

# BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of  
WENDY BEST and RICHARD SANDER, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. **25-038**

## **NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on September 22, 2025, 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 September 8, 2025 to Andrew Carluccio, of an Alteration Permit (add a new second floor deck on the side with glass guardrails; no firewall construction) at 28 Harry Street.

**APPLICATION NO. 2025/05/20/6917**

**FOR HEARING ON November 5, 2025**

Address of Appellant(s):

Address of Other Parties:

Wendy Best and Richard Sander, Appellant(s)  
92 Laidley Street  
San Francisco, CA 94131

Andrew and Katharine Carluccio, Permit Holder(s)  
28 Harry Street  
San Francisco, CA 94131



Date Filed: September 22, 2025

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

**PRELIMINARY STATEMENT FOR APPEAL NO. 25-038**

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I / We, **Wendy Best and Richard Sander**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2025/05/20/6917** by the **Department of Building Inspection** which was issued or became effective on: **September 8, 2025**, to: **Andrew and Katharine Carluccio**, for the property located at: **28 Harry Street**.

**BRIEFING SCHEDULE:**

Appellant's Brief is due on or before: 4:30 p.m. on **October 16, 2025**, (no later than three Thursdays prior to the hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [Natalia.fossi@sfgov.org](mailto:Natalia.fossi@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org) [katiecarluccio@gmail.com](mailto:katiecarluccio@gmail.com)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 30, 2025**, (no later than one Thursday prior to hearing date). The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [Natalia.fossi@sfgov.org](mailto:Natalia.fossi@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org) [wendybest49@gmail.com](mailto:wendybest49@gmail.com) [rtsander81@gmail.com](mailto:rtsander81@gmail.com)

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, November 5, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

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 changes to the briefing schedule.

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

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

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**The reasons for this appeal are as follows:**

See attachment to the preliminary Statement of Appeal.

**Appellant or Agent:**

Signature: Via Email

Print Name: Wendy Best, appellant

We are writing to appeal permit/application #202505206917 issued for 28 Harry Street. We believe it negatively impacts residential amenity factors to our home including an increase of noise and invasion of our privacy. The plan is excessively large for a deck on a small house. Please see our concerns below:

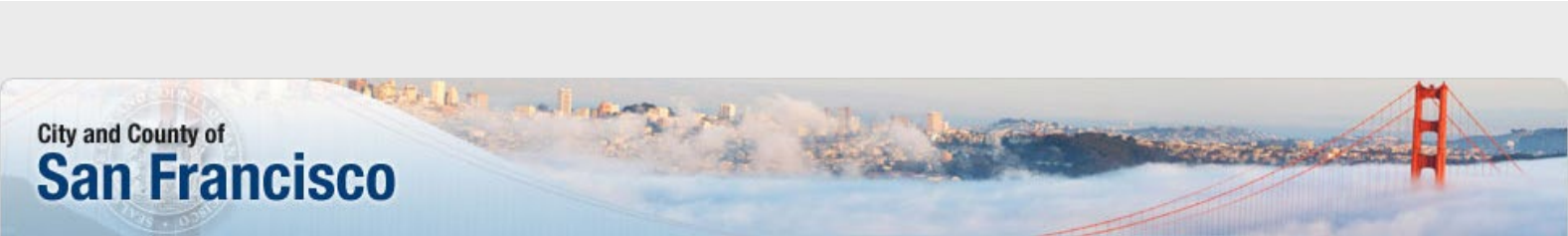
Effects of a new horizontal deck on the second floor spanning almost the entire side of an existing single family home.

1. 28 Harry is situated on a hill higher in elevation and directly above our house. The horizontal side of the house is the side that borders our property. Therefore the proposed deck will loom directly over our deck and back yard resulting in significant loss of privacy. The deck will also look directly into our family room and kitchen windows further affecting our privacy. The extent of the privacy loss is enhanced by the sheer size of the proposed deck, ( 8 ft by 22 ft ) It is a massive, excessive size in comparison to the house creating a large virtual outdoor room rather than a deck.
2. Because 28 Harry is elevated on a hill above us, the plan to install a deck on its highest level makes it virtually impossible to create a privacy border with either trees or a fence. Over the 40 years we have lived at 92 Laidley, we have planted trees and co-installed fences between our properties with previous owners. This worked well for us and our neighbors. But now with the sheer extreme height of a deck on the 2nd floor of a home already elevated above us, any attempts for privacy will be useless.
3. 28 Harry already has two other decks providing outdoor space in the rear of the house. Our house has no other outdoor space. The proposed deck looms over our only outdoor area.
4. Noise currently carries easily from 28 Harry to our home. Now that an outdoor deck will be directly above us, noise will increase exponentially.
5. The proposed deck does not fit with the character of other houses on Harry Street. No other houses have large decks or any type of deck that loom directly over another house.
6. Under the Conditions and Stipulations page of the permit signed off on 6/17/25, the permit appears to be approved for a deck " less than 10 ft" in height, yet the plans show a height of 16 ft.

*For all the reasons above, we would like to appeal the permit. Thank you.*

*Wendy Best and Richard Sander*

*September, 19, 2025*



City and County of  
**San Francisco**

[Home](#)



**Welcome to our Permit / Complaint Tracking System!**

**Permit Details Report**

**Report Date:** 9/19/2025 10:53:17 AM

Application Number: 202505206917

Form Number: 8

Address(es): 7538 / 023 / 0 28 HARRY ST

Description: ADD A NEW 2ND FL DECK ON THE SIDE WITH GLASS GUARDRAILS. NO FIREWALL CONSTRUCTION.

Cost: \$25,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

**Disposition / Stage:**

Action Date	Stage	Comments
5/20/2025	TRIAGE	
5/20/2025	FILING	
5/20/2025	FILED	
9/8/2025	APPROVED	
9/8/2025	ISSUED	

**Contact Details:**

**Contractor Details:**

License Number: 832092

Name: MARK M. HUNT

Company Name: M & L CONSTRUCTION

Address: 1559 B- SLOAT BLVD #218 AV \* SAN FRANCISCO CA 94132-0000

Phone:

**Addenda Details:**

**Description:**

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		5/20/25	5/20/25			5/20/25	BROWN JANA E	Administrative	
INTAKE		6/17/25	6/17/25			6/17/25	MASOUD HAMIDI	Administrative	
CP-ZOC		5/20/25	5/20/25			5/20/25	LAUSH MAGGIE	Issued Comments	5/20/25: OTC Comments - Show 15' required rear yard on plans; if deck is within RRY, VAR is required - Maggie.Laush@sfgov.org
CP-ZOC	1	6/17/25	6/17/25			6/17/25	AGNIHOTRI KALYANI	Approved	Approved: 2nd floor deck on side of property within buildable area, <10ft height, 10'5" setback from side property line. Glass railing limited to 42".
BLDG		6/17/25	6/17/25			6/17/25	HOM CALVIN	Approved	approved otc
CPB		9/8/25	9/8/25			9/8/25	NANCY GUTIERREZ	Administrative	

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

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
9/16/2025	AM	CS	Clerk Scheduled	REINFORCING STEEL	1

Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
9/16/2025	Miguel Padilla	REINFORCING STEEL	REINFORCING STEEL

Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
0			1	CONCRETE (PLACEMENT & SAMPLING)	placement
0			4	REINFORCING STEEL AND PRETRESSING TENDONS	reinforcing steel
0			24E	WOOD FRAMING	
0			24A	FOUNDATIONS	
0			23	OTHERS:AS RECOMMENDED BY PROFESSIONAL OF RECORD	deck ties

For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

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

Technical Support for Online Services

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

## BRIEF SUBMITTED BY THE APPELLANT(S)

We are writing to appeal permit/application #202505206917 issued for 28 Harry Street. We believe it negatively impacts residential amenity factors to our home including an increase of noise and invasion of our privacy. The plan is excessively large for a deck on a small house. Please see our concerns below:

Effects of a new horizontal deck on the second floor spanning almost the entire side of an existing single family home.

1. 28 Harry is situated on a hill higher in elevation and directly above our house. The horizontal side of the house is the side that borders our property. Therefore the proposed deck will loom directly over our deck and back yard resulting in significant loss of privacy. The deck will also look directly into our family room and kitchen windows further affecting our privacy. The extent of the privacy loss is enhanced by the sheer size of the proposed deck, ( 8 ft by 22 ft ) It is a massive, excessive size in comparison to the house creating a large virtual outdoor room rather than a deck.
2. Because 28 Harry is elevated on a hill above us, the plan to install a deck on its highest level makes it virtually impossible to create a privacy border with either trees or a fence. Over the 40 years we have lived at 92 Laidley, we have planted trees and co-installed fences between our properties with previous owners. This worked well for us and our neighbors. But now with the sheer extreme height of a deck on the 2nd floor of a home already elevated above us, any attempts for privacy will be useless.
3. 28 Harry already has two other decks providing outdoor space in the rear of the house. Our house has no other outdoor space. The proposed deck looms over our only outdoor area.
4. Noise currently carries easily from 28 Harry to our home. Now that an outdoor deck will be directly above us, noise will increase exponentially.
5. The proposed deck does not fit with the character of other houses on Harry Street. No other houses have large decks or any type of deck that loom directly over another house.
6. Under the Conditions and Stipulations page of the permit signed off on 6/17/25, the permit appears to be approved for a deck " less than 10 ft" in height, yet the plans show a height of 16 ft.

*For all the reasons above, we would like to appeal the permit. Thank you.*

*Wendy Best and Richard Sander*

*September, 19, 2025*

### Modifications requested

- We are requesting that new conditions be placed on the permit ( that the width of the proposed deck be decreased )
- Another modification could be that instead of glass see through side rails, the side rails could be a different opaque material ( such as wood ) to minimize the look of peering into our backyard and house.

We had no initial contact from our neighbors regarding their plans. The first we knew of it was when we received a notice of their permit from the Planning Department. We received this notice quite late as we were out of town and had only a few days to respond. We initiated contact with our neighbors and told them that because of time restraints we had filed an appeal but we did not wish to prevent them from having a deck. We expressed our concerns about our privacy and noise and asked them to consider modifying the deck's large size. We have talked with architects who advised that a 8 ft. deep by 22 ft. wide deck is indeed an extremely large deck particularly in proportion to their house and the other nearby houses. At 22 feet wide, it is almost the full size width of an entire San Francisco house lot. We feel this is extreme.

Their wish is to have a view and it is still possible to have an excellent view with a smaller width. A modification will not affect their view but it would greatly reduce our privacy concerns. We suggested paring the width back 1/3 so the result would be 2/3 of their current plans. We said we would welcome any different size suggestions from them. Even a few feet would make a difference.

We hoped to work together on a compromise. After our meeting, we then followed up with them. Unfortunately their response was to refuse to consider any modifications.

- An important note – due to the physical location that our house occupies on a hilly slope, we sit a full story closer to the 28 Harry property than the houses are either side of us. Therefore the intrusion of privacy affects us twice as much as our neighbors.
- A further note - We have trees in our back yard that are deciduous and lose all their leaves for half the calendar year. During that time there is no visual barrier at all and the proposed deck would look right onto our back deck and into our home.

Thank you for your consideration.

Wendy Best and Richard Sander October, 3, 2025

Wendy Best and Richard Sander | 92 Laidley Street, San Francisco, CA 94131 | (415) 710-2647 | (415) 793-5398 | [wendybest49@gmail.com](mailto:wendybest49@gmail.com) | [rtsander81@gmail.com](mailto:rtsander81@gmail.com)

## **BRIEF SUBMITTED BY THE PERMIT HOLDER(S)**

Andrew and Katharine Carluccio  
[akclucc@gmail.com](mailto:akclucc@gmail.com)

October 29th, 2025

President John Trasviña  
San Francisco Board of Appeals  
49 South Van Ness Ave., Suite 1475  
San Francisco, CA 94103

**Re: Permit Holder Brief in Opposition of Appeal**  
**Subject Property: 28 Harry Street**  
**Appeal No.: 25-038**  
**Hearing Date: November 5th, 2025**

Dear President Trasviña and Commissioners,

We are Andrew and Katharine Carluccio, owners of the home property at 28 Harry Street and the respondents in this matter as the holders of Alteration Permit No. 2025/05/20/6917. The project consists of the creation of a deck to be located off the side of the upper level of our home facing Laidley Street. This is a consolidated response to the Appeal of the above-mentioned Permit filed on September 22nd, 2025, by Ms. Wendy Best and Mr. Richard Sander (the "Appellants"). We request that the Board of Appeals **deny** the Appeal and uphold the issuance of the Permit.

We love our small home and wish to reside here for decades to come, and to do so, we obtained a permit to build a deck that will increase the usability of our space as we prepare to start and raise a family. We have planned this deck with thoughtful consideration of the design of our home, the privacy of our neighborhood, and the character of the Harry Street stairs.

While we respect the Appellants and their concerns, they have not provided any legitimate grounds on which to base the Appeal or to overturn the Permit. There are no unusual circumstances that warrant the granting of this Appeal, nor is there any indication that the Project would have an extraordinary impact on any public or private interest.

## I. PROPERTY DESCRIPTION

The Property is located on the North side of the Harry Street stairs, which connect Laidley Street and Beacon Street. The Property is our sole residence, which we purchased in 2024 after renting in a nearby neighborhood since 2022. The Property is a small, single family home with an interior measurement of 1,470 square feet and a property lot of 1,938 square feet.

## II. PERMIT/PROJECT HISTORY

We began planning for the creation of this deck in December 2024, engaging an engineer to help us design and architect the structure. Due to the steep incline of the hill in our yard, a 2nd floor deck is the most feasible addition we can make to the house to help us get the most use out of our property.

During the planning process, we learned that the current rules for buildable zones will only permit this new deck construction to take place on the side of our home facing Laidley Street. This restriction played an important role in the final locations,

dimensions, and designs for the deck. The final plans were approved by the Planning Department on June 18th, 2025.

After the plans were approved, we selected a contractor and began working with them on the remaining tasks for construction to begin. A permit for the construction of the deck was issued on September 8th, 2025, by the Department of Building Inspection.

The Appellants, the sole party with a complaint among our neighbors, own the property with the smallest shared portion of our property line. They contacted us about our permit on September 16th, where they demanded we send them a copy of the plans. Despite having no obligation, we immediately provided a copy of our plans to the Appellants on September 16th because we believed it would be obvious upon review that our approved plan for a deck would in no way infringe on their property rights.

We were notified by the Board of Appeals that the Appellants filed for Appeal on September 22nd. During the week between September 16th and September 22nd, the Appellants made no attempt at proposing any compromise, so we were very surprised to learn that they filed an appeal.

On September 25th, several days after the Appeal was filed, the Appellants contacted us to meet to “go over the plans for the deck.” While we initially believed that the already-initiated Appeal process could preclude a settlement discussion, we reviewed the procedures and agreed to meet with the Appellants. The informal settlement meeting occurred in-person at 10 AM on Sunday, September 28th. During the meeting, the Appellants presented substantial changes they would require us to make to our deck in order to drop the Appeal.

After the meeting, we reviewed our options for a few days. After an honest review of the costs, design implications, architectural considerations, and usability / flow of our deck, along with our disagreement on the claims they made as the basis of their Appeal, we notified the Appellants via email on the afternoon of October 3rd that we were unable to accept the changes they proposed at the time. The Appellants submitted their Brief to the Board of Appeals the following morning, October 4th.

### III. APPELLANTS' ISSUES

#### 1. Deck Height and Permit Discrepancy

The Appellants claim that our deck construction plans do not match our permit due to our plans calling for a 16'2" height, while the permit indicates a height of less than 10 feet. This discrepancy is the result of a simple clerical error by San Francisco Planning where the less-than symbol "<" was accidentally used instead of the greater-than symbol ">" when communicating that the deck construction was approved to be greater than 10 feet in height. This error occurred within the approval language entered into the system by the staff member at Planning assigned our permit.

The staff member's supervisor, Ms. Ella Samonsky, Principal Planner at the Planning Department, provided written confirmation of this clerical error via email (attached as EXHIBIT B) which, in part, reads: "I reviewed the plans that you provided and can confirm that the proposed deck is code compliant within the development standards of the RH-1 zoning district and 40-X Height and Bulk District and could be approved over the counter. It does appear that there was a typo in the approval

language that Kalyani entered into the Permit Tracking System (PTS), in that the caret “>” was reversed.”

This discrepancy is a simple, acknowledged mistake on the part of the Planning Department and is not a material matter that should be considered by the Board in this Appeal.

## 2. Privacy and Noise

The Planning Department conducted a thorough review of our plans in the context of the neighborhood, including an assessment of the impact to neighboring properties, and accurately concluded that our deck will not overly infringe on anyone’s privacy. The Planning Department has published clear guidelines for homeowners to incorporate into their plans to avoid privacy infringements. Quoting from EXHIBIT C, “Planning recommends at least a 3 foot setback and encourages a 5 feet setback when a deck proposal starts encroaching on a neighboring property’s existing enjoyment of light and privacy.” Our planned setback is 10.5 feet, over a 2-3x increase beyond the recommendation of the Planning Department.

Despite multiple contractors advising that we could further increase the depth of our deck given that we are only required to remain a potential maximum of 5 feet back from our property line, we felt that it was best to select a depth that would be more narrowly aligned with our planned furnishing and usage of our deck, which we carefully determined to be 8 feet. In discussion with our engineer, we determined that a second-floor deck would require an elevation of 16 feet in order for the supporting structure to leave the downstairs bedroom windows unblocked. We do not feel that this

setback distance of 10'5" from our property line nor the 16'2" height constitute a significant privacy concern.

Due to the presence of our shared fence and Appellants' dense tree cover and tall bamboo, alongside the simple reality of our drastic elevation difference, we do not have any substantial or unprecedented view of the Appellants' property. From our second-floor kitchen and windows, the closest point of reference to where our deck will be, their foliage and roof are the only parts of their property we can see (EXHIBIT D). If anything, the depth of the planned deck may actually further reduce any view of the Appellants' property due to an increase in the steepness of the alleged viewing angle and the inability to see through solid floorboards.

Even in the winter when the leaves have fallen, we do not have visibility into their home due to the many non-deciduous trees in their backyard, including large bamboo and evergreen trees. In fact, until we read about it in their complaint, we did not know that they had created a deck in their yard because we simply never saw it during our 1.5 years living here.

The Appellants claim that their property is a story higher than their neighbors on either side, and thus their privacy is uniquely impacted by our planned deck. This claim is completely untrue. All three neighbors who this deck would face have long, increasingly terraced backyards with walkways and patios following the incline of the hill. This design is not at all unique to the property of the Appellants. All neighbors regularly use these areas of their properties, including outdoor seating along these fence lines.

The Appellants allege that noise carries easily from our property to theirs. We make regular use of our outdoor space, hosting friends and family to our yard, but never once in our past 1.5 years of residency on Harry Street have we received any notice from the Appellants or anyone else in the neighborhood that we were noisy. No noise complaint, formal nor informal, has ever been made against us. In fact, many of our neighbors have provided letters for this hearing with statements (EXHIBITS E and F) in support of our quiet presence in the neighborhood: “We have lived near Katharine and Andy for over a year now, and can confidently say that they are exceptionally quiet and considerate neighbors. We’ve never experienced or observed any disruptive noise from their home or property, and their presence has always contributed to the peaceful, respectful character of our hillside community.” (Quote from EXHIBIT E)

Our house is nearly 100 years old, as are many of the properties on Harry Street and further up the hill on Beacon Street. The Appellants knowingly purchased a house at the bottom of this hill with all of these properties located above them. While we fully reject the claim that we will have unprecedented views of their property, the Appellants must recognize that they own a home at the bottom of a hill in a major city with neighbors clustered on all sides, and that common sense clearly indicates that no home in our neighborhood can have completely impenetrable insulation of every inch of property from the surrounding city.

### 3. Design of Deck

The Appellants falsely claim that there are no other decks on Harry Street. Our neighbors at 23 Harry Street and 30 Harry Street both have decks overlooking San

Francisco with visibility of the neighboring properties in front of them. In fact, the property at 30 Harry Street has a deck directly overlooking our yard. Furthermore, the vast majority of houses on the section of Beacon Street that are north of Harry Street, which have sight lines down through the Harry Street properties and further down to the houses on Laidley Street, have large decks (EXHIBIT G).

The Appellants have made reference to existing “decks” on our property. In reality, these are actually short terraces used to access the backyard and navigate the slope of the hill, and do not provide line of sight to the city views accessible from the second floor of our house.

As affirmed by the letters of support we received from the Harry Street neighbor community, the Appellants’ statement that our deck design “does not fit with the character of the stairs” is completely inaccurate and is refuted by statements in letters submitted by actual residents of properties on the Harry Street Stairs (EXHIBITS E and F): “The scale of the deck is appropriate for the existing home and is in keeping with the character of the broader vicinity, where many homes feature rear and side decks that provide essential private open space for residents.” (Quote from EXHIBIT F). The Appellants’ claim that none of the other Harry street homes have a deck overlooking another yard is patently false. It is common sense to build a deck to enjoy the view, and that has been the obvious precedent set for the neighborhood.

The Appellants proposed to us that we should reduce the size of the deck by a third. In their brief, they additionally requested we replace the glass siding with wood. We do not believe either modification is justified or necessary. After extensive research,

we prepared for and budgeted the expense of glass railings to be used for our deck because they are the safest option for the children we hope to raise here. We do not feel comfortable with the Appellants' suggestion of alternative siding because it could allow for passthrough or climbing. From a usability perspective, the proposed reduction in size would dramatically reduce the usability of the deck and significantly impact our views of the San Francisco city skyline and the Bay. Furthermore, as the homeowners, we do not aesthetically agree with the proposed redesign of the deck on the side of our home as it would be asymmetrical.

We politely declined the Appellants' proposed size modifications, and we presently decline their requested change in siding materials proposed in their brief for the reasons outlined above.

#### IV. CONCLUSION

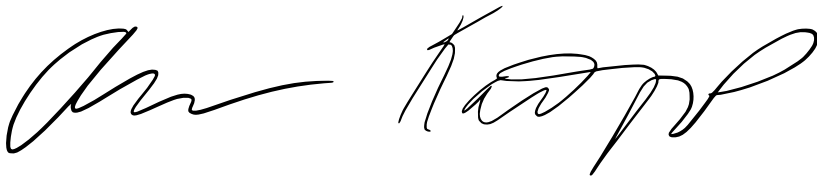
The record in this Appeal clearly indicates that our deck project is considerate of privacy, consistent with the character of our neighborhood and established precedent, and meets the applicable standards of compliance affirmed by the granting of the permit following expert review from the Planning Department. The Appellants' requested redesign (reducing size and replacing glass railings) is neither required by code nor justified by their claims, as we already substantially exceed the privacy guidelines developed by the Planning Department.

The addition of this deck to our home will play a crucial role in increasing the usability of our small property as we grow our family. In addition, the beautiful views of the San Francisco city skyline and the Bay visible from Harry Street were a major

motivation in our home purchase, and it was always a goal of ours to construct a deck to enjoy these views, which are only accessible from the side of our home facing Laidley St. Given the city's emphasis on protecting views, this deck is an essential part of our property's use and enjoyment.

While we respect the Appellants' concerns, there is nothing in the record that demonstrates that the granting of the permit will adversely affect any private or public interests. We do not believe there are any unusual circumstances or other bases to further delay this project. For these reasons, we respectfully request that the Board denies this Appeal and upholds the issuance of the permit.

Very truly yours,

The image shows two handwritten signatures in black ink. The first signature on the left is a stylized, cursive 'A' followed by a horizontal line, representing Andrew Carluccio. The second signature on the right is a more complex cursive script, representing Katharine Carluccio.

Andrew and Katharine Carluccio

**Permit Holder Exhibits in Opposition of Appeal**  
**Subject Property: 28 Harry Street**  
**Appeal No.: 25-038**  
**Hearing Date: November 5th, 2025**

## **EXHIBITS**

Exhibit A: 28 Harry Street SF - Scan of Approved Plans Paperwork

Exhibit B: SF Planning Email on Clerical Error for Deck Permit

Exhibit C: SF Planning Residential Decks Public Information Handout

Exhibit D: Photo of View off Kitchen from 28 Harry Street

Exhibit E: Letter of Support for Deck Permit from 100 Laidley Street

Exhibit F: Letter of Support for Deck Permit from 23 Harry Street

Exhibit G: Photo of Decks in Neighborhood

# EXHIBIT A

APPROVED FOR ISSUANCE



SEP 08 2025



BUILDING ENLARGEMENT  
DESCRIPTION  
☐ VERTICAL  
☐ HORIZONTAL

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

DO NOT WRITE ABOVE THIS LINE

DATE FILED 5/20/25	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 28 HARRY STREET	BLOCK & LOT 7538/023
RECEIPT NO. 25091637	ISSUED 9/8/25	(2A) ESTIMATED COST OF JOB \$25,000.00	(2B) REVISED COST: BY: \$25000 DATE: 6/17/25

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. V-B	(5A) NO. OF STORIES OF OCCUPANCY: 2	(6A) NO. OF BASEMENTS AND CELLARS: -	(7A) PRESENT USE: Single-family	(8A) OCCUP. CLASS R3	(9A) NO. OF DWELLING UNITS: 1
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. V-B	(5) NO. OF STORIES OF OCCUPANCY: 2	(6) NO. OF BASEMENTS AND CELLARS: -	(7) PROPOSED USE (LEGAL USE) Single-family	(8) OCCUP. CLASS R3	(9) NO. OF DWELLING UNITS: 1
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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(14) CONTRACTOR Markell Construction	E-MAIL Markell@markellconstruction.com	PHONE 415-508-6003	CSLB NO. 832092	EXPIRATION DATE 09/30/25
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(15) PROPERTY OWNER KATHARINE CARLUCCIO	ADDRESS 28 HARRY ST. SF 94131	ZIP 94131	E-MAIL katiecarluccio@gmail.com	PHONE (FOR CONTACT BY DEPT.) T:(703)638-9394
--	----------------------------------	--------------	------------------------------------	---

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

Add a new 2nd floor deck on the side with glass guardrails. No firewall construction.

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 checked="" type="checkbox"/> NO <input 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 <input checked="" type="checkbox"/> CONSTRUCTION <input type="checkbox"/> ENGIN YAGMUR	ADDRESS 1592 UNION ST. #489 SF CA 94123	CALIF. CERTIFICATE NO. C76016
--	--	----------------------------------

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
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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 HEREIN OR BY CODE MAY BE APPEALED, EXCEPT POST-ENTITLEMENT PERMITS IN CONJUNCTION WITH THE CREATION AND/OR LEGALIZATION OF ONE OR MORE HOUSING UNIT(S).

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

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

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

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

CHECK APPROPRIATE BOX

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

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO 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.
- ( ) 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 \_\_\_\_\_  
Policy Number \_\_\_\_\_
- ( ) III. The cost of the work to be done is \$100 or less.
- ( ) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the 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 forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.
- ( ) V. I certify as the owner (or the agent for the owner) that in the performance of the work for which this permit is issued, I will employ a contractor who complies with the 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.

CONDITIONS AND STIPULATIONS

REFER TO: <input type="checkbox"/>	APPROVED:  <div>MA</div>  HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION	DATE: _____ INSPECTOR: _____  BUILDING INSPECTION DIVISION
<input type="checkbox"/>	APPROVED: <div>Deck on 2nd fl, within buildable area &lt;10ft, glass railing limited to 42" side setback 10'-5"</div> <div>APPROVED BY KALYANI AGNIHOTRI</div> <div>JUN 17 2025</div> <div>PLANNING DEPARTMENT</div> <div>DEPARTMENT OF CITY PLANNING</div>	DATE: _____ INSPECTOR: _____  ELECTRICAL INSPECTION DIVISION
<input type="checkbox"/>	APPROVED: <div>Calvin Hom, DBI</div> <div>JUN 17 2025</div> <div>PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION</div>	DATE: _____ INSPECTOR: _____  PLUMBING INSPECTION DIVISION
<input type="checkbox"/>	APPROVED: <div>Calvin Hom, DBI</div> <div>JUN 17 2025</div> <div>CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</div>	DATE: _____ INSPECTOR: _____ <div>SPECIAL INSPECTION REQUIRED PER SFBC SECTION 1704</div> CODE ENFORCEMENT SERVICES
<input type="checkbox"/>	APPROVED:  MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED:  SAN FRANCISCO FIRE DEPARTMENT	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED:  SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED:  SF PUBLIC UTILITIES COMMISSION	DATE: _____ INSPECTOR: _____
<input type="checkbox"/>	APPROVED:  DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)	DATE: _____ INSPECTOR: _____

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.

OWNER'S AUTHORIZED AGENT

City and County of San Francisco

DEPARTMENT OF BUILDING INSPECTION

**J O B C A R D**



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,  
FROM 7:30AM to 4:00PM EXCEPT FOR WEDNESDAY FROM 9:00AM to 4:00PM

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY / 7DAYS A WEEK  
BY CALLING (628) 652-3401

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APPLICATION NO. **202505206917** ISSUED **09/08/2025**

JOB ADDRESS: **28 HARRY ST** BLOCK: **7538** LOT: **023**

NATURE OF WORK: **ADD A NEW 2ND FL DECK ON THE SIDE WITH GLASS GUARDRAILS.**

**NO FIREWALL CONSTRUCTION.**

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WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED  
PRIOR TO EXPIRATION DATE OF **09/03/2026**.

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON  
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this  
JOB CARD for useful and appropriate telephone numbers.

**\* ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. \***

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**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.**  
**PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE**  
**AT ALL TIMES WHEN WORK IS IN PROGRESS.**  
**AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

---

**Name / Date / Div.**

**SUPPLEMENTAL INSPECTION RECORD**

**Job Address:** 28 HARRY ST

**Application #:** 202505206917

CENTRAL PERMIT BUREAU  
49 South Van Ness Ave, Suite 400  
San Francisco, CA 94103

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF BUILDING INSPECTION  
(628) 652-3200

Receipt No: 25092637  
Application/Permit No: 202505206917

PERMIT IS GRANTED TO

☐ ERECT ☒ ALTER BUILDING ☐ ERECT SIGN DATE OF ISSUE 08-SEP-25  
☐ DEMOLISH BUILDING ☐ GRADE FILING FEE RECEIPT #  
☐ LOWER CURB ☐ OCCUPY STREET SPACE  
☐ EXCAVATE STREET OR SIDEWALK ☐ POST NOTICE  
☐ HOUSE NUMBER CERTIFICATE ☐ REPAIR OR CONSTRUCT SIDEWALK

SUPPLEMENTAL FEE PAID:

☐ FINAL PLAN CHECK ☐ EXPEDITER FEE ☐ PENALTY ☐  
☐ STRUCTURAL LTR ☒ DCP FEE ☐ ☐

OWNER:

CARLUCCIO ANDREW & KATHARINE

LOCATION OF JOB: HOUSE NUMBER: EXISTING ☐ ASSIGNED ☐  
STREET ADDRESS BLOCK/LOT

28 HARRY ST 7538/023

METES AND BOUNDS

FRONTAGE FT 2 # STORIES 5 B TYPE R-3 LEGAL OCCUPANCIES  
BUILDING USE 1 FAMILY DWELLING ESTIMATED COST \$ 25,000.00  
SIDEWALK SQ. FTGE ST. SPACE LINEAR FT. 9 FT. CURB SECT. TO BE LOWERED  
PARKING METER LINEAR FT. PARKING METER DAYS

WORK MUST COMMENCE ON BUILDING WITHIN TIME PER CODE, UNLESS EXTENSION AUTHORIZED PRIOR TO EXPIRATION. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS SPECIFIED IN NOTICE OF VIOLATION OR ABATEMENT ORDER WILL APPLY.

TIME FOR COMPLETION OF WORK UNDER THIS BUILDING PERMIT EXPIRES 360 Days AFTER DATE OF ISSUANCE. IF UNDER ENFORCEMENT ORDERS, SPECIAL TIME PERIODS WHERE SPECIFIED WILL APPLY.  
(NOTE: STREET SPACE PERMIT EXPIRES ON COMPLETION OF WORK OR WHEN REVOKED BY DIRECTOR OF PUBLIC WORKS. SEE BACK OF FORM FOR OTHER TIME LIMITS.)

ML CONSTRUCTION 415-5056093

FEE PAYOR

1559 SLOAT BLVD

ADDRESS

SAN FRANCISCO CA 94132

CITY

PERMIT 25092637

APPEAL

CENTRAL  
PERMIT  
BUREAU-D.B.I. NGUTIERR

THIS PERMIT IS GRANTED IN ACCORDANCE WITH PROVISIONS OF THE CHARTER AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO AND/OR THE CURRENT STANDARD SPECIFICATIONS OF THE DEPARTMENT OF BUILDING INSPECTION

\* ADDITIONAL INFORMATION REGARDING SPECIFIC PERMITS IS GIVEN ON THE BACK OF THIS FORM.

DBI P/C PAID AT FILING

AUDITED FOR REFUND	FEE
DCP PLAN CHECK	1,266.50
BUILDING	248.32
PLAN REVIEW	762.52
RECORDS RETENTION	18.00
BLDG STDS ADMIN FUND	1.00

SURCHARGE 0.00  
BOA SURCHARGE 88.00

SUBTOTAL OF FEES WITH APPLICABLE SURCHARGES \$2,384.34

STRONG MOTION 3.25

SUBTOTAL OTHER FEES 3.25

TOTAL \$ \$2,387.59

\*SEPARATE PERMITS MUST BE OBTAINED FOR ELECTRICAL, PLUMBING OR OTHER RELATED WORK\*  
9003-18(Rev.10/95)

## WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

## ADDITIONAL INFORMATION

1. Building Permit.  
All requests for extension of time must be in writing to Director, Dept. of Building Inspection.  
Permits are issued subject to Appeal within 15 days to Board of Permit Appeals.  
Incur no expenses until right of Appeal has lapsed.
2. Demolition Permit.  
If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.
3. Permit to Lower Curb/To Excavate in Street or Sidewalk.  
Issued to construct Auto Runway as per Article 15. Public Works Code.  
Excavation should be carried out in accordance with Article 8 of Public Works Code.  
If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
4. Street Space Permit.  
No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.  
All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.  
Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.
5. Permit to Repair or Construct Sidewalk.  
Handicap Ramps required in vicinity of Crosswalks per plan No.11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.  
Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.
6. 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 and actions.
7. Protest of Fee or Exaction.  
You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development stating the amount of the challenged fee or exaction, or the date the fee or exaction is imposed on the development, whichever comes first. The City hereby gives notice that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.



FORM

8

City and County of San Francisco  
DEPARTMENT OF BUILDING INSPECTION  
**INSPECTION RECORD**



APPLICATION NO. 202505206917 ISSUED 09/08/2025  
JOB ADDRESS: 28 HARRY ST BLOCK: 7538 LOT: 023  
NATURE OF WORK: ADD A NEW 2ND FL DECK ON THE SIDE WITH GLASS GUARDRAILS.  
NO FIREWALL CONSTRUCTION.

**Do Not Pour CONCRETE until the following are signed**

INSPECTIONS	Dates	Inspectors
Foundation Forms		
Foundation Steel	9/16/25	M. P. Lillo
Grounding Electrode		
O.K. TO POUR	9/16/25	M. P. Lillo

**Do Not CONCRETE SLAB until the following are signed**

INSPECTIONS	Dates	Inspectors
Plumbing Underground		
Electrical Underground		
Fire Service Underground		

**Do Not COVER until the following are signed**

INSPECTIONS	Dates	Inspectors
Rough Plumbing		
Shower Pan		
Flu, Vents & Ducts (PLBG)		
Heating Hydrostatic Test		
Rough Sprinklers (PLBG)		
Rough Electrical		
Rough Sprinklers (FIRE)		
Hydrostatic (FIRE)		
Sound Transmission		
Rough Framing		
Insulation		
Environmental Air, Vents, Ducts (BLDG)		
Lath		
O.K. TO COVER		

**ADDITIONAL WORK REQUIRING APPROVALS**

INSPECTIONS	Dates	Inspectors
Special		
Special		
Special		
Fire Alarm		
Energy Ordinance		

**FINAL INSPECTION REQUIRED**

INSPECTIONS	Dates	Inspectors
Disabled Access		
Sprinklers (PLBG)		
Mechanical		
Plumbing		
Electrical		
Street Use & Mapping		
Urban Forestry		
Fire Department		
Health Department		
Building		
CERTIFICATE OF FINAL COMPLETION		

**WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.**

**FOR INFORMATION ON THE PERMIT PROCESS, CALL THE DEPARTMENT OF BUILDING INSPECTION'S CUSTOMER SERVICE DIVISION AT 628-652-3230.**

**FOR INFORMATION RELEVANT TO VARIOUS ASPECTS OF YOUR PERMITTED WORK UNDER WAY, PLEASE USE THE FOLLOWING PHONE NUMBERS:**

<b>BUILDING INSPECTION:</b>	<b>628-652-3450</b>	<b>ENERGY/MECHANICAL</b>	
<b>CENTRAL PERMIT BUREAU:</b>	<b>628-652-3240</b>	<b>PLAN CHECK:</b>	<b>628-652-3459</b>
<b>CODE ENFORCEMENT:</b>	<b>628-652-3430</b>	<b>RECORDS:</b>	<b>628-652-3420</b>
<b>PLAN REVIEW SERVICES:</b>	<b>628-652-3600</b>	<b>PLANNING DEPARTMENT:</b>	<b>628-652-7300</b>
<b>DISABLED ACCESS:</b>	<b>628-652-3730</b>	<b>PLUMBING INSPECTION:</b>	<b>628-652-3450</b>
<b>ELECTRICAL INSPECTION:</b>	<b>628-652-3450</b>	<b>REROOFING INSPECTION:</b>	<b>628-652-3401</b>
<b>FIRE INSPECTION:</b>	<b>415-554-8927</b>	<b>SPECIAL INSPECTION:</b>	<b>628-652-3407</b>
<b>FIRE PLAN CHECK:</b>	<b>628-652-3472</b>	<b>DPW-BSM:</b>	
<b>GENERAL INFORMATION:</b>	<b>628-652-3200</b>	<b>STREET USE &amp; MAPPING /</b>	<b>628-271-2000</b>
<b>HEALTH INSPECTION:</b>	<b>415-252-3800</b>	<b>PERMIT &amp; INSPECTION OFFICE:</b>	
<b>HOUSING INSPECTION:</b>	<b>628-652-3700</b>	<b>49 South Van Ness Avenue, #300:</b>	
		<b>BUREAU OF URBAN FORESTRY:</b>	
		<b>49 South Van Ness Avenue, #1000:</b>	<b>628-652-8733</b>

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***A FINAL REMINDER***

**AFTER COMPLETION OF WORK BEING PERFORMED UNDER AUTHORITY OF YOUR BUILDING PERMIT, RETAIN THIS JOB CARD WITH YOUR IMPORTANT BUILDING RECORDS.**

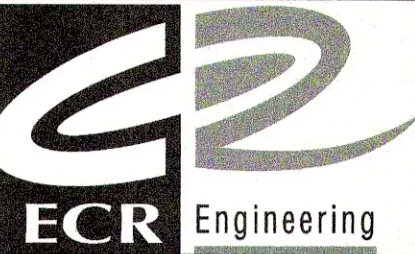
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***IMPORTANT!***

**If this permit was applied for to clear a NOTICE OF VIOLATION issued by HOUSING INSPECTION SERVICES, you must take a copy of the completed JOB CARD and mail it to the attention of the HOUSING INSPECTOR who wrote the NOTICE at the following:**

**San Francisco Department of Building Inspection  
Housing Inspection Services  
49 South Van Ness Avenue, 4th Floor  
San Francisco, California 94103**

NEW DECK ADDITION  
28 HARRY STREET  
SAN FRANCISCO, CALIFORNIA 94131  
PARCEL NO.: 7538/023



COVER SHEET  
&  
PROJECT  
INFORMATION



SITE LOCATION MAP



SITE AERIAL IMAGE



PROJECT TEAM

**CLIENT:**  
OWNER: MS. KATHARINE CARLUCCIO  
28 HARRY STREET  
SAN FRANCISCO, CA 94131  
T: (703) 638-9394

**ENGINEERING FIRM:**  
ECR ENGINEERING  
1592 UNION ST. BOX #489  
SAN FRANCISCO, CA 94123  
T: (415) 205-3804  
Email: ecrengineering@gmail.com

**GENERAL CONTRACTOR:**  
T.B.D.

PROJECT SCOPE

THE SCOPE OF THIS PROJECT IS TO ADD A NEW 2ND FLOOR DECK ON THE SIDE OF THE SUBJECT SINGLE-FAMILY HOME. NO FIREWALL CONSTRUCTION.

THE SCOPE OF WORK INCLUDES THE FOLLOWING CONSTRUCTION:

- ADDING A NEW 8-FT WIDE WOOD-FRAMED DECK WITH GLASS GUARDRAILS.

SEE PLANS FOR DETAILS.

DRAWING INDEX

- AO.1 COVER SHEET & PROJECT INFORMATION
- A1.1 SITE PLAN (EXISTING & PROPOSED)  
A1.2 GROUND PLAN (EXISTING & PROPOSED)  
A1.3 SECOND PLAN (EXISTING & PROPOSED)
- A2.1 EXISTING & PROPOSED SIDE ELEVATION
- SO.1 GENERAL NOTES  
SO.2 GENERAL NOTES
- S1.1 GROUND FLOOR/FOUNDATION PLAN & 2ND FLOOR FRAMING PLAN
- S.2.1 DETAILS

RECEIVED

JUN 17 2025  
DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCEPTED

Calvin Hom, DBI  
JUN 17 2025

SPECIAL INSPECTION  
REQUIRED PER SFBC  
SECTION 1704

JUN 17 2025  
PLANNING DEPARTMENT

CODE COMPLIANCE AND PROJECT INFORMATION

THE PROJECT IS LOCATED IN THE CITY OF SAN FRANCISCO, CALIFORNIA. THE DESIGN WILL BE IN ACCORDANCE WITH THE FOLLOWING BUILDINGS CODES AND DESIGN STANDARDS:

- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 SAN FRANCISCO FIRE CODE
- 2022 SAN FRANCISCO EXISTING BUILDING CODE
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 15TH EDITION
- AMERICAN CONCRETE INSTITUTE, ACI 318-19
- 2018 AMERICAN WOOD COUNCIL NATIONAL DESIGN SPECIFICATION (NDS)
- 2018 AMERICAN WOOD COUNCIL SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)

THE BUILDING PROPERTIES AREA:

LOT SIZE: 1,938 SF  
BUILDING AREA: 791 SF  
ORIGINAL CONST DATE: 1928  
PROPERTY CLASS: SINGLE FAMILY  
CONSTRUCTION TYPE: V-B  
# OF STORIES: 2  
# OF UNITS: 1  
OCCUPANCY: R3  
SPRINKLERS: NON-SPRINKLERED

FIRE SAFETY NOTES:

- ALL EXITS TO BE MAINTAINED DURING AND AFTER CONSTRUCTION.
- ALL FIRE RATINGS TO BE RESTORED AFTER CONSTRUCTION.
- ALL PENETRATIONS TO BE SEALED WITH APPROVED METHODS & MATERIALS.
- MUST MAINTAIN EXISTING FIRE LIFE SAFETY SYSTEMS DURING CONSTRUCTION.

City and County of San Francisco  
Department of Building Inspection



London N. Breed, Mayor  
Patrick O'Riordan, Interim Director

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note that the Special Inspections shown on the approved plans and checked on the Special Inspections form issued with the permit are required for this project. The employment of special inspectors is the direct responsibility of the owner or the engineer/architect of record acting as the owner's representative.

These special inspections are required in addition to the called inspections performed by the Department of Building Inspection. The name of the special inspector shall be furnished to the district building inspector prior to start of work for which special inspection is required.

For questions regarding the details or extent of required inspection or tests, please call the Plan Checker assigned to this project or 628-652-3407. If there are any field problems regarding special inspection, please call your District Building Inspector or 628-652-3400 Ext 1.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Special Inspection Services staff. To avoid delays in this process, the project owner should request final compliance reports from the architect or engineer of record and/or special inspection agency soon after the conclusion of work requiring special inspection. **The permit will not be finalized without compliance with the special inspection requirements.**

STRUCTURAL OBSERVATION REQUIREMENTS

Structural observation shall be provided as required per Section 1704.6. **The building permit will not be finalized without compliance with the structural observation requirements.**

Special Inspection Services Contact Information

1. Telephone: (628) 652-3407
2. Email: [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)
3. In person: 49 South Van Ness Ave – Suite 400

**Note:** We are moving towards a "paperless" mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Special Inspection Services  
49 South Van Ness Ave – Suite 400 – San Francisco CA 94103  
Office (628) 652-3407 – [www.sfdbi.org](http://www.sfdbi.org)

Updated 10/05/2020

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED STRUCTURAL DRAWING SET

JOB ADDRESS: 28 Harry St. APPLICATION NO.: ADDENDUM NO.:  
OWNER NAME: Ms. Katharine Carluccio OWNER PHONE NO.: (703) 638-9394

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspector shall be one of those as prescribed in Sec. 1704. Name of special inspector shall be furnished to DBI District Inspector prior to start of the work for which the Special Inspection is required. Structural observation shall be performed as provided by Section 1704.6. A preconstruction conference is recommended for owner/builder or designer/builder projects, complex and high-rise projects, and for projects utilizing new processes or materials.

In accordance with Chapter 17 (SFBC), Special Inspection and/or testing is required for the following work:

1. ☒ Concrete (Placement & curing)
  2. ☐ Bolts installed in concrete
  3. ☐ Special moment - Resisting concrete frame
  4. ☒ Reinforcing steel and post-tensioning tendons
  5. Structural welding:
    - A. Periodic visual inspection
      - ( ) Single pass fillet welds 5/16" or smaller
      - ( ) Steel deck
      - ( ) Welded studs
      - ( ) Cold formed studs and joists
      - ( ) Stair and railing systems
      - ( ) Reinforcing steel
    - B. Continuous visual inspection and NDT (Section 1704)
      - ( ) All other welding
      - ( ) NDT exception: Fillet weld
      - ( ) Reinforcing steel and ( ) NDT required
      - ( ) Moment-resisting frames
      - ( ) Others
  6. ☐ High-strength bolting
  7. ☐ Structural masonry
  8. ☐ Reinforced gypsum concrete
  9. ☐ Insulating concrete fill
  10. ☐ Spray-on fireproofing
  11. ☐ Piling, drilled piers and caissons
  12. ☐ Shotcrete
  13. ☐ Special grading, excavation and filling (Geo. Engineer)
  14. ☐ Smoke-control system
  15. ☐ Demolition
  16. ☐ Exterior Facing
  17. Retrofit of unreinforced masonry buildings: (Section 1705.22)
    - ( ) Testing of masonry quality and shear tests
    - ( ) Inspection of repointing operations
    - ( ) Installation inspection of new shear bolts
    - ( ) Pre-installation inspection for embedded
    - ( ) Pull/torque tests per SFBC Sec. 1607C & 1615C
  18. Bolts installed in existing concrete or masonry:
    - ( ) Concrete
    - ( ) Masonry
    - ( ) Pull/torque tests per SFBC Sec. 307C & 315C
    - 19. ☐ Shear walls and floor systems used as shear diagrams
    - 20. ☐ Holdowns
    - 21. Special cases:
      - ( ) Shoring
      - ( ) Underpinning ( ) Not affecting adjacent property
      - ( ) Affecting adjacent property: PA
      - ( ) Others
    - 22. ☐ Crane safety (Apply to the operation of tower cranes on high-rise building)
    - 23. ☒ Others: "As recommended by professional of record" DECK TILES
24. Structural observation per Sec. 1704.6 (SFBC) for the following: ☒ Foundations ☐ Steel framing ☐ Concrete construction ☐ Masonry construction ☒ Wood framing ☐ Other:
25. Certification is required for: ( ) Glulam components
26. ☐ Firestops in high-rise building

Prepared by: ENGIN YAGMUR Phone: (415) 205-3804  
Engineer/Architect of Record

Required information:  
FAX: ( ) Email: ecrengineering@gmail.com

Reviewed by: Calvin Hom, DBI  
DBI Engineer or Plan Checker

APPROVAL (Based on submitted reports)

DATE DBI Engineer or Plan Checker / Special Inspection Services Staff

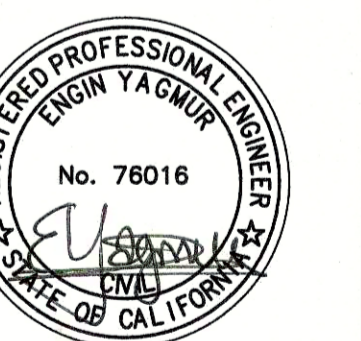
QUESTIONS ABOUT SPECIAL INSPECTION AND STRUCTURAL OBSERVATION SHOULD BE DIRECTED TO:  
Special Inspection Services (628) 652-3407; or, [dbi.specialinspections@sfgov.org](mailto:dbi.specialinspections@sfgov.org)

Updated 10/05/2020

28 HARRY STREET  
SAN FRANCISCO, CA 94131  
202505206917

REVISIONS DATE

REVISIONS	DATE



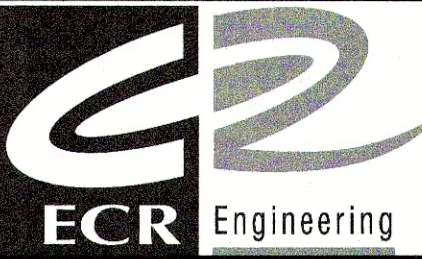
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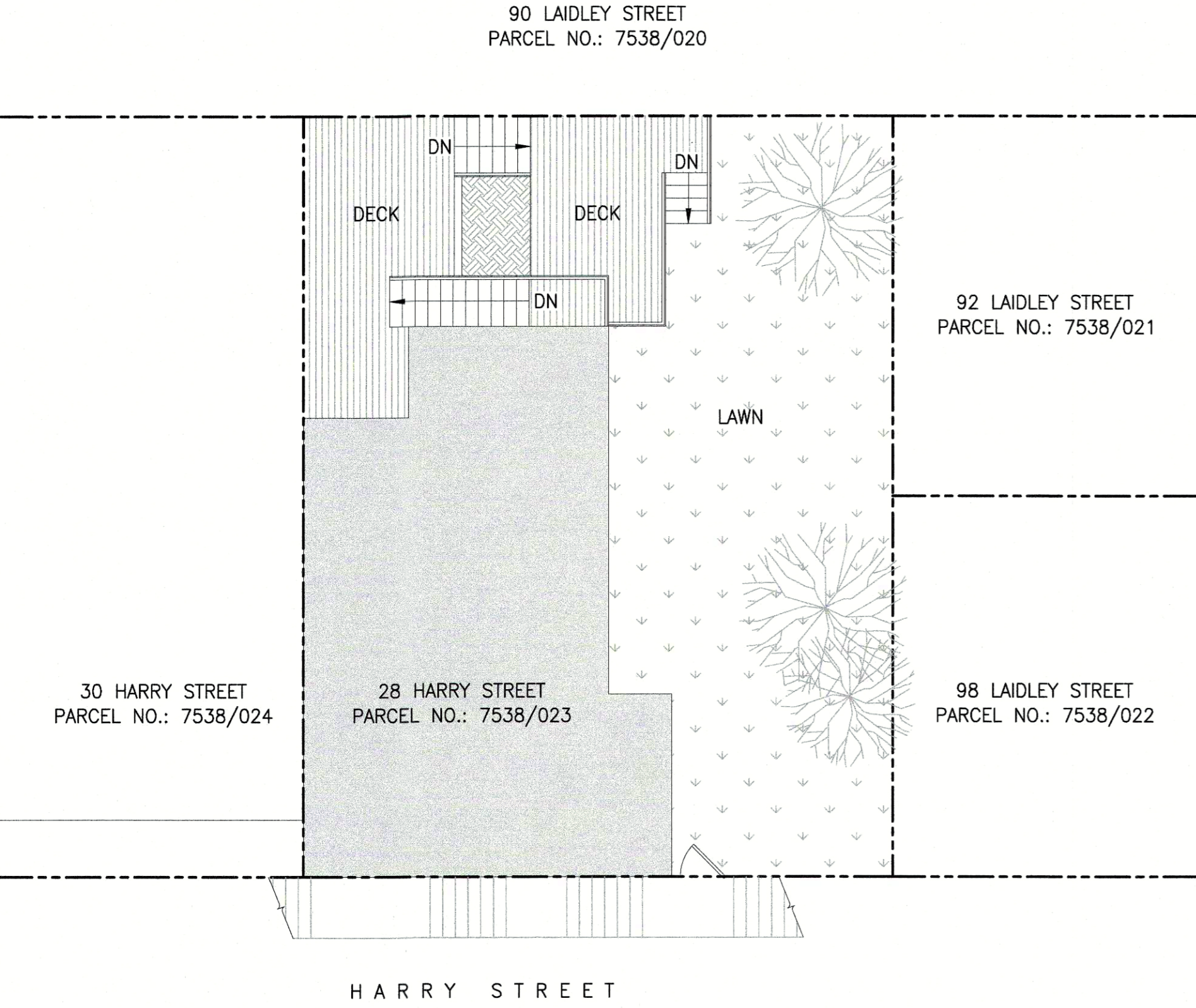
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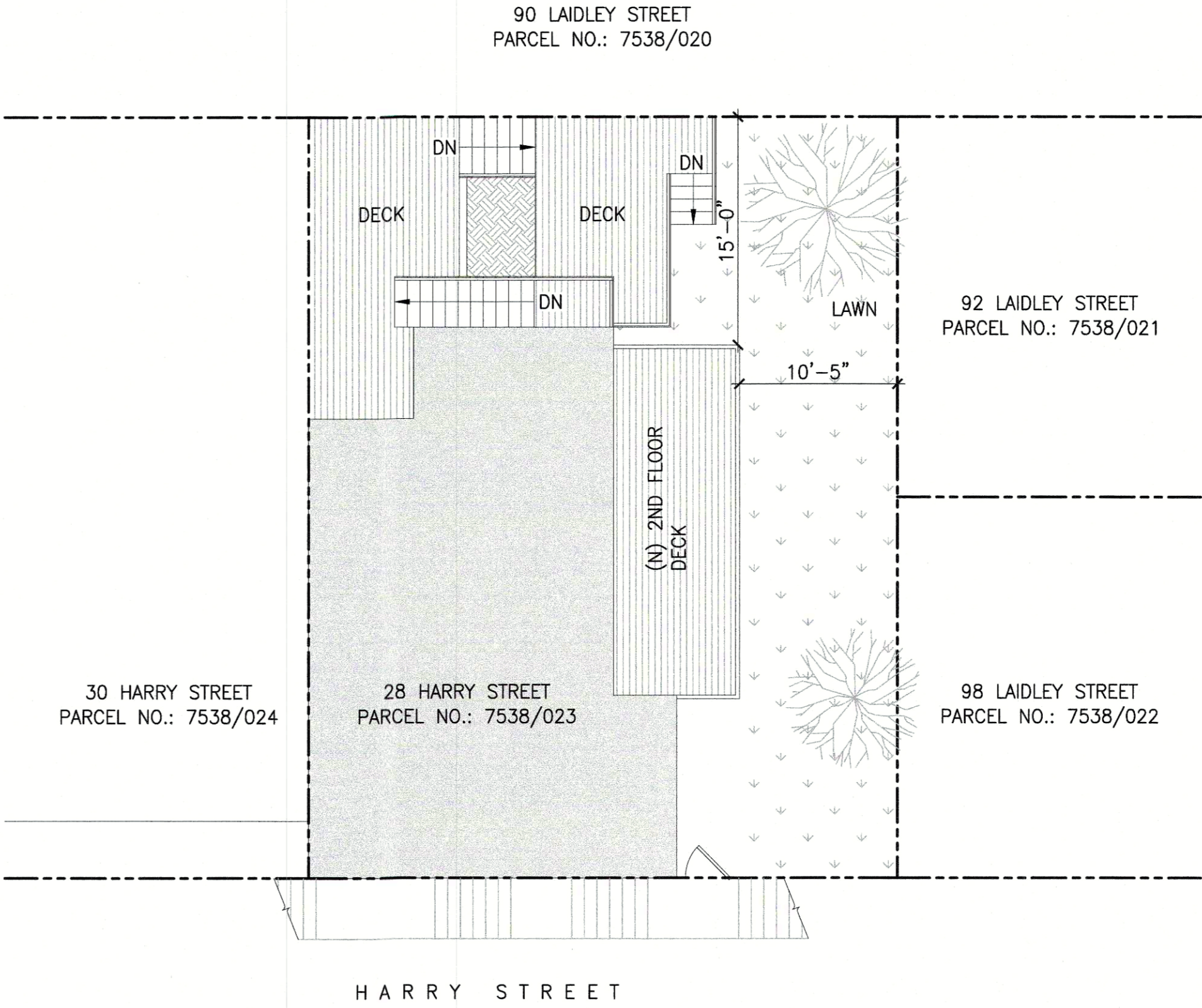


SITE PLAN  
(EXISTING &  
PROPOSED)

28 HARRY STREET  
SAN FRANCISCO, CA 94131



EXISTING SITE PLAN  
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



Calvin Hom, DBI  
JUN 17 2025

APPROVED BY KALYANI AGNIHOTRI  
JUN 17 2025  
PLANNING DEPARTMENT



REVISIONS	DATE



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DRAWN BY: GG  
DATE: 3/12/2025

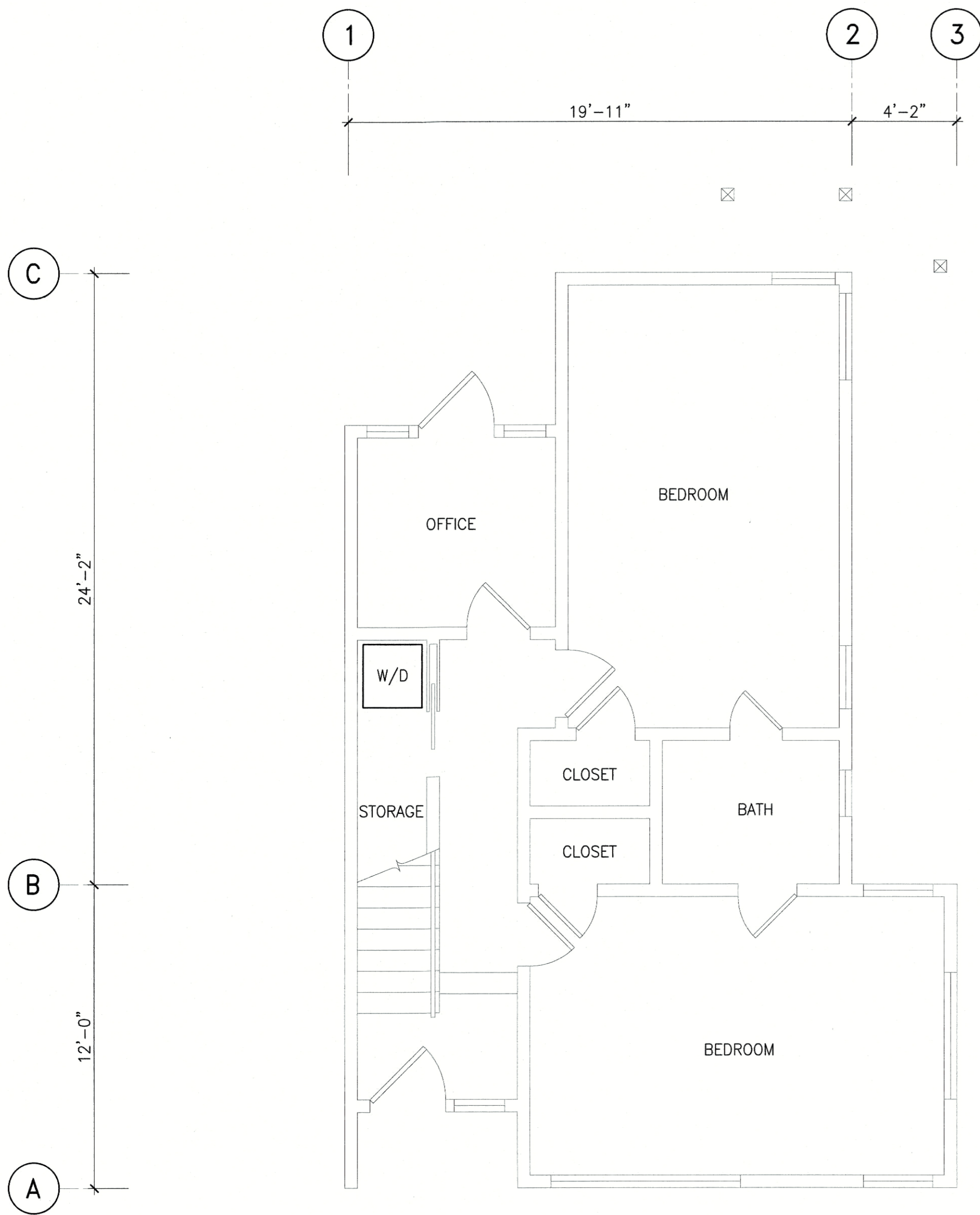


GROUND FLOOR  
PLANS (EXISTING &  
PROPOSED)

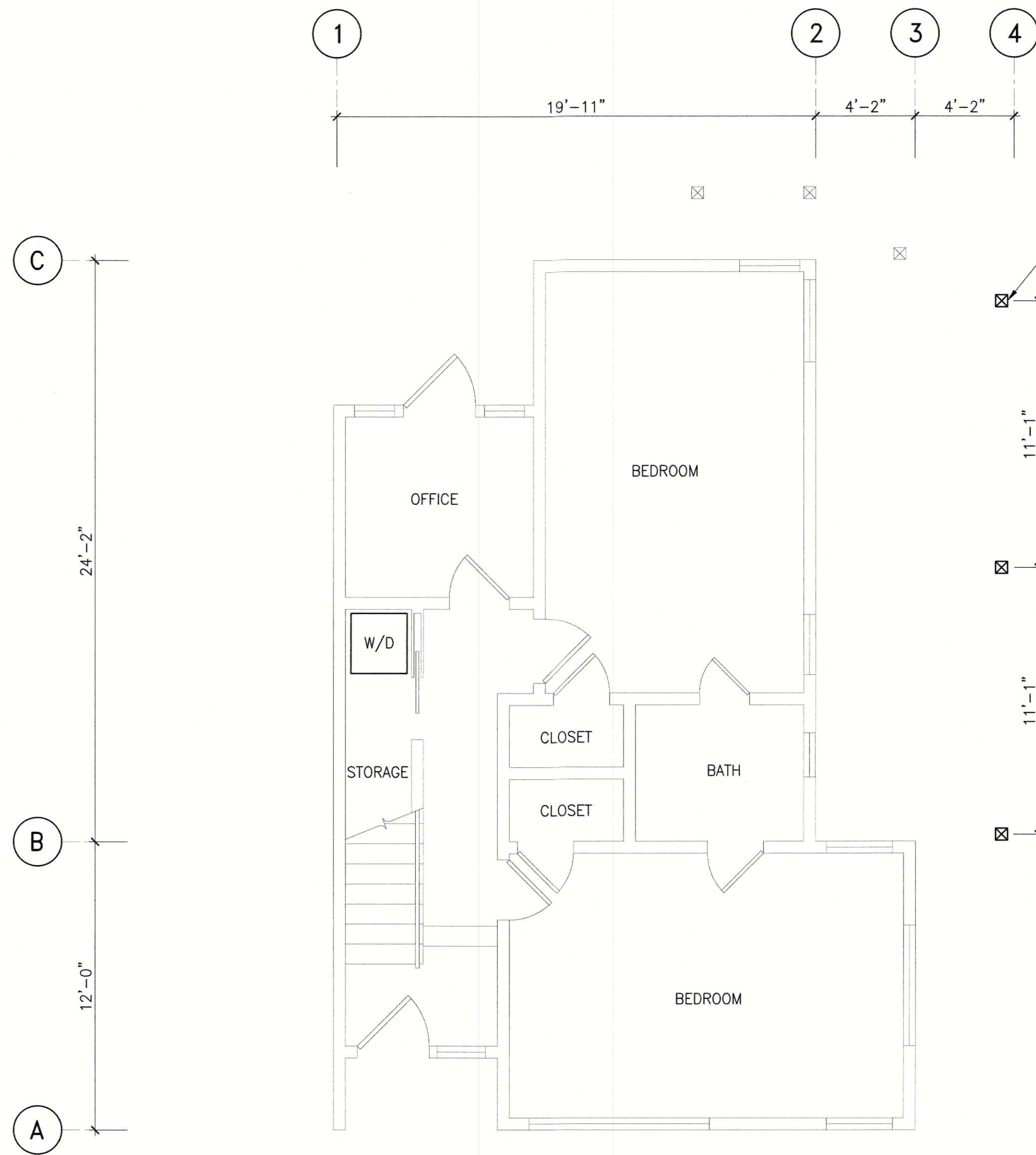
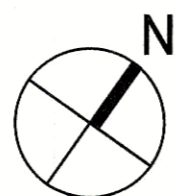
28 HARRY STREET  
SAN FRANCISCO, CA 94131

PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL ROOMS SHOW EXISTING CONDITIONS FOR REFERENCE ONLY.



EXISTING GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4"=1'-0"



Calvin Hom, DBI  
JUN 17 2025

APPROVED BY KALYANI AGNIBHUTTI  
JUN 17 2025  
PLANNING DEPARTMENT

RECEIVED

JUN 17 2025

DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCEPTED

REVISIONS	DATE



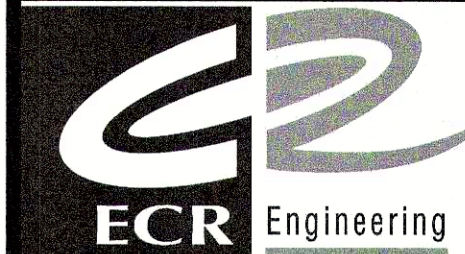
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A1.2

SCALE: AS SHOWN

DRAWN BY: GG

DATE: 3/12/2025



SECOND FLOOR  
PLANS (EXISTING &  
PROPOSED)

28 HARRY STREET  
SAN FRANCISCO, CA 94131

PLAN NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
2. ALL ROOMS SHOW EXISTING CONDITIONS FOR REFERENCE ONLY.
3. (N) GLASS GUARDRAILS SHALL BE 42" HIGH ABOVE NOSING AND IT SHALL RESIST 200 LBS IN ANY DIRECTION, PROVIDED BY THE MANUFACTURER.



Calvin Hom, DBI  
JUN 17 2025

APPROVED BY KALYAN AGNIHOTRI  
JUN 17 2025  
PLANNING DEPARTMENT

REVISIONS	DATE



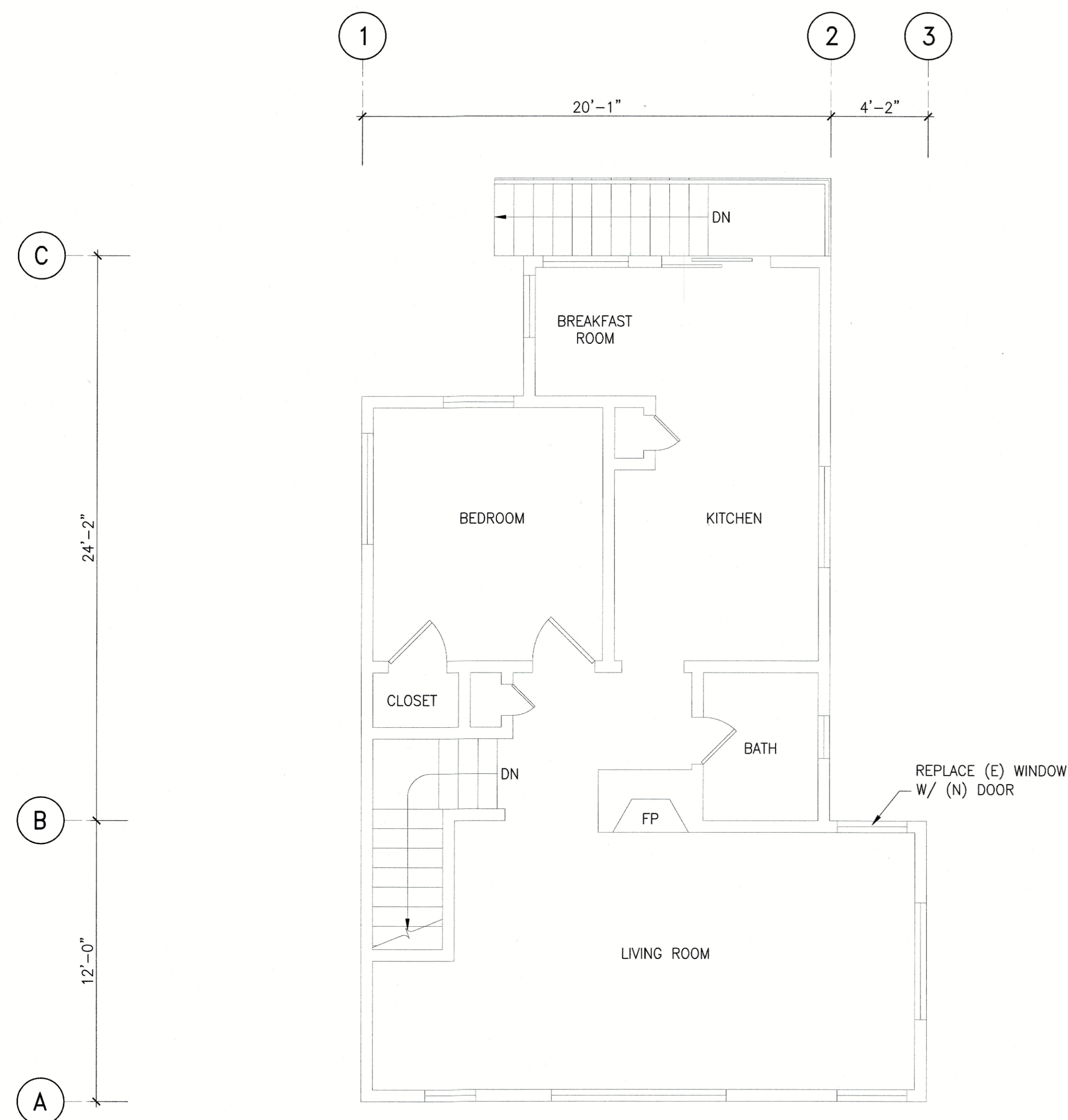
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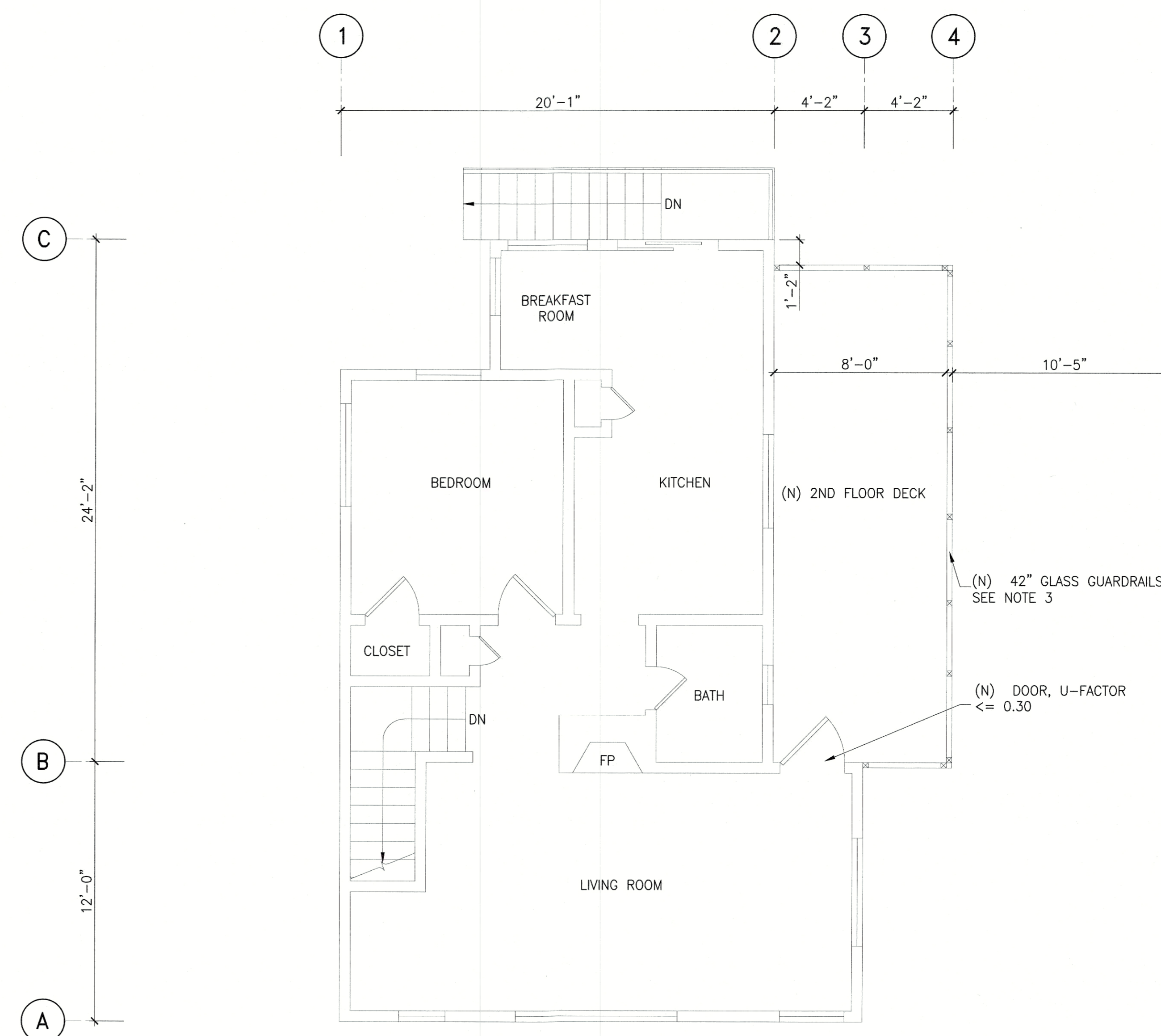
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DATE: 3/12/2025



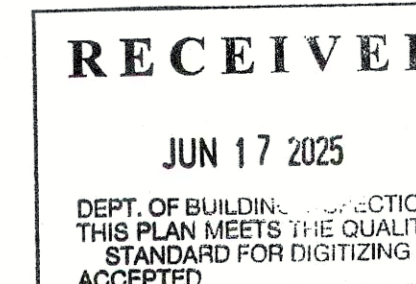
EXISTING SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



REVISIONS	DATE



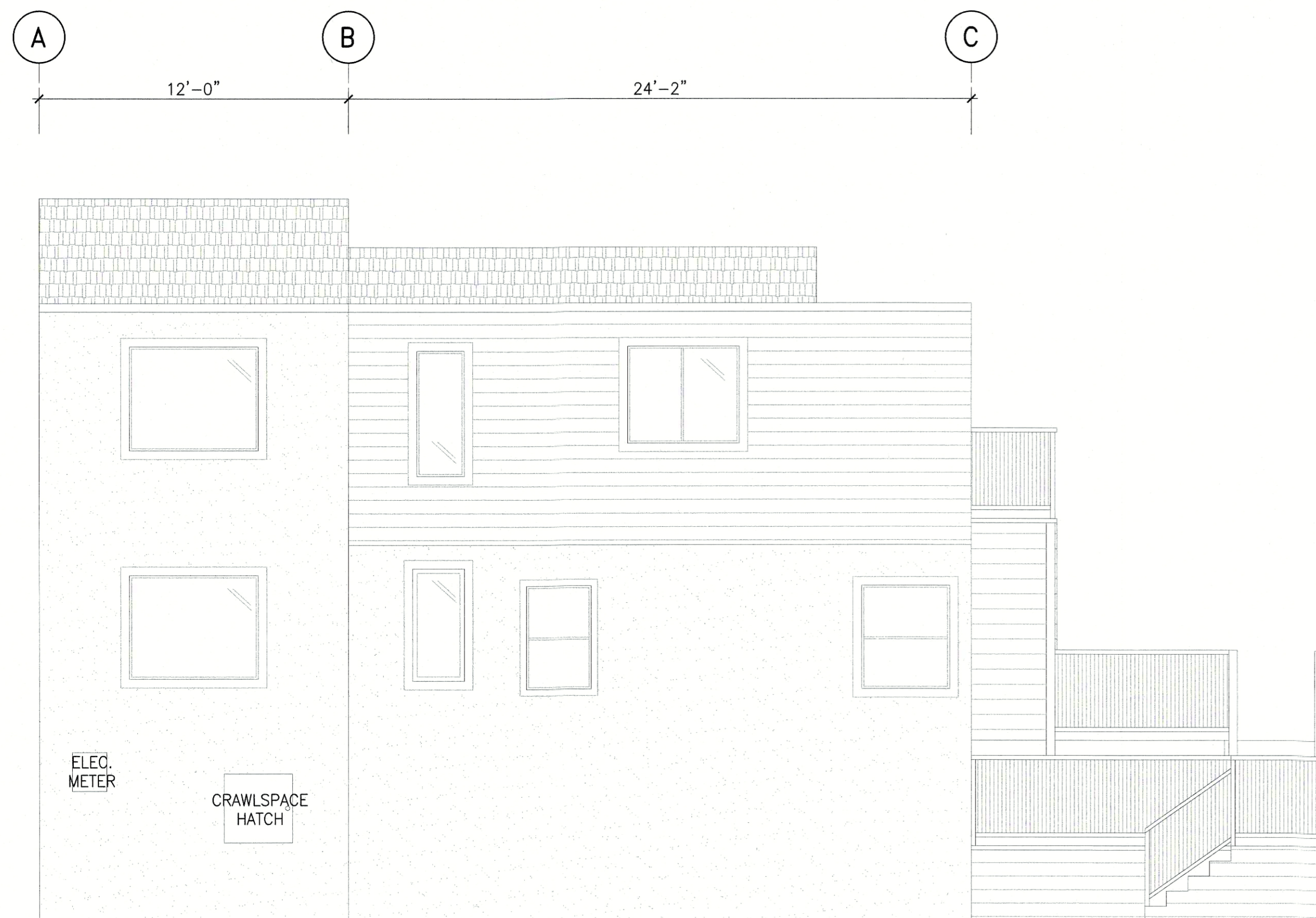
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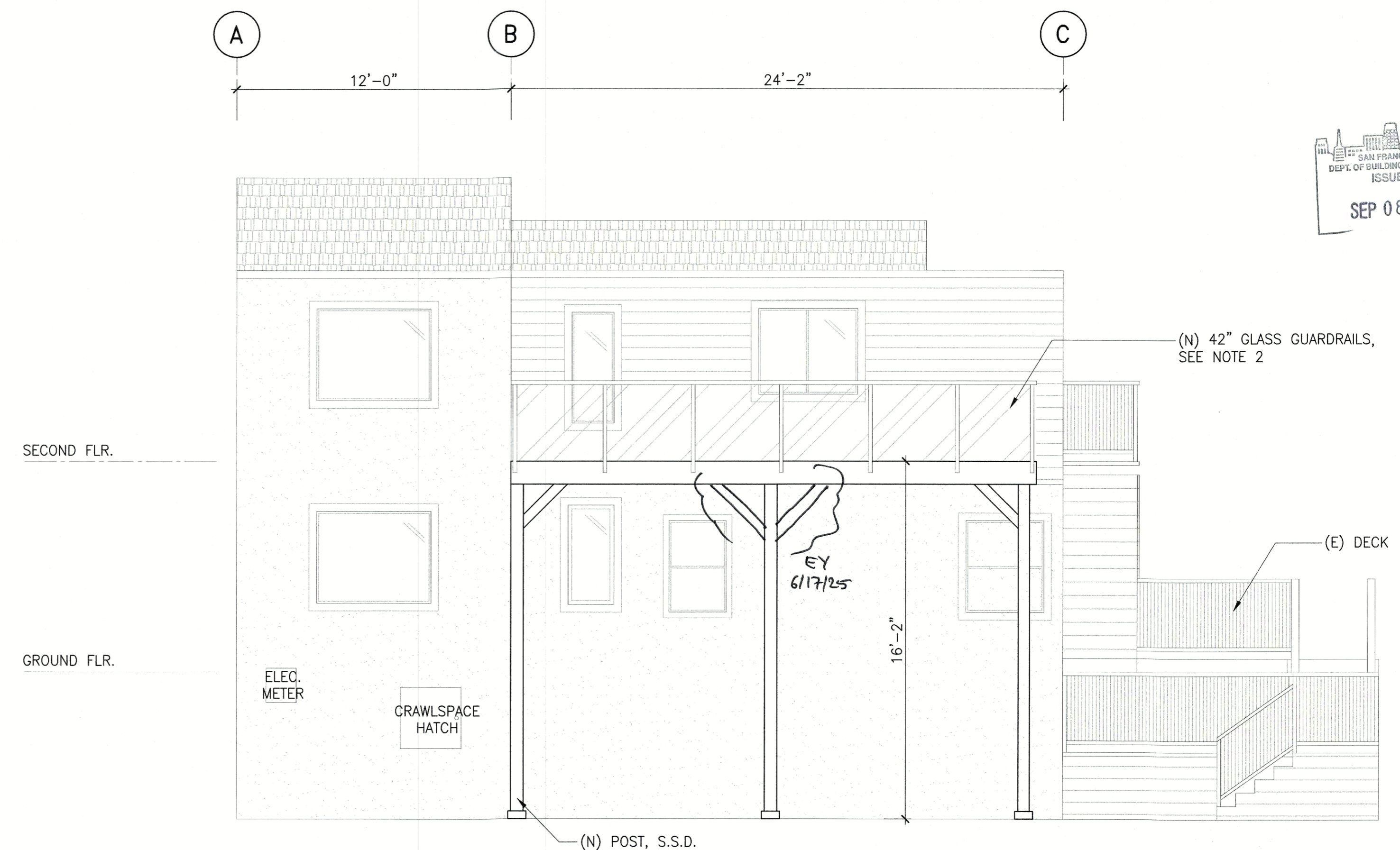
SCALE: AS SHOWN  
DRAWN BY: GG  
DATE: 3/12/2025

PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
- (N) GLASS GUARDRAILS SHALL BE 42" HIGH ABOVE NOSING AND IT SHALL RESIST 200 LBS IN ANY DIRECTION, PROVIDED BY THE MANUFACTURER.



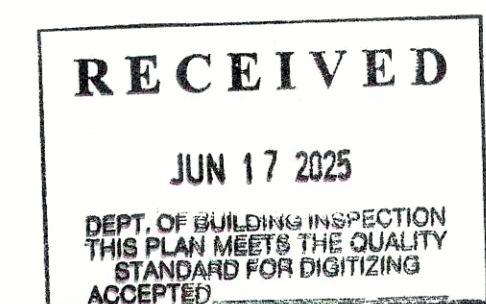
EXISTING SIDE ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED SIDE ELEVATION  
SCALE: 1/4"=1'-0"

Calvin Hom, DBI  
JUN 17 2025

APPROVED BY KALYANI AGNIHOTRI  
JUN 17 2025  
PLANNING DEPARTMENT



DESIGN DATA

Dead Load = 15 psf (Deck)  
Live Load = 60 psf (Deck)

GENERAL

- General notes and typical details apply to all structural features unless otherwise shown or noted.
- If certain features are not fully shown or called for on the drawings or specifications, their construction shall be of the same character as for similar conditions.
- The project specifications form a part of the contract documents.
- Specifications, codes and standards noted in the contract documents shall be of the latest edition unless otherwise noted.
- Dimensions shall not be scaled.
- All work shall conform to the minimum standards of the following codes: the 2022 California Building Code, and any other regulating agencies which have authority over any portion of the work, including the State of California Division of Industrial Safety, and those codes and standings listed in these notes and the specifications.
- Manufactured materials shall be approved by the contractor prior to their use. All requirements of those approvals shall be followed.
- Non-structural features not fully shown or noted on the structural drawings include but are not limited to:
  - Architectural features
    - size and location of all door and windows openings
    - size and location of all non-bearing partitions
    - size and location of all concrete curbs, floor drains, slopes, depressed areas,
    - changes in level, chamfers, grooves, inserts, etc.
    - size and location of all floor and roof openings
    - stair framing and details unless detailed on structural drawings
    - dimensions not shown on the structural drawings
  - Mechanical, plumbing and electrical features
    - pipe runs, sleeves, hangers, trenches, wall, roof and floor openings, etc., not shown or noted.
    - electrical conduit runs, boxes, outlets in walls and slabs
    - anchorage and bracing for electrical, mechanical or plumbing equipment
    - anchor bolts for motor mounts
    - size and location of machine and equipment bases
- Openings, pockets, etc. shall not be placed in structural members unless specifically detailed on the structural drawings. Notify the structural engineer when work requires openings, pockets, etc. in structural members not shown on the structural drawings.
- The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions and holes and openings required in structural members. All discrepancies shall be called to the attention of the architect and shall be resolved before proceeding with the work.
- The contract documents represent the finished structure. they do not indicate the method of construction. The contractor shall provide all measures necessary to protect life and property during construction. Such measures shall include, but are not limited to bracing and shoring for loads due to construction equipment and materials. Observation visits to the site by the structural engineer shall not include inspection of the above items.
- Construction materials shall be spread out if placed on framed floors or roofs. Load shall not exceed the design live load per square foot. Provide adequate shoring where overload is anticipated.
- The lateral system of the structure is designed with lateral restraint at each level. Structural walls or frames are not laterally self supporting until the entire design lateral restraint system is in place.

GENERAL CONT.

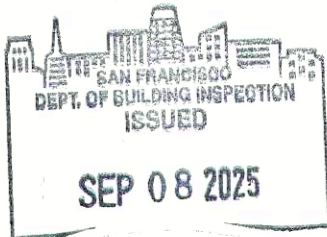
- The construction shall not restrict five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing fuel gas piping.
- Contractor shall install or verify the existence of carbon monoxide alarms outside each bedroom as well as one on every level. Alarms in existing areas where access to the area above the ceiling is not possible may be powered by a D/C battery source.

ABBREVIATIONS

&	And	JST.	Joist
⊙	At		
A.B.	Anchor bolt	LL	Live Load
ADD'L	Additional	L.L.H.	Long Leg Horizontal
ALT.	Alternate	L.L.V.	Long Leg Vertical
ANCH.	Anchor	L.V.L.	Laminated Veneer Lumber
APA	American Plywood Association		
ARCH.	Architect	MAX.	Maximum
ASTM	American Society for Testing and Material	M.B.	Machine Bolt
A.W.P.A.	American Wood Preservers Assoc.	MECH.	Mechanical
AWS	American Welding Society	MFR.	Manufacturer
		M.I.	Malleable Iron
		MIN.	Minimum
		MISC.	Miscellaneous
BLKG	Blocking	(N)	New
BM.	Beam	No. #	Number
B.N.	Boundary Nail	N.S.	Near Side
BOCA	Building Officials and Code Administrators International, Inc.	N.T.S.	Not to Scale
		O.C.	On Center
BOTT.	Bottom	O.D.	Outside Diameter
BRG.	Bearing	O.H.	Opposite Hand
B.S.	Both Sides	OPNG.	Opening
BTWN.	Between	OPP.	Opposite
C.C.	Center to Center	P.A.F.	Powder Actuated Fasteners
C.J.	Control Joint	PART.	Partial
C.I.P.	Cast-in-place	P.C.F.	Pounds per Cubic Foot
C.L.	Center Line		
CLG.	Ceiling	PL, R	Plate
CLR.	Clear	PLY.	Plywood
CMU	Concrete Masonry Unit	P.P.	Partial Penetration
COL.	Column	P.S.F.	Pounds per Square Foot
CONC.	Concrete		
CONN.	Connection	PSI	Pounds per Square Inch
CONT.	Continuous		
C.P.	Complete Penetration	PWJ	Plywood Web Joists
CSK	Countersink		
CTBR.	Counterbore		
CTR.	Center	RAD.	Radius
		R.D.	Roof Drain
DBA	Deformed Bar Anchor	REINF.	Reinforcing
DBL.	Double	REQ.	Required
DET.	Detail	RF.	Roof
DF	Douglas Fir	R.O.	Rough Opening
DIA, Ø	Diameter	RND.	Round
DIAG.	Diagonal	R.R.	Remove & Replace
DL	Dead Load		
DO	Ditto	S.A.D.	See Architectural Drawings
DN	Down	SCHED.	Schedule
DWG	Drawing(s)	SHT.	Sheet
		SHTG.	Sheathing
(E)	Existing	SIM.	Similar
EA.	Each	S.M.D.	See Mechanical Drawings
E.A.	Each Face	S.O.G.	Slab on Grade
E-J.	Expansion Joint	S.P.	Southern Pine
ELEV., EL.	Elevation	SSTL.	Stainless Steel
EMB., EMBED.	Embedment	STAGG'D.	Staggered
E.N.	Edge Nail	STD.	Standard
EQ.	Equal	STIFF.	Stiffener
EQUIP.	Equipment	STL.	Steel
E.W.	Each Way	STRUCT.	Structural
		SYMM., SYM	Symmetrical
(F)	Flat		
FDN.	Foundation	T&B	Top and Bottom
F.F.	Finish Floor	T&G	Tongue & Groove
F.G.	Finish Grade	T.O.C.	Top of Concrete
FIN.	Finish	T.O.C.	Top of Plywood
F.O.C.	Face of Concrete	T.O.S.	Top of Steel
F.O.M.	Face of Masonry	T.O.W.	Top of Wall
F.O.S.	Face of Stud	TS	Tube Steel
FRMG.	Framing	TYP.	Typical
F.S.	Far Side		
FTG.	Footing	U.O.N.	Unless Otherwise Noted
GA.	Gauge		
GALV.	Galvanized	VERT.	Vertical
G.L.	Grid Line	V.I.F.	Verify in Field
HD	Hold Down		
HDG.	Hot-dipped Galvanized	W/	With
HGR.	Hanger	W/O	Without
HK.	Hook	W.P.	Working Point
HORIZ.	Horizontal	W.H.S.	Welded Headed Stud
H.S.B.	High Strength Bolt	W.T.S.	Welded Threaded Stud
HT.	Height	W.W.F.	Welded Wire Fabric
INT.	Interior		
INV.	Inverted		

STRUCTURAL INSPECTION, OBSERVATION AND TESTING

- This section summarizes the specific requirements of chapter 17 of the 2022 CBC as they apply to the special inspection, structural observation and testing of the structural portions of this project.
- All tests and inspections shall be performed by a certified special inspector from an independent testing agency who is employed by the owner or agent of the owner and not the contractor.
  - The special inspector shall observe the work assigned for conformance with the approved design drawings and specifications.
  - The special inspector shall furnish inspection reports to the building official, the engineer of record, and other designated persons. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority and to the building official.
  - The special inspector shall submit a final signed report stating whether the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions and standards of quality of the 2022 CBC.
  - Continuous and periodic special inspections shall be in accordance with CBC 1705.
- Types of work listed in the following table shall be observed during periodic site visits by the structural engineer when indicated as "structural observation". Contractor is responsible for notifying structural engineer 72 hours before work is ready for observation. These visits do not constitute special inspection under section 1704 of the CBC.
- The contractor shall hold a pre-construction meeting involving the structural engineer and the special inspector in order to discuss the specific requirements of this section.
- For additional material testing requirements, see specifications and/or general notes.

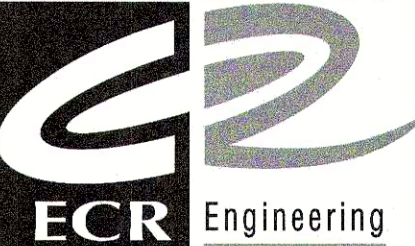


Calvin Hom, DBI  
JUN 17 2025

RECEIVED

JUN 17 2025

DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCEPTED



GENERAL NOTES

28 HARRY STREET  
SAN FRANCISCO, CA 94131

City and County of San Francisco  
Department of Building Inspection

London N. Breed, Mayor  
Tom C. Hui, S.E., C.B.O., Director

Attachment A

**SLOPE AND SEISMIC HAZARD ZONE PROTECTION CHECKLIST**  
A COPY OF THIS DOCUMENT SHALL BE SUBMITTED WITH THE PERMIT APPLICATION

JOB ADDRESS 28 Harry St. APPLICATION NO. ADDENDUM NO.  
OWNER NAME Ms. Katharine Carluccio OWNER PHONE NO. (703) 638-9394

1: PROPERTY LOCATION		3: PROPOSED CONSTRUCTION			
EARTHQUAKE INDUCED LANDSLIDE AREA ON THE STATE OF CALIFORNIA DEPARTMENT OF CONSERVATION DIVISION OF MINES AND GEOLOGY (CDMG) SEISMIC HAZARD ZONES MAP FOR SAN FRANCISCO, RELEASED NOVEMBER 17, 2000.	YES	NO	YES	NO	
			CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA	YES	NO
			HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA	YES	NO
			SHORING	YES	NO
2: AVERAGE SLOPE OF PROPERTY		UNDERPINNING		YES	NO
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE (APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)	YES	NO	GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:	YES	NO
			RETAINING WALL:	YES	NO
			OTHERS:	YES	NO
				YES	NO

**SECTION 4: LICENSED DESIGN PROFESSIONAL VERIFICATION AND SIGNATURES**

Under penalty of perjury, I certify that the information provided on this form is based on my personal review of the building and its records, or review by others acting under my direct supervision, and is correct to the best of my knowledge.

Prepared by: Engin Yagmur  
Engineer/Architect of Record

(415) 205-3804 ecrengineering@gmail.com  
Telephone Email

Signature: EYagmur Date: 3/12/2025

Technical Services Division  
1669 Mission Street- San Francisco CA 94103  
Office (415) 558-6205 - FAX (415) 558-6401 - www.sfdbi.org

INFORMATION SHEET S-19

ATTACHMENT A

FOR DBI USE ONLY

ASSIGNMENT OF REVIEW TIER

EXEMPTED: Reports per Section E and Third Party Peer Review Not Required

If the box in Section 1 "Property Location" **AND** the box in Section 2 "Average Slope of Property" are marked "No" **OR** if all the boxes in Section 3 "Proposed Construction" are marked "No", reports per Section E and Third Party Peer Review are exempted by the SSPA.

TIER I: Reports per Section E Required but Third Party Peer Review Not Required

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property does not lie within any areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E only.

TIER II: Reports per Section E and Third Party Peer Review Required

If the box in Section 2 "Average Slope of Property" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes" **AND** the property lies within the areas of potential landslide hazard, DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to a third party peer review. At the discretion of the SSPA Review Committee, the peer review may be followed by the establishment of a Structural Advisory Committee (SAC) with the project reassigned to Tier III.

If the DBI Plan Review Engineer (or the SSPA Review Committee, if established), in their discretion, determines from the submitted documents that the project has a substantial impact on the slope stability of the site or creates a potential for earthquake induced landslide hazards, DBI may require that the third party peer review be followed by the establishment of a Structural Advisory Committee (SAC) and re-assigned the project to Tier III.

TIER III: Structural Advisory Committee (SAC) Review

If the box in Section 1 "Property Location" **AND** any boxes in Section 3 "Proposed Construction" are marked "Yes", DBI shall require mandatory submittal of reports per Section E and require the permit application be subject to review by a Structural Advisory Committee (SAC), as defined by SFBC Section 105A.6.

Tier assigned by: Calvin Hom DBI Plan Review Engineer Phone: (415)

Comment:

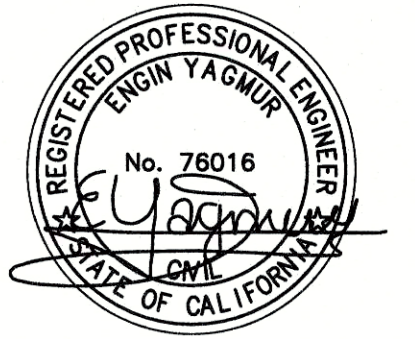
SHEET NO.

S0.1

SCALE: NONE

DRAWN BY: GG

DATE: 3/12/2025



EXISTING CONSTRUCTION

1. Work shown is new unless noted as existing: (E)
2. Existing construction shown on these drawings was obtained from site investigation and can be used for bidding purposes. The contractor shall verify all existing job conditions, review all drawings and verify dimensions prior to construction. The contractor shall notify the architect of all discrepancies and exceptions before proceeding with the work.
3. The removal, cutting, drilling, etc. of existing work shall be performed with care in order not to jeopardize the structural integrity of the building. If structural members or mechanical, electrical, or architectural features not indicated for removal interferes with the new work, the architect shall be immediately notified and prior approval shall be obtained before removal of members.
4. The contractor shall safely shore existing construction wherever existing supports are removed to allow the installation of the new work.
5. The contractor shall perform the work with a minimum of inconvenience to the owner and so as not to interrupt the day to day work operations. The constructor shall ensure safe passage of persons around areas of construction and shall conduct all operations with the owner or his agent.
6. The contractor shall promptly repair damage caused during operations with similar materials and workmanship.
7. All removed items, materials and debris, unless otherwise noted, shall be removed promptly from the site and disposed of in a legal manner.

CONCRETE & REINFORCING STEEL

1. All concrete shall be ready-mix in accordance with ASTM C94.
2. All concrete shall be reinforced unless specifically marked "not reinforced".
3. Cement: ASTM C150 Type II.
4. Aggregate: ASTM C33
5. Non-shrink Grout: premixed, non-staining, non-shrink grout.
6. Chlorides: Grout or concrete containing more than 0.1 percent of soluble chloride
7. Mixes to be reviewed by owner's testing lab and submitted to the structural engineer for approval. Do not cast without approval by structural engineer.

Concrete	Strength	Slump	Agg. Size	Remarks
Slab-on-grade	3,000 psi	4"	¾" OR ½"	
Foundations	3,000 psi	4"	¾" OR ½"	
Other	3,000 psi (wet mix)	4"	¾" OR ½"	
See specifications for additional requirements. All concrete shall be hardrock aggregate, regular weight concrete, 145 PCF, U.O.N.				
8. Inserts: All items to be cast in concrete such as reinforcing dowels, bolts, anchors, pipes, sleeves, etc., shall be securely positioned in the forms before placing the concrete.				
9. Pipes and electrical conduits shall not be embedded in structural concrete except where specifically approved by the structural engineer.				
10. Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing which may interfere. Coring in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.				
11. Construction joints: Provide as detailed on drawings. Expose clean coarse aggregate solidly embedded in mortar matrix by sandblasting, bushhammer, or other approved method. Location of construction joints shall be approved by the structural engineer.				
12. Dry pack or place non-shrink grout under baseplates, sill plates, etc., as required for full bearing.				
13. Reinforcing steel: ASTM A615 grade 60 ASTM A706 where welded				
14. Welded wire fabric: ASTM A185				
15. All reinforcement shall be continuous. Stagger splices where possible. Laps shall be per typical details, unless otherwise noted.				
16. Minimum clear concrete cover for reinforcement, U.O.N.:				
Cast against earth:				3 inches
Cast in forms and exposed to earth or weather:				
#6 bar and larger				2 inches
#5 bar and smaller				1½ inches
Not exposed to earth or weather:				
Slabs, walls and joists:				1 inch
Beams, girders and columns (to ties):				1½ inches
Clearances are to closest reinforcement.				

17. Reinforcing steel allowance: the contractor shall provide 2000 pounds of reinforcing steel for the engineer to use at his discretion during construction. The contractor shall reimburse the owner for the unused portion.

FOUNDATIONS

1. Foundation design is based on soils capacity per CBC 2022, Table 1806.2.
2. The contractor shall conform to the recommendations of CBC 1804 regarding site preparation and foundation.
3. Foundation excavations shall be inspected and approved by the soils engineer prior to placement of any reinforcing steel or concrete.
4. Foundation type: conventional spread foundations, grade beams and retaining walls.
- |                           |                             |
|---------------------------|-----------------------------|
| Design Values:            |                             |
| Footings:                 | Allowable Bearing Pressures |
| Spread footings           |                             |
| DL                        | 1500 psf                    |
| DL + LL                   | 1500 psf                    |
| DL + LL + wind or seismic | 2000 psf                    |
| Lateral Resistance        |                             |
| Active Pressure           | 45 psf                      |
| Passive Pressure          | 300 psf                     |
| Coefficient of Friction   | 0.30                        |
5. All footings shall bear on firm undisturbed soil. Bottom of footings shown on the drawings are minimum and shall be lowered as required, at the direction of the soils engineer, to remove soft and loose materials.
6. The contractor shall be solely responsible for all excavation procedures including lagging, shoring and protection of adjacent property, structures, streets and utilities in accordance with the local building department.
7. Backfill at walls shall not be placed until a minimum of 7 days after the completion of the walls. Backfill shall not be placed until after completed inspection of damp-proofing.

ADHESIVE ANCHORS

1. Use Simpson SET-3G Adhesive Anchoring System, by Simpson Strong-Tie (ICC-ES ESR-4057).
2. Installation of anchors shall conform to all requirements of ICC Report, manufacturer's recommendations and these notes.
3. Pre-drill hole, remove dust and debris using a wire brush and oil-free compressed air.
4. A clean mixing nozzle shall be attached to the cartridge, and the first three trigger pulls from each refill pack shall be discarded.
5. The holes shall be filled one-half to two-thirds full with the epoxy adhesive, starting at the bottom to avoid entrapment of air.
6. Anchors must be clean and oil free. Insert threaded rod turning slightly while pushing the anchor to the bottom of the hole. Do not disturb during cure time.

CARPENTRY

1. Framing Lumber: All lumber shall meet the following minimum standards except where otherwise noted. All lumber shall be graded and stamped in accordance with the West Coast Lumber Inspection Bureau (WCLIB).
2. All new framing lumber shall have 19% maximum moisture content at time of installation.
- | Use                 | Species | Grade                  | Remarks |
|---------------------|---------|------------------------|---------|
| Horizontal Framing: |         |                        |         |
| 2x4 & 2x6           | D.F.    | No. 2                  |         |
| 2x8 & Wider         | D.F.    | No. 1 or better        |         |
| 3x & Wider Beams    | D.F.    | No. 1                  |         |
| Vertical Framing:   |         |                        |         |
| 2x & 3x Studs       | D.F.    | No. 2                  |         |
| 4x Posts            | D.F.    | No. 2                  |         |
| 6x & Larger Posts   | D.F.    | No. 1                  |         |
| Wall Sill Plates    | D.F.    | No. 2                  |         |
| Mud Sills           | D.F.    | No. 2 Pressure treated |         |
| Other u.o.n.        | D.F.    | Std. or better         |         |
3. Plywood Sheathing: All plywood shall meet the following minimum standards except where otherwise noted. All plywood shall be graded and stamped in accordance U.S. product standard PS 1-95. All plywood shall be manufactured using exterior glue.

Location	Thickness	Grade	Span Rating	Remarks
Walls:	15/32"	CD Rated,	Struct I	
Floors:	23/32"	Struct I		

4. Typical Nailing Schedule (Minimum)

Connection	Nailing
1. Joist or Rafters to sides of studs	(3) - 8d
2. Bridging to joist, toenail each end	(2) - 8d
3. 1"x6" subfloor or less to each joist, face nail	(2) - 8d
4. Wider than 1"x6" subfloor to ea joist, face nail	(3) - 8d
5. 2" subfloor to joist or girder, blind and face nail	(2) - 16d
6. Sole plate to joist or blocking, face nail	16d @ 16" o.c
7. Top plate to stud, end nail	(2) - 16d
8. Stud to sole plate	(4) - 8d toenail or (2) - 16d end nail
9. Double studs, face nail	16d @ 24" o.c
10. Doubled top plates, face nail	16d @ 16" o.c
11. Top plates, laps and intersections, face nail	(2) - 16d
12. Continuous header, two pieces along ea. edge	16d @ 16" o.c
13. Ceiling joists to plate, toenail	(3) - 8d
14. Continuous header to stud, toenail	(4) - 8d
15. Ceiling joists, laps over partitions, face nail	(3) - 16d
16. Ceiling joists to parallel rafters, face nail	(3) - 16d
17. Rafter to plate, toenail, ea. side	(2) - 10d
18. 1" brace to each stud and plate, face nail	(2) - 8d
19. 1"x8" sheathing or less to ea bearing, face nail	(2) - 8d
20. Wider than 1"x8" sheathing to ea bearing, face nail	(3) - 8d
21. Built-up corner studs	16d @ 24" o.c
22. Built-up girders and beams top and bott staggered	20d @ 32" o.c. at (2) - 20d at ends and at each splice

5. Nails: Nails called out in schedule shall be common wire nails all other nails called for on the drawings shall be common wire nails unless otherwise noted. All diaphragm and shear wall nailing shall utilize common nails or galvanized box.
6. See plywood nailing schedules for nailing of plywood sheathing. Where nailing is not noted, use 10d @ 6" o.c. at panel edges and 10d @ 12" o.c. at intermediate bearings.
7. Predrill nail holes to 70% of nail shank diameter where nails tend to split the wood.
8. Bolts: Bolts in wood framing shall be standard machine bolts unless otherwise noted. All bolt holes shall be drilled ½₂" to ⅞" oversized. Bolt heads and nuts shall bear on standard malleable iron (M.I.) washers or steel hardware. Carriage bolts require M.I. Washers under the nuts only. Bolts in contact with pressure treated members shall be stainless steel A316 or hot-dip galvanized (G185 per ASTM A653 or ASTM A153).

All nuts shall be retightened at completion of job or just prior to closing in with finished construction.

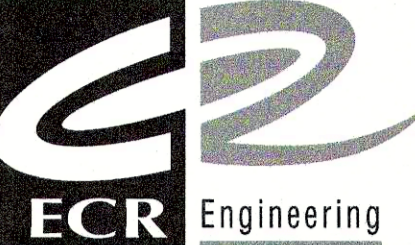
9. Holdowns: Holdown connector bolts into wood framing require approved plate washers; and holdowns shall be finger tight and ½ wrench turn just prior to covering the wall framing. Holdown hardware must be secured in place prior to foundation inspection.
10. Lag Screws: Lead holes shall be prebored as follows. The lead hole for the shank shall have the same diameter as the shank and the same depth as the length of unthreaded shank. The lead hole hole for the threaded portion shall have a diameter equal 70 percent of the shank diameter, and a length equal to at least the length of the threaded portion. Lag screws shall be screwed into place, not drive into place. Provide washers per note "7".

CARPENTRY CONT.

11. Wood Screws: Lead holes shall be prebored and shall have a diameter of 70% of the root diameter of the screw. Screws shall be screwed into place, not driven into place.
12. Metal Connectors: Metal connectors are referred to on the drawings by particular type as manufactured by "Simpson Company, Inc." of Hayward, California. Products of other manufacturers with equivalent load carrying capacities may be used provided that the products have current I.C.B.O. approval. Contractor shall submit product catalog and a table indicating both the designated product and the substituted product along with their respective capacities for approval by the architect. Install all fasteners called for by the product manufacturer unless otherwise noted on the drawings. Use manufacturer supplied nails where thickness of timber precludes the use of common nails.
13. Blocking and Bridging: Solid blocking shall not be less than 2 inches in thickness and the full depth of the joist or stud. Joists shall be supported laterally at the ends and at each support by solid blocking except where the ends of joists are nailed to a header, band or rim joist or to an adjoining stud or when supported in a hanger. Floor joists shall be bridged every 8 feet and roof joists every 10 feet by solid blocking 2 inches thick and the full depth of the joist, or by wood cross bridging of not less than 1 inch by 3 inches or metal cross bridging of equal strength. Where cross bridging is used, the lower ends of such cross bridging shall be driven up and nailed after the floor, subfloor or roof has been nailed.
14. Framing for Openings: Provide double trimmer and header joists at all openings that cut joists. Provide joist hangers where joists frame into header and headers frame into trimmers.
15. Double joists under all partitions parallel to the joists.
16. All wood members in contact with concrete or masonry shall be pressure treated.



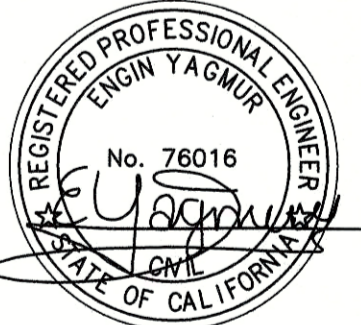
Calvin Hom, DBI  
JUN 17 2025



GENERAL NOTES

28 HARRY STREET  
SAN FRANCISCO, CA 94131

REVISIONS	DATE



SHEET NO.

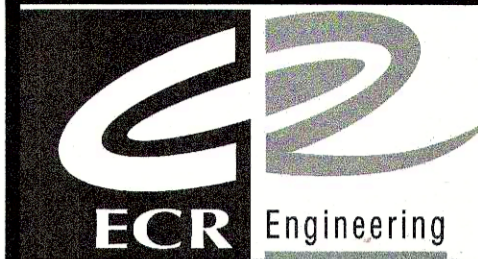
S0.2

SCALE: NONE  
DRAWN BY: GG  
DATE: 3/12/2025

RECEIVED

JUN 17 2025

DEPT. OF BUILDING INSPECTION  
THIS PLAN MEETS THE QUALITY  
STANDARD FOR DIGITIZING  
ACCEPTED



GROUND  
FLOOR/FOUNDATION  
&  
2ND FLOOR  
FRAMING PLAN

28 HARRY STREET  
SAN FRANCISCO, CA 94131

REVISIONS	DATE



SHEET NO.

S1.1

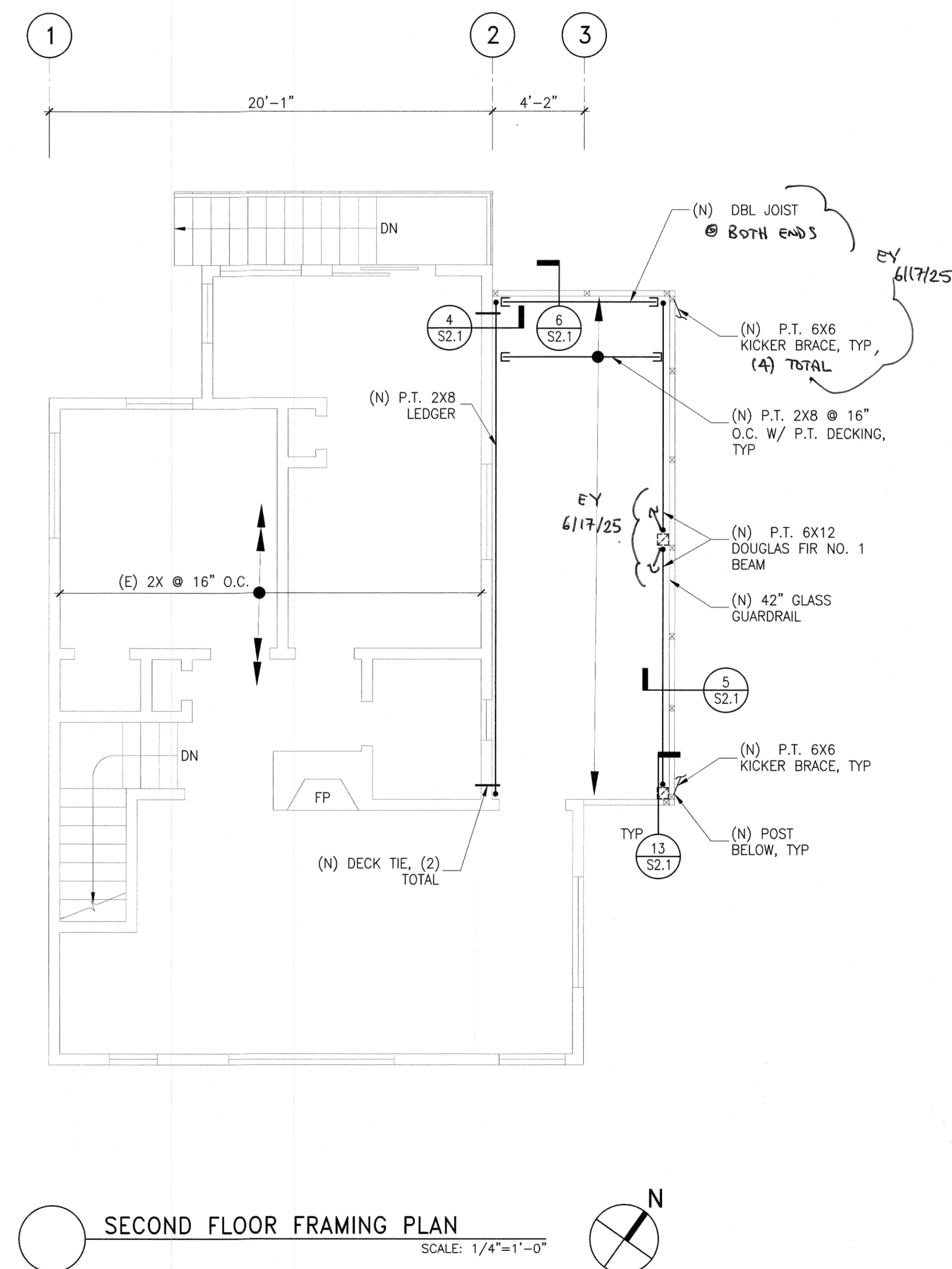
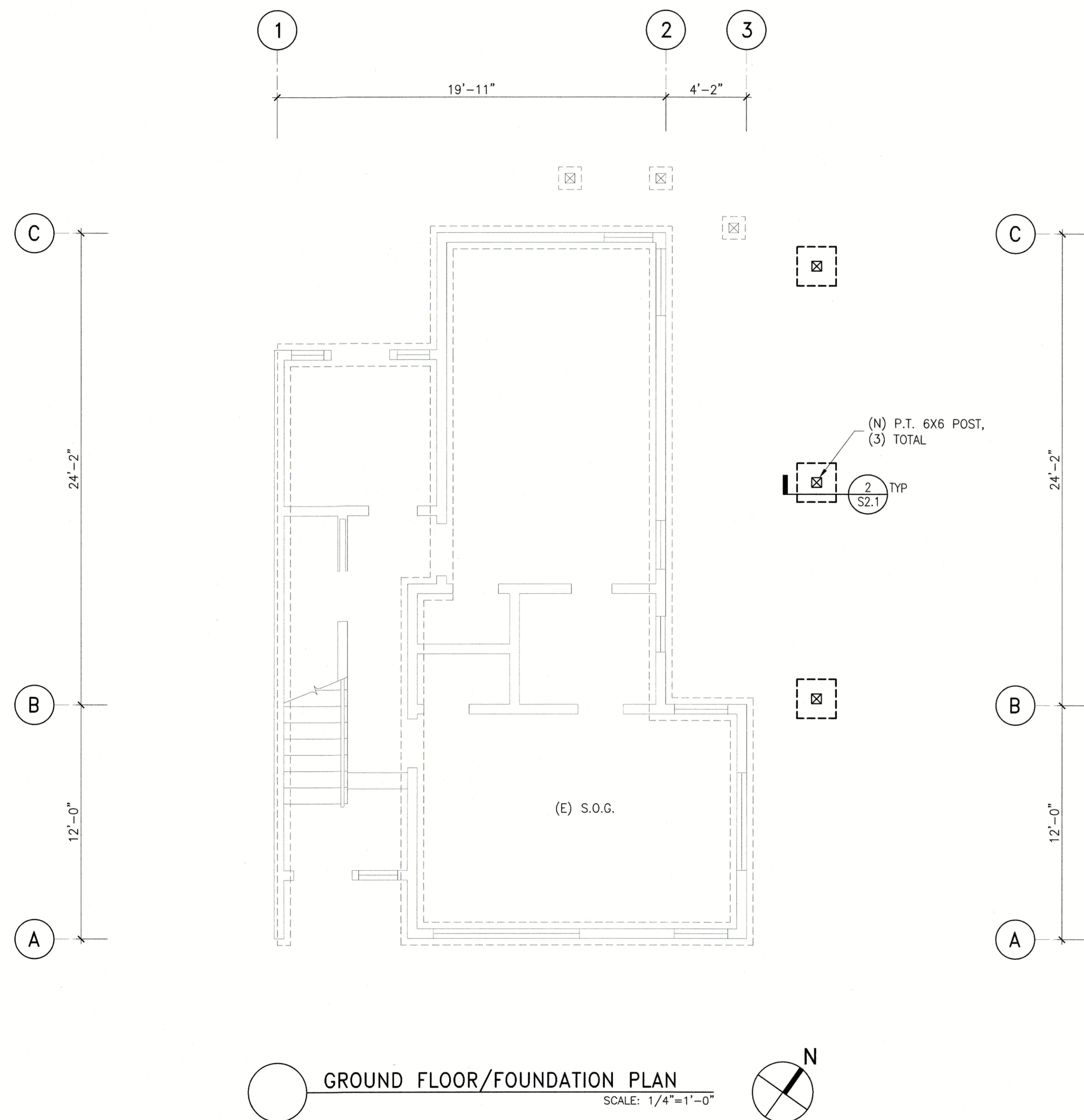
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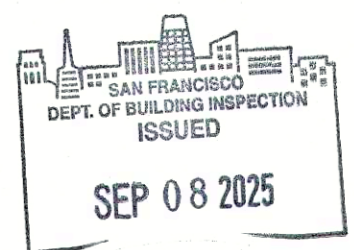
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DATE: 3/12/2025

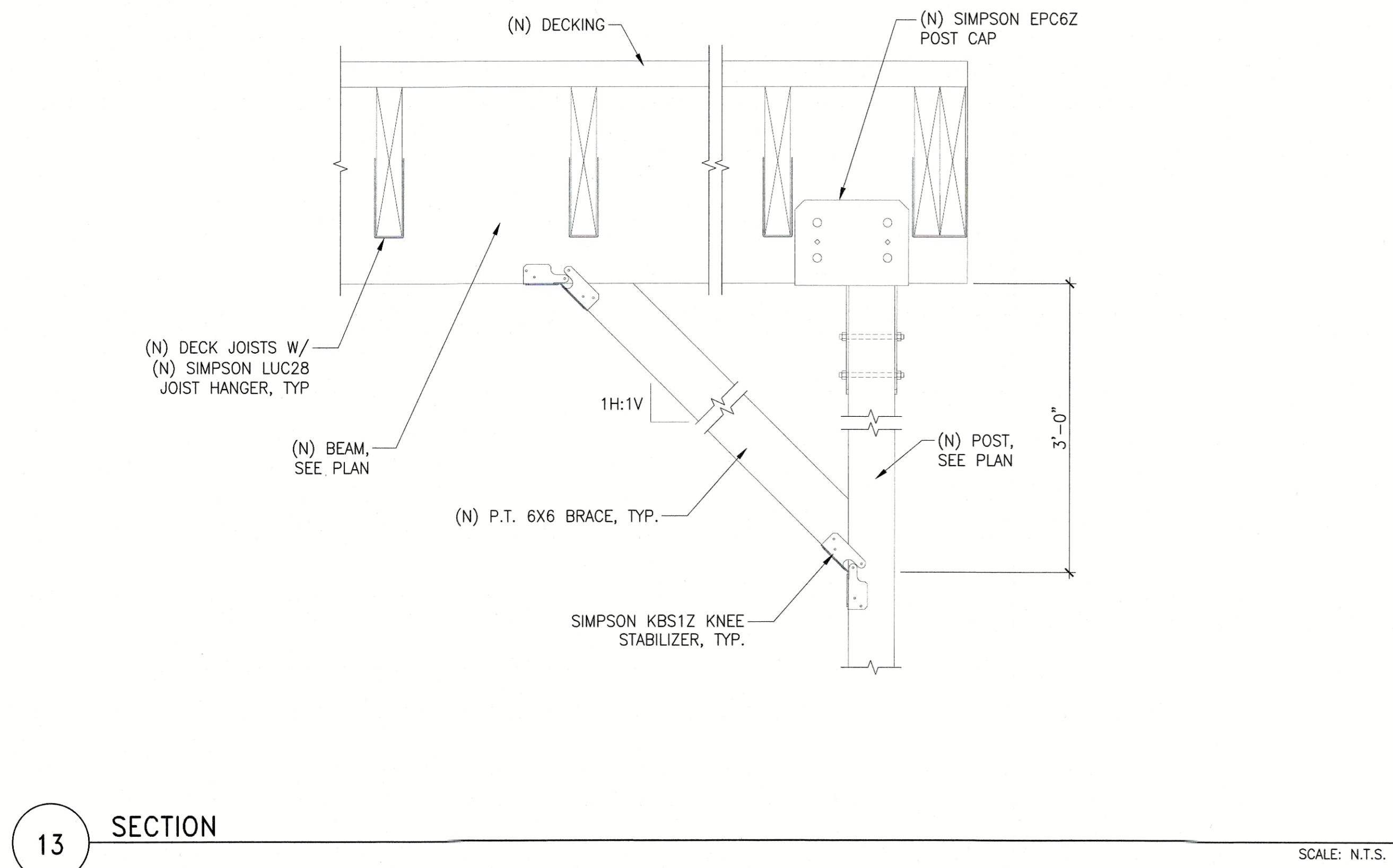
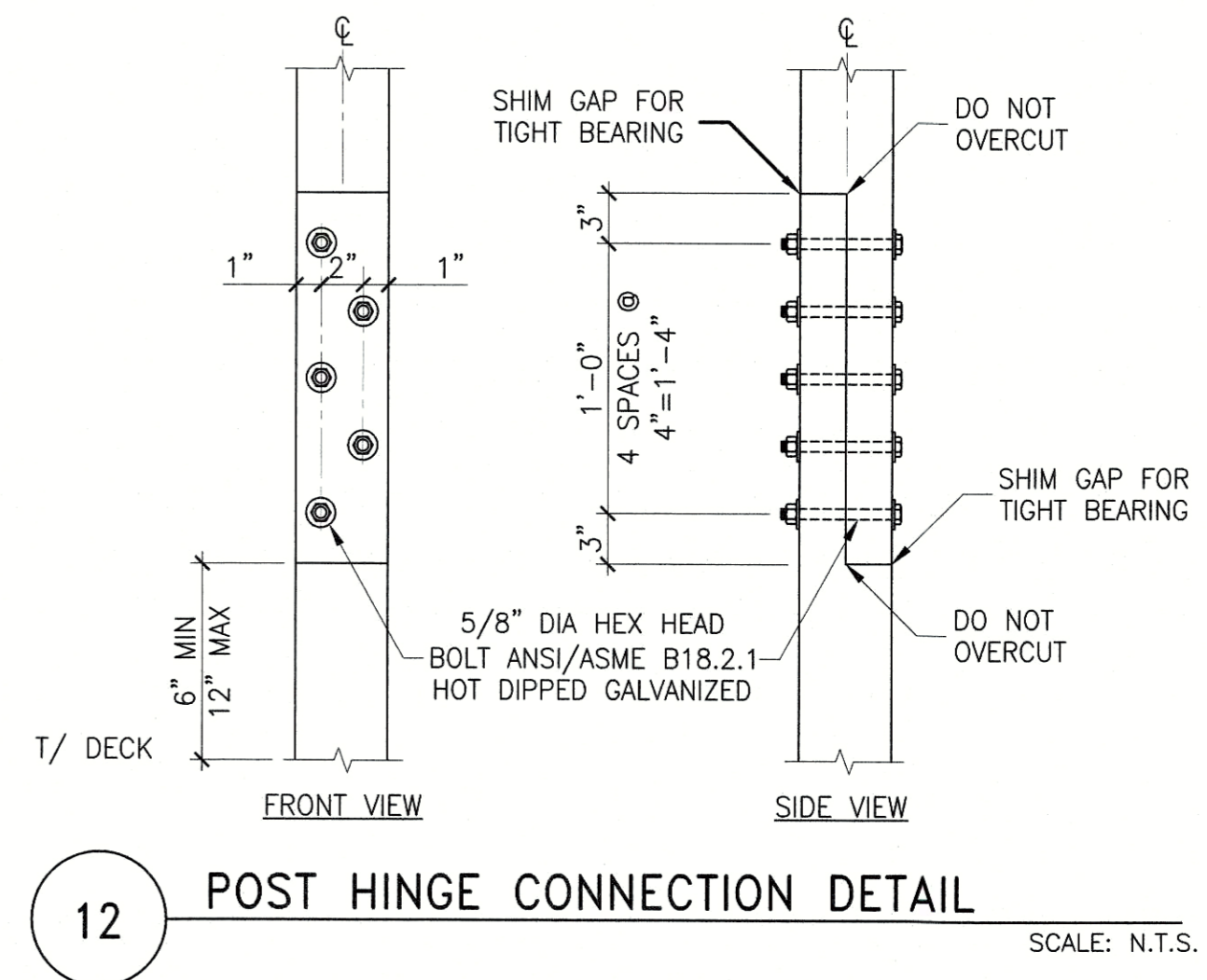
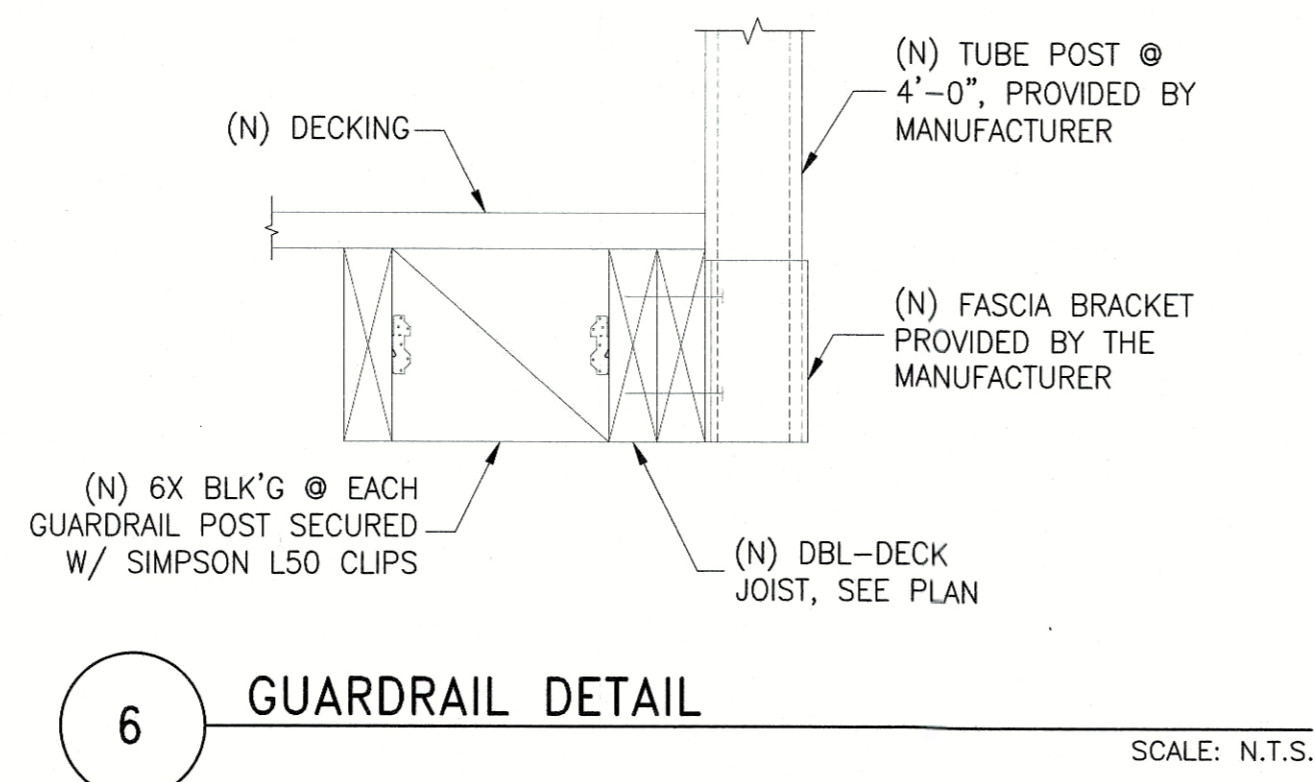
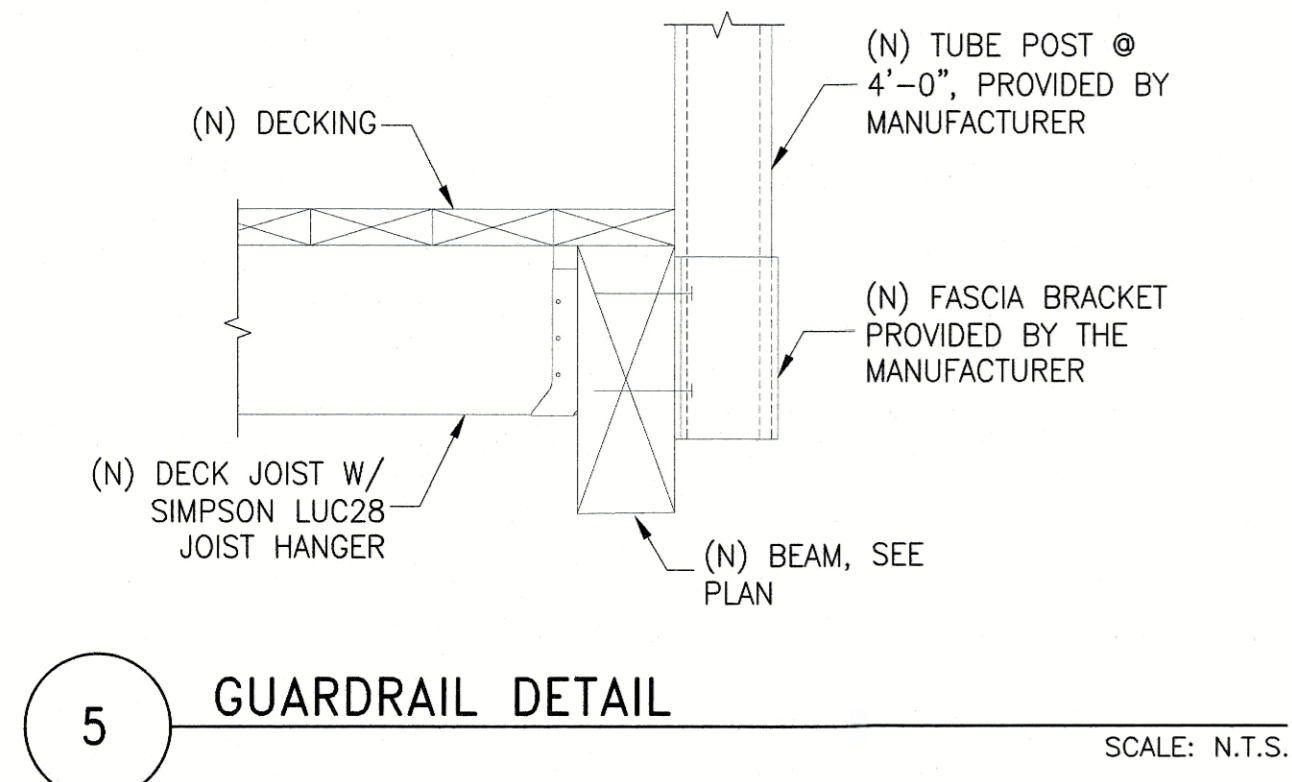
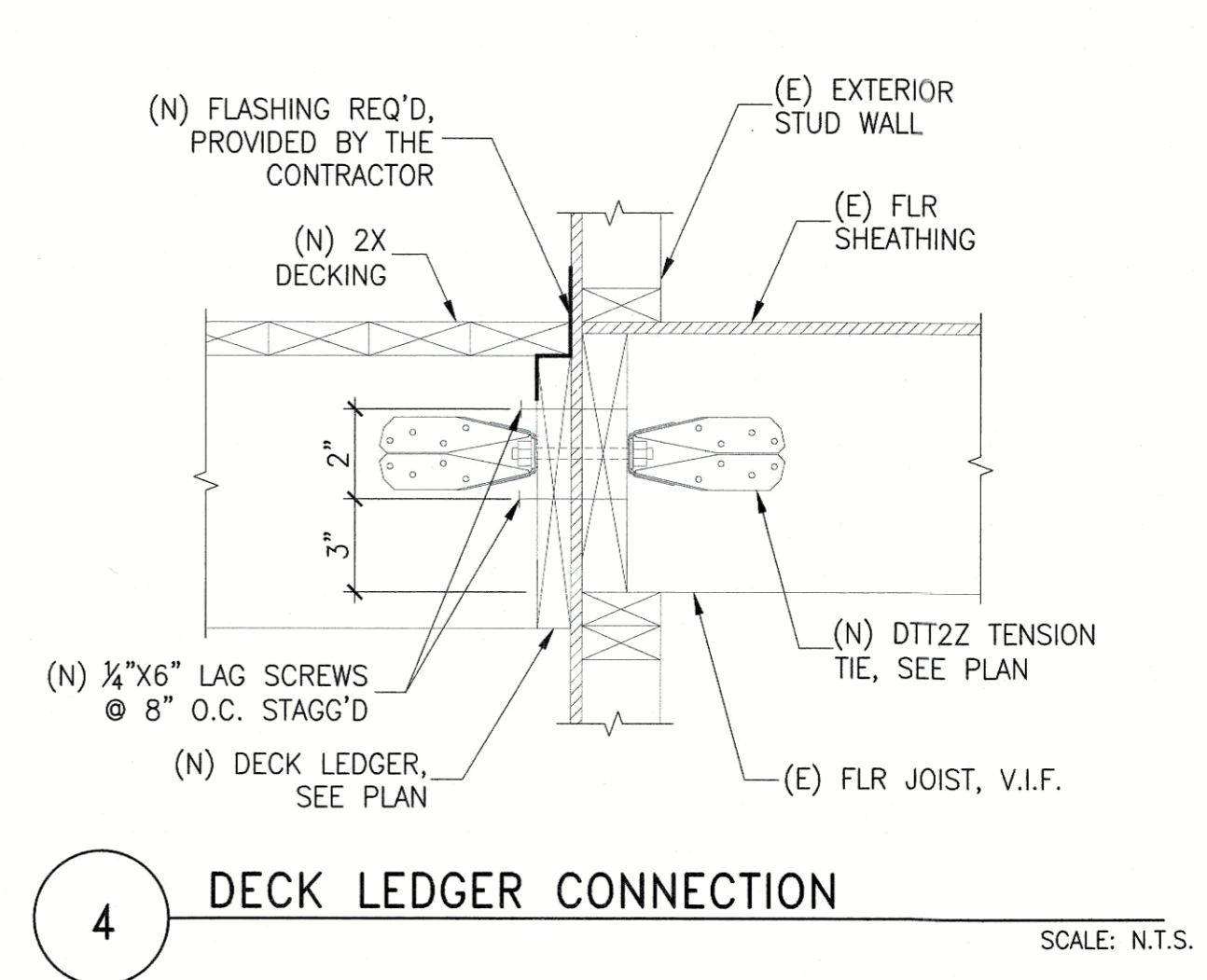
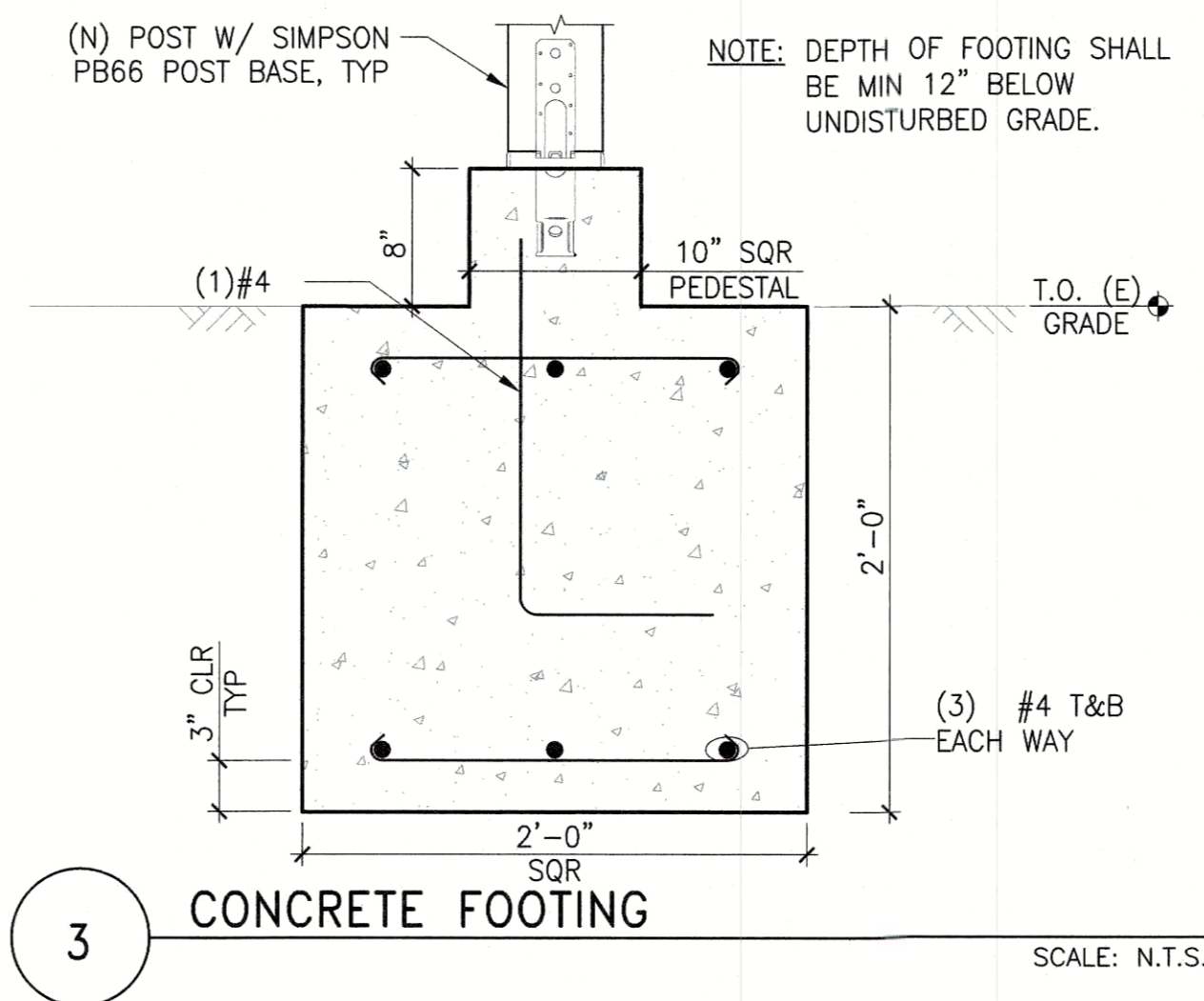
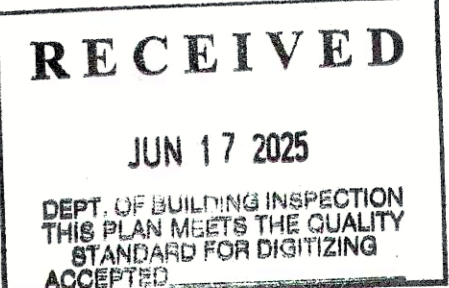
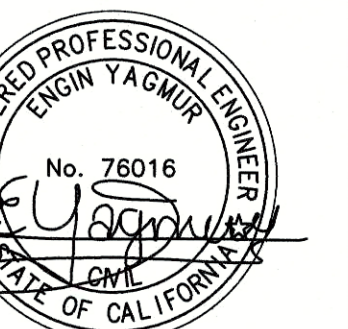
#### PLAN NOTES

1. REFER TO GENERAL STRUCTURAL NOTES & DETAILS FOR GENERAL REQUIREMENTS OF CONSTRUCTION, MATERIALS, SHOP DRAWINGS AND REQUIREMENTS OF CONSTRUCTION OBSERVATIONS
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION, AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.
3. CONTRACTOR SHALL BE LIABLE FOR ANY SHORING, BY MEANS AND METHODS OF CONSTRUCTION.
4. FOR EXTERIOR MEMBERS AND MEMBERS EXPOSED TO CONCRETE, CONTRACTOR SHALL USE GALVANIZED NAILS AND SCREWS, AND PRESSURE TREATED WOOD MEMBERS.
5. FOR POST HINGE DETAIL, SEE DETAIL 12/S2.1





Calvin Horn, DBI  
JUN 17 2025



# EXHIBIT B



Andrew Carluccio &lt;akclucc@gmail.com&gt;

---

## Clerical Error on Deck Permit

---

**Samonsky, Ella (CPC)** <ella.samonsky@sfgov.org>

Mon, Oct 20, 2025 at 12:38 PM

To: Andy &lt;akclucc@gmail.com&gt;, Engin Yagmur &lt;ecengineering@gmail.com&gt;

Cc: Katharine Carluccio &lt;katiecarluccio@gmail.com&gt;

Hi Andy,

I reviewed the plans that you provided and can confirm that the proposed deck is code compliant within the development standards of the RH-1 zoning district and 40-X Height and Bulk District and could be approved over the counter. It does appear that there was a typo in the approval language that Kalyani entered into the Permit Tracking System (PTS), in that the caret ">" was reversed.

The property has a lot depth of 50 feet, therefore the required rear yard depth is 15 feet. The proposed deck, being as it is set back 15 feet from the rear property line, is located within the buildable area of the lot. The RH-1 district does not have a required side setback. The deck, at 16'-2" above grade of the side yard, is below the maximum height of 40 feet in the 40-X Height and Bulk District. An exterior deck in an RH district outside the Priority Equity Geographies SUD does not require neighborhood notice per Planning Code Section 311.

Please let me know if you have any further questions.

Sincerely,

**Ella Samonsky, Principal Planner**

**Districts 9 & 10, Current Planning Division**

San Francisco Planning

[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)

Direct: 628.652.7417 | [sfplanning.org](https://sfplanning.org)

[San Francisco Property Information Map](#)

[Quoted text hidden]

# EXHIBIT C



PUBLIC INFORMATION HANDOUT

# RESIDENTIAL DECKS



San Francisco  
**Planning**



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London Breed

## **Board of Supervisors**

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Catherine Stefani

Aaron Peskin

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Dean Preston

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Rich Sucre, *Deputy Director of Current Planning*

Claire Feeney, *Planner, Southeast Team*

Monica Giacomucci, *Senior Planner, Southeast Team*

Xinyu Liang, *Senior Planner, Southeast Team*

Eugene Lau, *Planning Intern, Southeast Team*

## **Updated November 2022**

Diagram renderings by Eugene Lau

Cover photo by Jenn Vargas (Flickr)

All photos are Creative Commons designation



San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

[www.sfplanning.org](http://www.sfplanning.org)

# Residential Decks

<b>Introduction</b>	<b>4</b>
Overview	5
<b>Deck Types</b>	<b>6</b>
Deck Less than 3 Feet Above Grade	7
Deck on Posts / Cantilevered Deck	9
Deck on Existing Structure	11
Roof Deck	13
<b>FAQs and Resources</b>	<b>15</b>
Frequently Asked Questions	16
Resources	19



# Introduction

Residential decks are a popular component of building design to provide access to air and outdoor space, especially in dense urban environments.

While decks are allowable as an addition to many residential homes, the Planning Code and Residential Design Guidelines outline certain regulations for decks to minimize potential adverse effects on building design, privacy, light, noise, and safety.

**Note that all decks over 30 inches require a Building Permit and all decks over 3 feet also require Planning Department review.**

**TIP:** Visit the Permit Center in person or email [PIC@sfgov.org](mailto:PIC@sfgov.org) for a Planning consultation and [TechQ@sfgov.org](mailto:TechQ@sfgov.org) for Department of Building Inspection (DBI) information before starting a project.

Please review this document for more information about commonly allowed residential decks and expected procedures before construction.

## Types of Decks

### A. Deck Less than 3 Feet Above Grade *Page 7*

Decking is commonly used to create patio spaces. This type of deck generally requires no review from the Planning Department if it is less than 3 feet above grade.

### B. Deck on Posts/ Cantilevered Deck *Page 9*

This typically includes a deck that is attached to the home either in the front or rear and is structurally elevated on posts or beams. Cantilevered decks, such as balconies, are also attached to the side of homes but they are only supported by beams.

### C. Deck on Existing Structure *Page 11*

This is generally a deck above an existing portion of a home or a part of an existing mid-story addition.

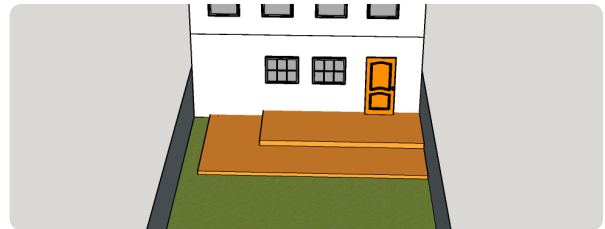
### D. Roof Deck *Page 13*

Usually roof decks are decks at the highest roof surface.

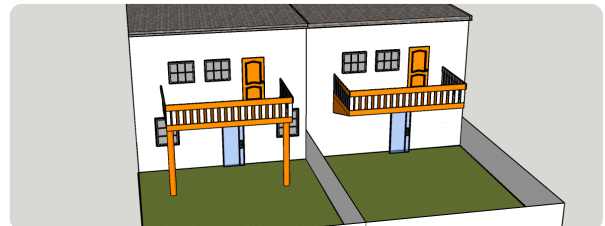


Roof deck with view of Coit Tower. (Brad Coy, Flickr, CC BY 2.0)

A.



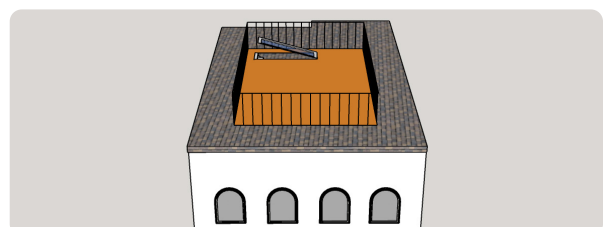
B.



C.



D.

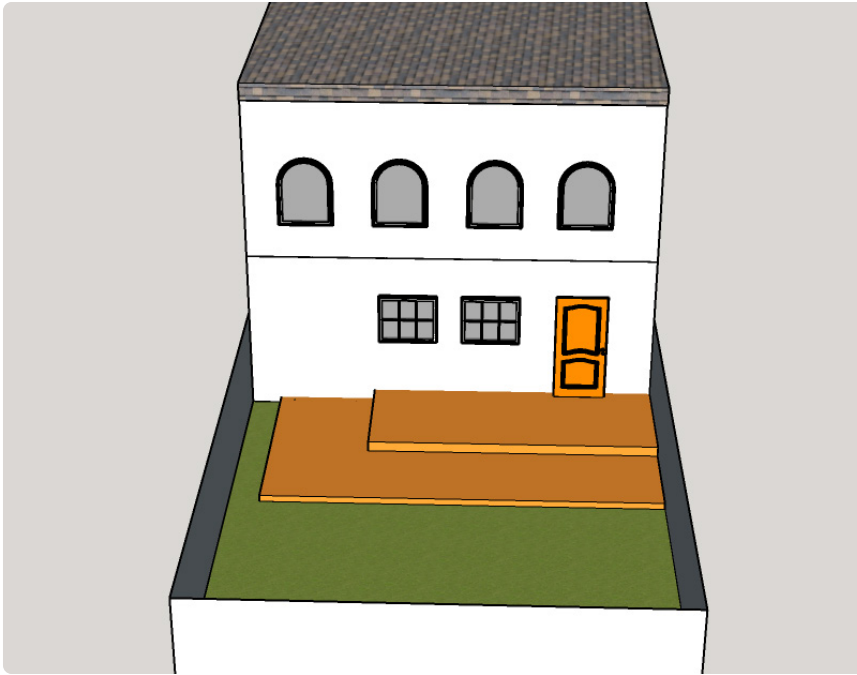


# Deck Types



Furnished roof deck. (Zillow)

## Deck Less than 3 Feet Above Grade



**Definition:** Raised decking and/or any outside flooring that can supplement an outdoor area with a patio-like space.

**TIP:** This type of deck may not need Planning review, as long as the design is less than 3 feet above natural grade. However, it may require a Building Permit if it is over 30 inches tall.



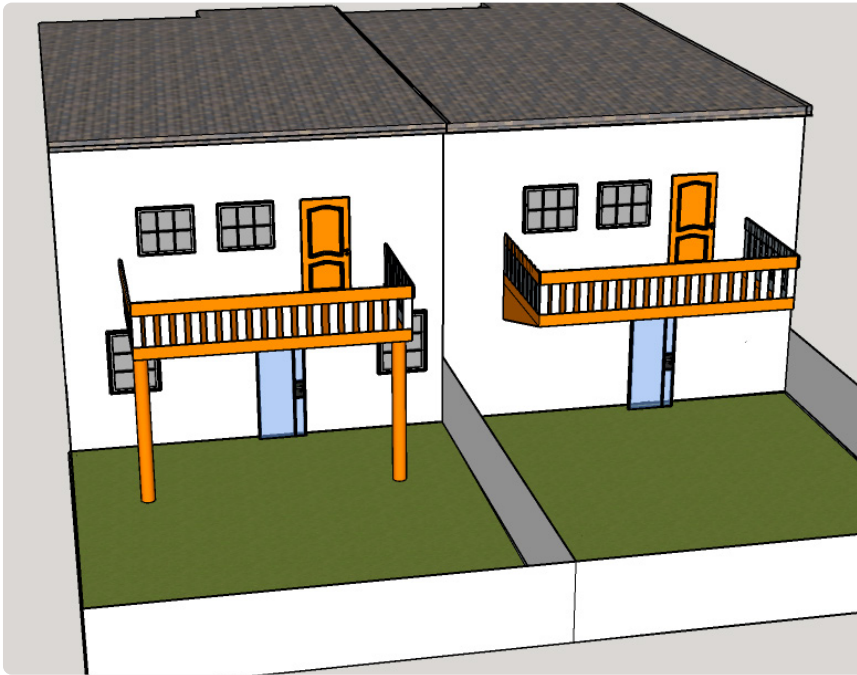
At-grade deck with shade structure. (Frank Montero's, Flickr, CC BY 2.0)

# Deck Less than 3 Feet Above Grade

## Permit Process

Review Process			
	No Building Permit Needed	Building Permit without Planning Review	Over the Counter
Less than 30 inches above natural grade	✓		
30 to 36 inches above natural grade		✓	
Most decks above 3 feet when the rear yard slope is over 15%			✓

## Deck on Posts / Cantilevered Deck



**Definition:** Decks on Posts are attached walkable platforms commonly affixed to the rear of a home and are supported by posts and beams.

**Definition:** Cantilevered decks, such as balconies, are also attached walkable platforms, but they are only supported by beams.

**TIP:** If the proposed design is under 10 feet tall (excluding railings), typically setback at least 3 feet from the nearby property lines, and within the Buildable Area of your property, then it should be approvable over the counter.



Cantilevered decks. (Darrel Godliman, Flickr, CC BY 2.0))



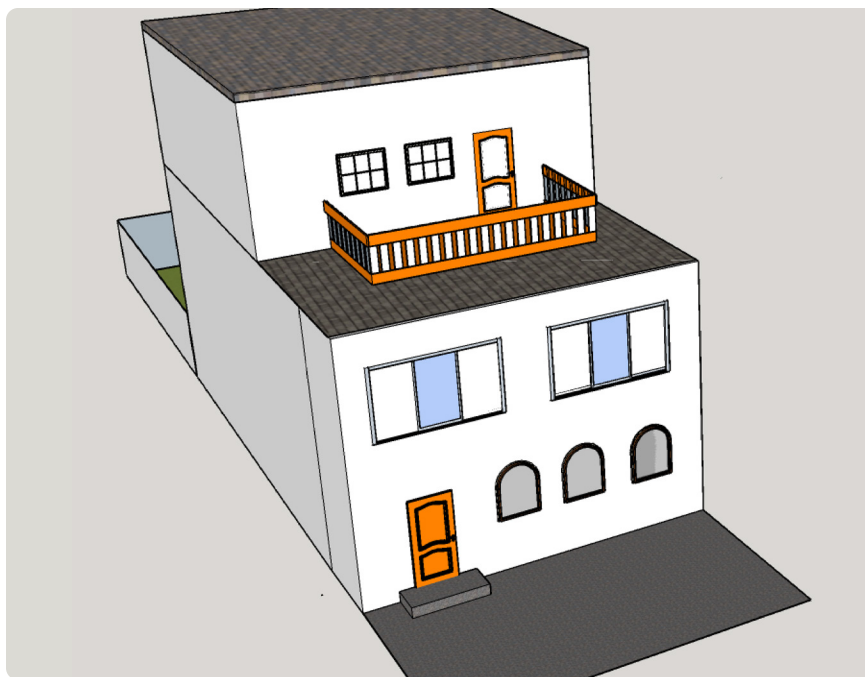
Deck on posts. (iStock )

## Deck on Posts / Cantilevered Deck

### Permit Process

Review Process			
	Over the Counter	Intake Permit	
		Pre-Application Meeting	Section 311 Neighborhood Notice
Decks on Posts <ul style="list-style-type: none"> <li>• Less than 10 feet</li> <li>• Within Buildable Area</li> <li>• Any required firewall is less than 10 feet tall</li> </ul>	✓		
Cantilevered Decks <ul style="list-style-type: none"> <li>• Any height within limit</li> <li>• Within Buildable Area</li> <li>• Any required firewall is less than 10 feet tall</li> </ul>	✓		
Decks on Posts above 10 feet		✓	30 Day Notice
Located within required rear yard		✓	30 Day Notice
Requires firewall that is greater than 10 feet tall		✓	30 Day Notice

## Deck on Existing Structure



**Definition :** Decks on Existing Structures are generally walkable platforms built on top of habitable spaces, such as a rear addition or a roof area that is on the same level as an existing room in the house.

**TIP:** If your deck is built within the Buildable Area and is setback at least 3-5 feet from the property lines, then it is likely approvable over the counter.



# Deck on Existing Structure



Deck on existing one story addition. (Jeff King and Co)

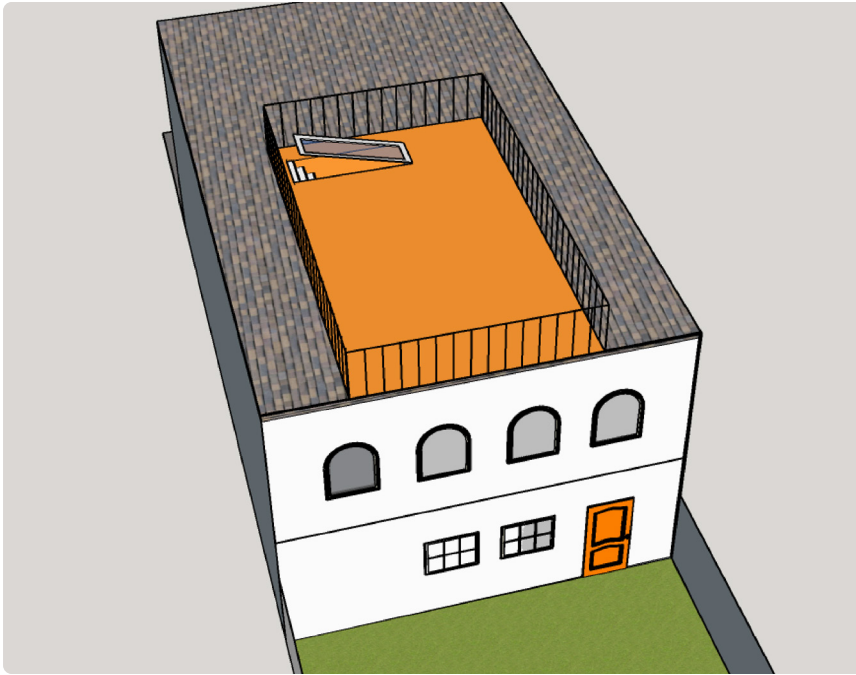


Deck on top of addition. (Jeremy Levine, Flickr)

## Permit Process

Review Process			
	Over the Counter	Intake Permit	
		Pre-Application Meeting	Section 311 Neighborhood Notice
New Deck within Buildable Area and no firewall required, setback 3-5 feet from property lines	✓		
On legal non-complying structure			10 Day Notice
Requires firewall that is greater than 10 feet tall		✓	30 Day Notice

## Roof Deck



**Definition:** Typically, an open walkable flat surface on top of a home with an internal access point (e.g. staircase or roof hatch) or an external access point, like a spiral staircase, outside the house.

**TIP:** Planning encourages roof decks to be setback at least 5 feet on all sides.



A roof deck with setbacks and an external staircase in Dolores Heights. (Zillow)



A roof hatch that would not require public notice. (iStock)

# Roof Deck

## Permit Process

Review Process			
	Over the Counter	Intake Permit	
		Pre-Application Meeting	Section 311 Neighborhood Notice
Features such as railings, parapets, landscaping, and roof hatches	✓		
3-5 foot setback from building edges and lightwells and within Buildable Area	✓		
Expansion past Buildable Area on existing legal noncomplying structure		✓	10 Day Notice
Stair Penthouse		✓	30 Day Notice

# FAQs and Resources



Balconies on Sanchez Street. (Google Maps, 2021)

## Frequently Asked Questions

### Why are setbacks encouraged for most decks?

- » Elevated decks can potentially have adverse effects on neighboring properties with respect to noise, privacy, and light reduction. Planning recommends at least a 3 foot setback and encourages a 5 feet setback when a deck proposal starts encroaching on a neighboring property's existing enjoyment of light and privacy.
- » In addition, the Building Code requires firewalls if new construction, including a deck, is built close to or against shared property lines. Firewalls are protective barriers that slow the spread of fire from one building to another. Generally, if you build a deck within 3 to 5 feet of a neighboring property line, then it may trigger a firewall. Please check with the [Department of Building Inspection for more information](#).

### What can my deck look like? Are there any design rules?

- » All decks above 3 feet are subject to the [Residential Design Guidelines](#). These Guidelines regulate where decks can be built, how they look, and what materials can be used.
- » Deck design needs to fit the size and character of your own home and should be minimally visible from the street. Deck design also needs to be sensitive to the other yards and outdoor spaces nearby, the size and character of adjacent buildings, and your neighbors' privacy.

### Don't decks require railings?

- » Yes, many decks require hand railings for the safety of occupants. Open railings are allowed without public notice if they are no more than 42 inches tall.



Typical trellis as deck covering. (Jeremy Levine, Flickr, CC BY 2.0)

### I want to have a wind screen or shade structure on my deck. Are there additional rules?

- » If your deck proposal includes roofing or another type of covering, like a pergola, then it may trigger Neighborhood Notification.
- » If your deck is at grade, a roofing or a shade structure does not need public notice if it is less than 8 feet tall, enclosed by walls on no more than 50% of its perimeter, and is less than 60 square feet. If all of these conditions are met, then the deck can be approved over the counter.
- » If your deck and shade covering are on the roof, on top of an addition, or on posts, then it will usually require public notice due to the height. Most residential properties have height limits of 35 or 40 feet.
- » Wind screens on roof decks are typically allowed to be up to 6 feet tall, even if that is above the height limit, but they may require 30-day public notice.
- » At grade, wind screens are typically allowed to be up to 10 feet tall without requiring public notice.

### What if my deck doesn't meet the Planning Code?

- » If your deck design falls outside of a property's Buildable Area, it may not be allowed or may need a Variance.
- » There may be unique conditions on a property that make it difficult for a project to meet all of the Planning Code requirements, otherwise known as property hardships. In those instances, someone may request that the Zoning Administrator grant a Variance from Code provisions. Variance requests are not guaranteed and may be denied.

Read  
More

- » [Refer to the Variance Supplemental Application for more information.](#)

### My deck needs notice. What process do I need to follow?

- » If a project requires neighborhood notice, it cannot be approved over the counter. The design must be submitted as an "intake permit" to the Planning Department. There, a Planner will work with you on the design of the project and will help with the neighborhood notice.
- » Please note that projects that only include a Code-compliant deck are often eligible for over the counter review. If your project proposal includes decks or firewalls over 10 feet tall or building expansions, it will usually require a Pre-Application meeting and 30-day public notice.
- » During public notice, a concerned neighbor, property owner, or community group may file a Request for Discretionary Review (DR) of the permit. This may require a public hearing and review by the Planning Commission which can take months.
- » [Read more about neighborhood notice requirements and processes in ZA Bulletin No. 4 - Public Notification for Building Permits in Residential and Neighborhood Commercial Districts.](#)

Read  
More

### I think my home may be a historic resource. Does this affect my plans to add a deck?

- » If your home is 45 years old or more, it may be considered a potential historic resource. The Planning Department recommends that decks on potential or designated historic resources be designed so that they are minimally visible from any public right-of-way. If your deck will be visible from a public right-of-way, further review by a historic preservation planner may be required.
- » You can look up your home on the San Francisco Property Information Map and review the Historic Preservation tab for more information. You may also request feedback from a preservation planner on your proposed deck by emailing [PIC@sfgov.org](mailto:PIC@sfgov.org).

### I need to repair or replace my deck. What do I need to know?

- » Decks may be repaired and/or replaced in full as long as they are still compliant with the Planning Code. If the existing deck does not meet current rules, then it may be repaired up to 50% of the building materials. If someone proposes to repair or replace a non-compliant deck beyond 50% of building materials, it may require a Variance.

### What is Buildable Area and how do I determine it for my property?

- » Depending on your property and the zoning and height districts, you may have requirements for a front setback, side yard, rear yard, and/or a height limit. The "Buildable Area" is the space inside the required setbacks, yards, and height limit.
- » Proposals to build into these required setbacks and yards will generally need additional review by Planning. Decks located outside the Buildable Area may require a Variance unless they qualify for exemptions known as "permitted obstructions" within Planning Code Section 136.

Read  
More

- » [You can find out more about Buildable Area and exemptions in ZA Bulletin No. 5 - Buildable Area for Lots.](#)

### How do I determine how high my deck is? Where should I measure grade?

- » Deck height is measured from grade at the actual location of the deck up to the walkable surface of the deck. Grade is the natural ground surface itself and cannot be altered.

Read  
More

- » [Sloping properties and hilly terrain can have additional height measurement requirements. You can find out more in Planning Code Section 136.](#)

### Which Planning Code sections are most relevant to residential decks?

The following Code sections have detailed regulations about what is and is not allowed.

- » [Sec 132 - Front Yard Requirements](#)
- » [Sec 133 - Side Yard Requirements](#)
- » [Sec 134 - Rear Yard Requirements](#)
- » [Sec 135 - Open Space and Exposure Requirements](#)
- » [Sec 136 - Permitted Obstructions \(e.g. "Pop Outs" and at-grade decks\)](#)
- » [Sec 260 - Height Limits](#)



Furnished roof deck. (Open Homes Photography)

## Resources

### Planning Department

- » Planning Counter at the Permit Center  
49 South Van Ness Ave, 2<sup>nd</sup> Floor  
San Francisco, CA 94103
- » Phone: 628-652-7300
- » Email: [pic@sfgov.org](mailto:pic@sfgov.org)
- » Permit Center Website:  
<https://sfplanning.org/planning-counter>

### Department of Building Inspection

- » Email: [dbicustomerservice@sfgov.org](mailto:dbicustomerservice@sfgov.org)
- » Phone: 628-652-3200
- » Technical Questions Email: [TechQ@sfgov.org](mailto:TechQ@sfgov.org)
- » Department of Building Inspection:  
<https://sfdbi.org/permit-services>

### Resources

- » [Find My Zoning on the Property Information Map \(PIM\)](#)
- » [Residential Design Guidelines](#)
- » [Neighborhood Notice Information Packet](#)
- » [Intake Project Application](#)
- » [Variance From the Planning Code Supplemental](#)
- » [Project Review Meeting Application](#)
- » [Resources for Homeowners Seeking a Permit](#)
- » [Better Roof Policy](#)
- » [Zoning Administrator \(ZA\) Bulletin 5: Buildable Area for Lots in RH, RM, RC, AND RTO Districts](#)



Rear elevated deck on slope. (Fabrice Florin, Flickr, CC BY 2.0)



**San Francisco**  
**Planning**

**FOR MORE INFORMATION:**  
**Call or visit the San Francisco Planning Department**

**Central Reception**

49 South Van Ness Avenue, Suite 1400  
San Francisco CA 94103

TEL: **628.652.7600**  
WEB: **<https://www.sfplanning.org>**

**Planning counter at the Permit Center**

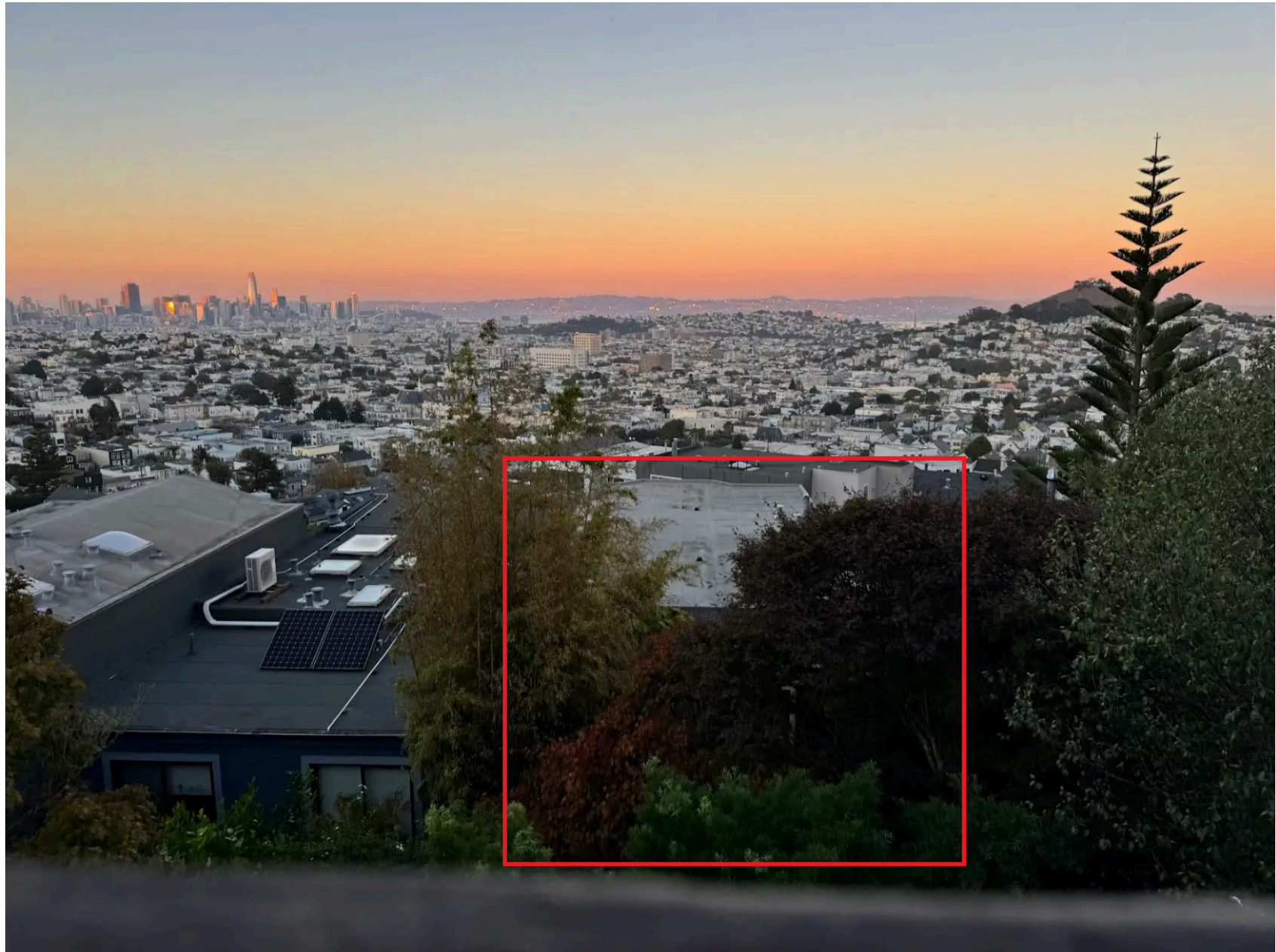
49 South Van Ness Avenue, 2<sup>nd</sup> Floor  
San Francisco CA 94103

TEL: **628.652.7300**

*Planning staff are available by phone and at the Planning counter. No appointment is necessary.*

# EXHIBIT D

Photo: Late October 2025 - Taken from Door off Kitchen at 28 Harry Street  
Red Box: Identifies 92 Laidley Property



# EXHIBIT E

**October 23, 2025**  
**San Francisco Board of Appeals**  
City and County of San Francisco

**Subject:** Letter of Support for Katharine and Andy Carluccio - Deck Permit at 28 Harry Street

Dear Members of the Board,

We are writing as the owners and residents of 100 Laidley Street, which abuts 28 Harry Street diagonally, to express our full support for our neighbors Katharine Tripp and Andy Carluccio in connection with their proposed deck project.

We have lived near Katharine and Andy for over a year now, and can confidently say that they are exceptionally quiet and considerate neighbors. We've never experienced or observed any disruptive noise from their home or property, and their presence has always contributed to the peaceful, respectful character of our hillside community. They've been wonderful stewards of the special place that is Harry Street, contributing to the maintenance and gardening of our shared "forest hillside" since they moved in.

We also want to confirm that Katharine and Andy have always been mindful of privacy and boundaries. They have consistently demonstrated thoughtfulness toward their neighbors and surroundings, and we have no concerns whatsoever about privacy impacts from their proposed project. Furthermore, there are already multiple, large windows facing north out of 28 Harry Street at the same elevation as the deck, so there cannot be any valid new privacy concerns from other residents.

Finally, as longtime residents of Laidley Street and regular users of the Harry Street Steps, we do not believe the proposed deck in any way conflicts with the character of the neighborhood. First, there is already precedent for large decks on the stairs from their neighbor (30 Harry st). Decks and patio spaces are common features for every house on the hillside and help the

residents enjoy the natural beauty of the area. Given the topology, it is very common for decks from one house to appear much higher over other homes downhill. Multiple examples of large decks higher than their neighbors already exist within a single block of 28 Harry Street, including but not limited to: 200 and 190 Beacon Street, 30 Harry Street, and 102, 98, 84, 80, and 76 Laidley Street. Katharine and Andy's plans use only wood and glass to minimize any visual impact, and they have designed the patio to be virtually invisible to the travelers on Harry street. We view their project as a natural and appropriate improvement to their property.

We wholeheartedly support this project and ask the Board to allow it to proceed.

Sincerely,

**Evan Tahler and Christina Hussain**

*Evan Tahler* , 2025-10-25


*Christina Hussain* , 2025-10-25

100 Laidley Street  
San Francisco, CA 94131







# Audit trail

## Details

FILE NAME	Letter of Support for Katharine Tripp and Andy Carluccio - Deck Permit at 28 Harry Street - 10/25/25, 11:12 AM
STATUS	 Signed
STATUS TIMESTAMP	2025/10/25 18:13:27 UTC

## Activity

 SENT	evantahler@gmail.com <b>sent</b> a signature request to: <ul style="list-style-type: none"><li>Christina Hussain (christinahussain@gmail.com)</li><li>Evan Tahler (evantahler@gmail.com)</li></ul>	2025/10/25 18:12:36 UTC
 SIGNED	<b>Signed</b> by Evan Tahler (evantahler@gmail.com)	2025/10/25 18:13:12 UTC
 SIGNED	<b>Signed</b> by Christina Hussain (christinahussain@gmail.com)	2025/10/25 18:13:27 UTC
 COMPLETED	This document has been signed by all signers and is <b>complete</b>	2025/10/25 18:13:27 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.

# EXHIBIT F

Cary Ann Rosko and Matthew Hancher  
23 Harry Street, San Francisco, CA 94131

26 October 2025

President and Members of the Board of Appeals, City and County of San Francisco  
49 South Van Ness Avenue, Suite 1475 San Francisco, CA 94103

Re: Public Comment in Support of Permit Application #202505206917 at 28 Harry St.

Dear President and Members of the Board of Appeals,

This letter is written in support of the application to build a second-floor deck at 28 Harry Street, the home of our neighbors, Andrew and Katharine Carluccio. As the owners and residents of 23 Harry Street, located directly across the public Harry Street stairs from the subject property, we have a direct and long-standing interest in preserving the unique character and peaceful nature of our immediate neighborhood.

We have reviewed the design, and we find the proposed deck to be a modest and appropriate addition to the home that respects the neighborhood's character. The deck's location on the side of the house ensures it will be minimally visible from the public right-of-way on Harry Street. In addition, it will be partially obscured by the projection of the front portion of the house, and further obscured by the many trees on the Harry Street right-of-way itself.

The scale of the deck is appropriate for the existing home and is in keeping with the character of the broader vicinity, where many homes feature rear and side decks that provide essential private open space for residents. Our own home, for example, also features a glass-enclosed second-floor deck that is located above other properties on Laidley Street. Many homes on Beacon Street similarly have rear decks that

overlook their neighbors on both Harry and Laidley Streets. The proposed deck is also set back significantly from all boundaries of the property.

We appreciate concerns about noise and privacy, as one of the joys of living on Harry Street is the peace and quiet that the neighborhood affords. Katie and Andy have proven to be very respectful, courteous neighbors whose quiet lifestyle fits perfectly in this environment. We have found them to be friendly, cooperative, and eager to maintain the peaceful nature of the neighborhood.

For these reasons, we believe the proposed deck is a reasonable and positive improvement to the property at 28 Harry Street. We respectfully request that the Board of Appeals deny the appeal and uphold the issuance of Permit #202505206917.

Thank you for your time and consideration.

Sincerely,

Cary Ann Rosko and Matthew D. Hancher

# EXHIBIT G

Photo taken early 2024 from 28 Harry Street Zillow Listing  
Red boxes show several decks in neighborhood on hillside above properties on Harry Street and Laidley Street



## **BRIEF SUBMITTED BY PLANNING DEPARTMENT**



# BOARD OF APPEALS BRIEF

**HEARING DATE: November 5, 2025**

October 30, 2025

**Appeal Nos.:** 25-038  
**Project Address:** 28 Harry Street  
**Block/Lot:** 7538/023  
**Zoning District:** RH-1 (Residential-House, One Family)  
Central Neighborhoods Large Residence Special Use District  
Family and Senior Housing Opportunity Special Use District  
**Height District:** 40-X  
**Staff Contact:** Andrew Perry, Senior Planner – (628) 652-7430  
[Andrew.Perry@sfgov.org](mailto:Andrew.Perry@sfgov.org)

## Introduction

The scope of Building Permit (BP) No. 202505206917 is the construction of a new deck with glass railings at the existing second floor of the building. Specifically, the proposed deck is 8 feet wide by 23 feet long with standard 42-inch railings, and located along the eastern/northeastern side of the building.

The Appellant's arguments are primarily related to noise and privacy concerns, particularly due to the surrounding topographical conditions, and that the deck is out of scale for the subject property and neighborhood.

## Analysis

The following key points explain applicable Planning Code requirements and recent changes:

- Ord. No. [248-23](#), also known as the Constraints Reduction Ordinance, became effective on

January 14, 2024. Several legislative changes were made by this ordinance and include the following that apply to the subject property:

- Increase to the rear yard requirement in this RH-1 Zoning District from 25 percent of lot depth to 30 percent of lot depth, or 15 feet, whichever is greater, per Planning Code Section 134.

- For the subject property, which measures approximately 38.8 feet wide by 50 feet deep, the applicable rear yard requirement is therefore 15' (30% of the 50 foot depth).

**The proposed deck structure does not encroach into the last 15 feet of lot depth and is located fully within the buildable area of this lot.**

- Change to neighborhood notification requirements pursuant to Planning Code Section 311.

- For properties located outside of the Priority Equity Geographies SUD, such as the subject property, only specific scopes of work require 311 notice. These include (1) any vertical alteration, unless at least one new unit is being added, (2) any alteration to a building containing only one Dwelling Unit that both increases the GFA of the existing building by at least 25%, and results in the building having GFA greater than 3,000 square feet and (3) any demolition or new construction that does not result in the addition of at least one new unit. **The proposed deck structure does not trigger any neighborhood notification requirements under the Planning Code.**

- The subject property is located in a 40-foot height district. **The proposed deck structure does not exceed the permitted height.**

- In their brief, the Appellant notes that Planning's approval language discusses the deck being less than ("<") 10 feet in height, while the plans show a height for the deck of approximately 16 feet above grade. Upon further review and discussion with the approving planner, a Principal Planner at the Planning Department concluded that

this was a simple typographical error in the approval language, having inadvertently reversed the greater than/less than carat. However, the key point remains that because the subject property is located outside the Priority Equity Geographies SUD, and because the proposed deck structure is being added within the buildable area of the lot, and not otherwise exceeding the overall height limit applicable to the property, there is no such applicable 10-foot height limit for the deck. This is the case both in terms of what can be approved at the property overall, and in terms of what can be approved without neighborhood notification.

In addition to the Planning Code, residential projects must also be consistent with the Residential Design Guidelines. Among other things, application of the Residential Design Guidelines helps to minimize a project's impacts to privacy on adjacent properties, and ensure overall compatibility with surrounding properties. The proposed deck structure is consistent with the Residential Design Guidelines in that:

- The proposed deck structure provides a substantial setback from its side property line that is partially shared with the Appellant's rear property line. While the Planning Code would otherwise consider this portion of the property to be buildable area, and does not require any side yard setback, the project nonetheless provides a setback of 10 feet, 5 inches for the proposed deck, away from the shared property line. **This setback is consistent with the Residential Design Guidelines and more than adequate to minimize privacy impacts from the proposed deck.**
- The proposed deck structure is not out of character for a residential home, particularly where site topography may limit the availability of level usable open space. There is nothing in the Planning Code or Residential Design Guidelines that would place an overall limit on the number or size of decks for a residential home, provided that the decks would otherwise comply with other Planning Code and Residential Design Guideline requirements (i.e. buildable area, height, and

setbacks.) The proposed deck structure is a typical feature of a residential property and is consistent with the Residential Design Guidelines in terms of its overall size and location on the subject property.

## **Conclusion**

The proposed deck structure is compliant with the Planning Code as it is located fully within the buildable area of the lot, does not exceed the permitted height limit, and does not trigger neighborhood notification. The proposal is also consistent with the Residential Design Guidelines. For these reasons, the Planning Department respectfully requests that the Board deny the appeal and uphold the issuance of BP No. 202505206917.

cc: Wendy Best and Richard Sander (Appellants)  
Andrew and Katharine Carluccio (Permit Holder)  
Joe Ospital (Department of Building Inspection)  
Kevin Birmingham (Department of Building Inspection)

## **BRIEF SUBMITTED BY DBI**



# Board of Appeals Brief

## Hearing Date: October 29, 2025

November 05, 2025

**Appeal #:** 25-038  
**Permit:** 2025-0520-6917  
**Project Address:** 28 Harry Street  
**Block/Lot:** 7538/023  
**DBI contact:** Joseph Ospital, Senior Building Inspector. 628-652-3546  
Joseph.ospital@sfgov.org

### Permit description:

The Permit before the Board this evening is Permit Application 2024-0909-0325. This permit application was submitted to add a 2<sup>nd</sup> floor deck on the side with glass guardrails. No firewall construction.

This project was reviewed, and signed off by SFDBI, SF Planning and all other required City agencies.

**Conclusion:** The Department of Building Inspection believes that this project complies with all applicable Building Code requirements, DBI contends the permit was properly reviewed and approved and therefore the permit be upheld and the appeal denied.

Joseph Ospital, Senior Building Inspector.

**City and County of San Francisco  
Department of Building Inspection**



**Daniel Lurie, Mayor  
Patrick O'Riordan, C.B.O., Director**

**Building Inspection Division  
49 South Van Ness Avenue, Suite 400– San Francisco CA 94103  
(628) 652-3450 – [sfdbi.org](http://sfdbi.org)**

# PUBLIC COMMENT

Cary Ann Rosko and Matthew Hancher  
23 Harry Street, San Francisco, CA 94131

26 October 2025

President and Members of the Board of Appeals, City and County of San Francisco  
49 South Van Ness Avenue, Suite 1475 San Francisco, CA 94103

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The scale of the deck is appropriate for the existing home and is in keeping with the character of the broader vicinity, where many homes feature rear and side decks that provide essential private open space for residents. Our own home, for example, also features a glass-enclosed second-floor deck that is located above other properties on Laidley Street. Many homes on Beacon Street similarly have rear decks that

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Cary Ann Rosko and Matthew D. Hancher

**October 23, 2025**  
**San Francisco Board of Appeals**  
City and County of San Francisco

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We also want to confirm that Katharine and Andy have always been mindful of privacy and boundaries. They have consistently demonstrated thoughtfulness toward their neighbors and surroundings, and we have no concerns whatsoever about privacy impacts from their proposed project. Furthermore, there are already multiple, large windows facing north out of 28 Harry Street at the same elevation as the deck, so there cannot be any valid new privacy concerns from other residents.

Finally, as longtime residents of Laidley Street and regular users of the Harry Street Steps, we do not believe the proposed deck in any way conflicts with the character of the neighborhood. First, there is already precedent for large decks on the stairs from their neighbor (30 Harry st). Decks and patio spaces are common features for every house on the hillside and help the

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We wholeheartedly support this project and ask the Board to allow it to proceed.

Sincerely,

**Evan Tahler and Christina Hussain**

*Evan Tahler* , 2025-10-25


*Christina Hussain* , 2025-10-25

100 Laidley Street  
San Francisco, CA 94131







# Audit trail

## Details

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STATUS	 Signed
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## Activity

 SENT	evantahler@gmail.com <b>sent</b> a signature request to: <ul style="list-style-type: none"><li>Christina Hussain (christinahussain@gmail.com)</li><li>Evan Tahler (evantahler@gmail.com)</li></ul>	2025/10/25 18:12:36 UTC
 SIGNED	<b>Signed</b> by Evan Tahler (evantahler@gmail.com)	2025/10/25 18:13:12 UTC
 SIGNED	<b>Signed</b> by Christina Hussain (christinahussain@gmail.com)	2025/10/25 18:13:27 UTC
 COMPLETED	This document has been signed by all signers and is <b>complete</b>	2025/10/25 18:13:27 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.