM PLAN OF
3636-3638 WEBSTER STREET
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA
MARCH 2010

GENERAL NOTES:

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.
3. THE ELEVATIONS SHOWN ON THIS SHEET ARE BASED ON THE ELEVATIONS SHOWN ON THE MAP TITLED "MAP OF 3636-3638 WEBSTER STREET," FILED APRIL 19, 1990, IN CONDOMINIUM MAP BOOK 31 AT PAGES 37 TO 39 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO. (31CM37)
4. THE DIMENSIONS OF THE AREA LABELED G-3636 ARE MODIFIED BY THIS DOCUMENT FROM THE DIMENSIONS SHOWN ON 31CM37.
5. THE DIMENSIONS OF THE AREA LABELED UNIT NO 3636 (LOWER LEVEL) ARE MODIFIED BY THIS DOCUMENT FROM THE DIMENSIONS SHOWN ON 31CM37.
6. THE DIMENSIONS OF THE AREA LABELED D-3636 ON 31CM37 ARE MODIFIED BY THIS DOCUMENT FROM THE DIMENSIONS SHOWN ON 31CM37 AND THE AREA IS RELABELED D-3636A.
7. THE POSITIONS OF G-3636, UNIT NO 3636 (LOWER LEVEL), D-3636A AND THE BUILDING, IN RELATION TO THE PROPERTY LINES, ARE BASED ON THE POSITION OF THE BUILDING SHOWN ON 31CM37.
8. ALL OTHER UNIT AND EXCLUSIVE USE DESIGNATIONS SHOWN ON 31CM37 ARE STILL IN EFFECT.

SCHEDULE OF UNDIVIDED INTEREST IN COMMON AREA
THE PERCENTAGE OF OWNERSHIP INTEREST OF EACH OWNER AS A TENANT IN
COMMON IS AS FOLLOWS:

LOT NUMBER	UNIT NUMBER	PERCENTAGE INTEREST
45	3636	55%
46	3638	45%



APRIL 22, 2010

READ AND APPROVED

[Signature]

DATE 5/17/10

PGS TO

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200

EXHIBIT A

AN AMENDMENT TO THE CONDOMINIUM PLAN OF
3636-3638 WEBSTER STREET
SAN FRANCISCO, CALIFORNIA
MARCH 2010

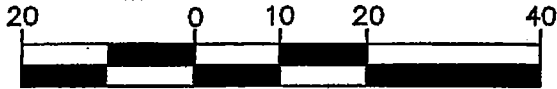


GARAGE LEVEL

U.E.=13.89 U.O.N.
L.E.=4.88 U.O.N.

U.E.=UPPER ELEVATION
L.E.=LOWER ELEVATION
U.O.N.=UNLESS OTHERWISE NOTED

GRAPHIC SCALE



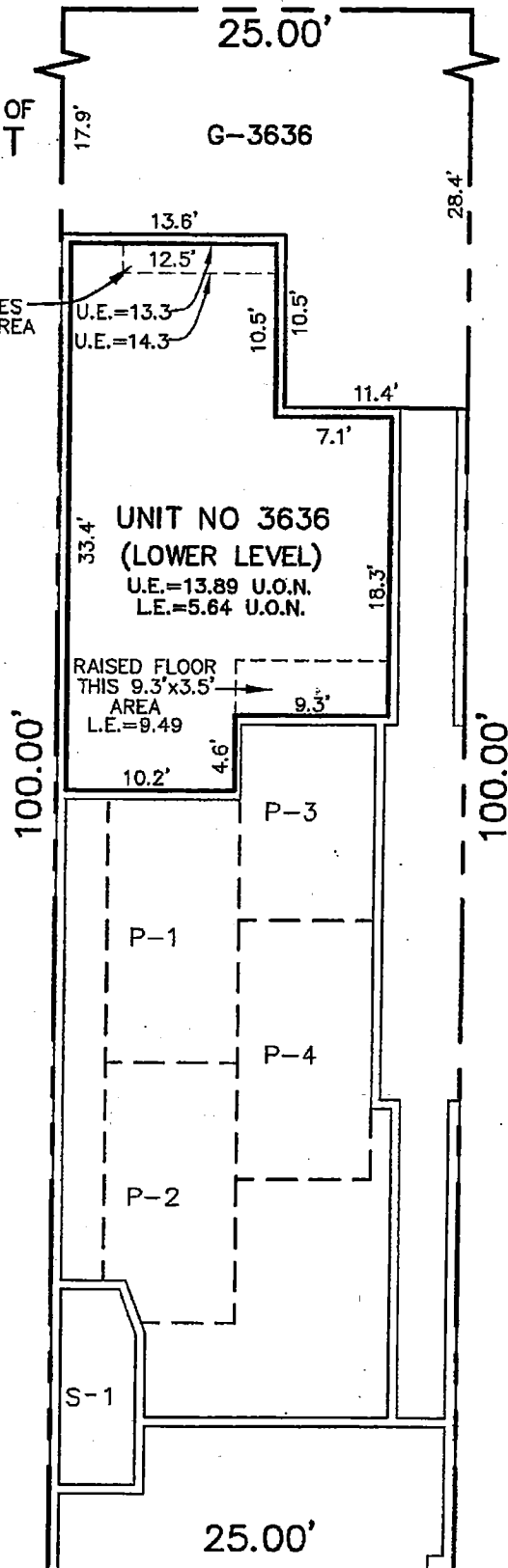
1 INCH = 20 FEET

LANGFORD LAND SURVEYING



424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200

JOB#10-2731 DRAWING=2731WEBS.DWG



100.00'

WEBSTER STREET

SHEET
2 OF 3

EXHIBIT A

AN AMENDMENT TO THE CONDOMINIUM PLAN OF
3636-3638 WEBSTER STREET
SAN FRANCISCO, CALIFORNIA
MARCH 2010

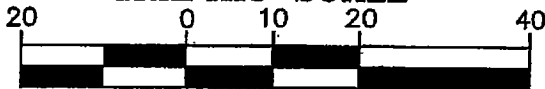


1ST FLOOR

U.E.=24.19 U.O.N.
L.E.=14.89 U.O.N.

U.E.=UPPER ELEVATION
L.E.=LOWER ELEVATION
U.O.N.=UNLESS OTHERWISE NOTED

GRAPHIC SCALE



1 INCH = 20 FEET

LANGFORD LAND SURVEYING
424 PRESTON COURT
LIVERMORE, CA 94551
PHONE (510) 530-5200
JOB#10-2731 DRAWING=2731WEBS.DWG

BEACH STREET

100.00'

WEBSTER STREET

100.00'

UNIT NO 3636
(UPPER LEVEL)

25.00'

25.00'

17.9'

4.1'

10.5'

2.5'

3.0'

4.3'

3.0'

2.5'

3.0'

4.3'

1.1'

7.7'

0.6'

9.6'

4.3'

4.3'

L.E.=15.6
THIS AREA

L.E.=14.9
THIS AREA

DEFLECTION
ANGLES 41° 24' 34"
TYPICAL

100.00'

SHEET
3 OF 3

LOT NO.	UNIT NO.	FLOOR	FLOOR ELEVATION	CEILING ELEVATION	COMMON AREA
10	5026	A	9.42	18.29	55.50
		B	14.69	24.19	
		C	11.59	27.79	
		D	14.59	17.89	
46	3665	E	10.17	24.49	48.50
		F	10.17	27.29	
		G	10.17	28.29	

MAP OF
3636-3638 WEBSTER STREET

A CONDOMINIUM
BEING A RESUBDIVISION OF LOT 19
PORTION OF ASSESSOR'S BLOCK 445A
SAN FRANCISCO CALIFORNIA

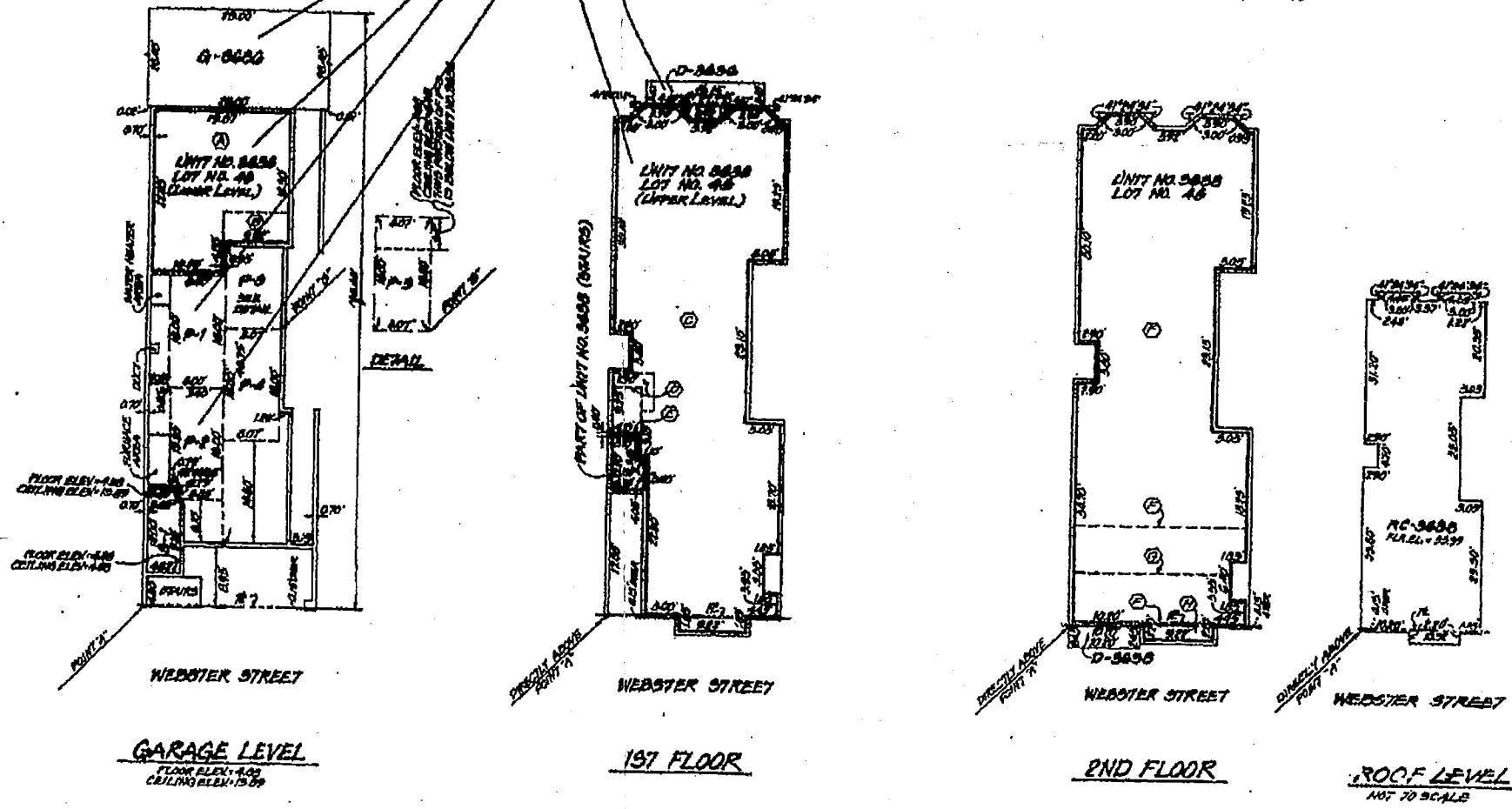
39

ELI CIVIL ENGINEERS

SEPTEMBER, 1989

SHEET 3 OF 3 SHEETS

SCALE: 1" = 10'



THIS PLAT IS FOR YOUR AID IN LOCATING YOUR LAND WITH REFERENCE TO STREET AND OTHER PARCELS. WHILE THIS PLAT IS BELIEVED TO BE CORRECT, THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF REUANCE THEREON.

EXHIBIT N



Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

Photograph of deck pre-existing prior to the extension by the prior owner in 2007. The deck was accessible from both bedrooms on the main level of 3636.

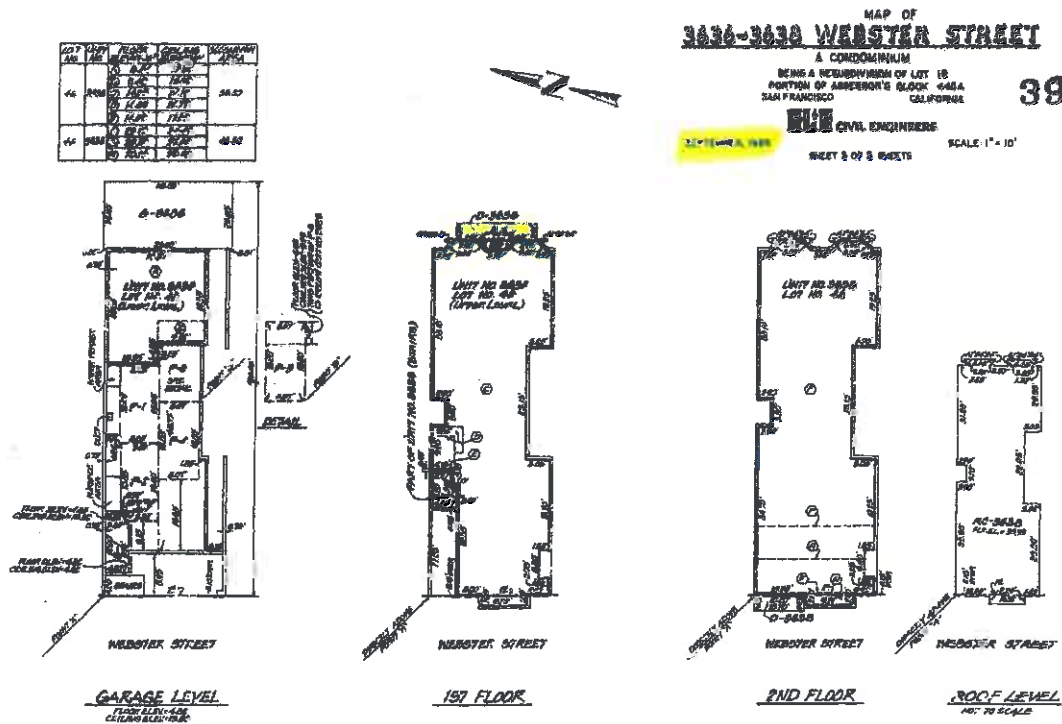


BOARD OF APPEALS
DEC 04 2014
APPEAL #14-171

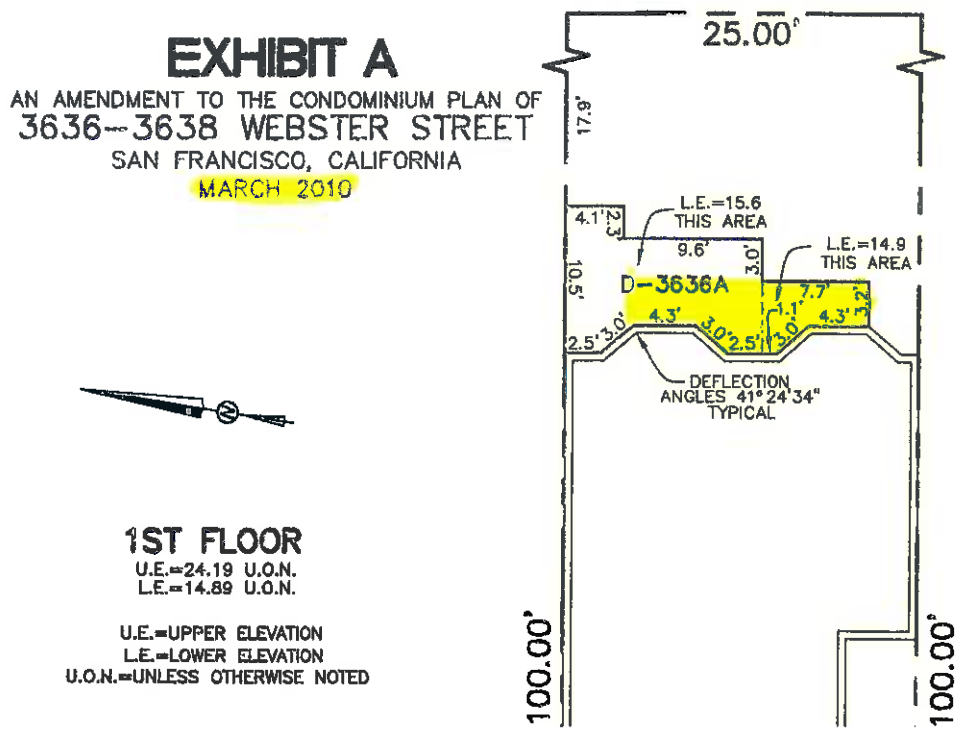
Source: MLS #286777 from 2005

Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

Original condo map for 3636-3638 Webster Street from 1989, showing the pre-existing deck.



Revised condo map for 3636-3638 Webster Street from 2010, showing new deck on main level. (Highlighted area matches the pre-existing deck.)




Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

Photograph of new deck and extension constructed by prior owner in 2007. The deck was still accessible from both bedrooms on the main level. To carve a piece out of it in the middle would require another supporting post immediately outside the bedroom window.



Source: MLS listing #367727 from 2010

New post required  here to support a detached balcony off the south bedroom.

Appeal No. 14-171: 3636 Webster Street - letter OPPOSING the Appeal

Photographs of Appellant's deck and rear yard



Appellants enjoy a full-width deck off their main level.



Appellants' rear yard with climbing structure.



Appellants' high fire wall on their property already provides privacy for decks on both properties.

The Appellants are trying to take advantage of a needed dry rot repair to a poorly-constructed rear addition, built by the prior owner, to change its appearance. They want to force the Respondents to remove a section of the deck that was pre-existing when the Appellants bought 3630.

To do so would:

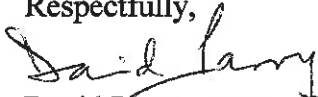
- a) Not significantly change the appearance of the deck when looking back at 3636-3638 Webster from the rear yard of 3630.
- b) Not increase any privacy for the 3630 rear yard, since a person could still stand on what would then just be a balcony off the 3636 south bedroom and look to the right.

But it would:

- c) Increase the construction cost in that a new post would need to be installed to support an independent balcony off the south bedroom.
- d) Impact the garden outlook from the master bedroom because the new post would have to bear down directly outside the middle of that window.
- e) Reduce the utility of the deck for the Respondents since a person in the south bedroom would have to walk through the north bedroom to get out onto the main deck.

I am entirely supportive of the proposed repair work and urge you to REJECT the Appeal.

Respectfully,



David Parry, owner of 3638 Webster, (415) 351-4611