

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
LEE HEIDHUES,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **25-051**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 21, 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 November 18, 2025 to Ciara Piron, of an Alteration Permit (40 foot fence: add four feet to existing fence, not to exceed 10 feet in height) at 562 40th Avenue.

APPLICATION NO. 2025/11/18/9904

FOR HEARING ON January 14, 2026

Address of Appellant(s):

Address of Other Parties:

Lee Heidhues, Appellant(s) 566 40th Avenue San Francisco, CA 94121	Ciara & Antoine Piron, Permit Holder(s) 562 40th Avenue San Francisco, CA 94121
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Date Filed: November 21, 2025

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

PRELIMINARY STATEMENT FOR APPEAL NO. 25-051

I / We, **Lee and Elizabeth Heidhues**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2025/11/18/9904** by the **Department of Building Inspection** which was issued or became effective on: **November 18, 2025**, to: **Ciara and Antoine Piron**, for the property located at: **562 40th Avenue**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **December 24, 2025**, (**note, this is one day earlier than the Board's regular briefing schedule due to the Christmas holiday**). 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, julie.lamarre@sfgov.org, corey.teague@sfgov.org, joseph.ospital@sfgov.org andrew.perry@sfgov.org and sfishome@gmail.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **January 8, 2026**, (**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 double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.lamarre@sfgov.org, corey.teague@sfgov.org, joseph.ospital@sfgov.org andrew.perry@sfgov.org and leeross@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, January 14, 2026, 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. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a 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.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant or Agent:

Signature: Via Email

Print Name: Lee Heidhues, appellant

Board of Appeals
BoardofAppeals@sfgov.org
City Hall, 1 Dr. Carlton B. Goodlett Place
Room 416
San Francisco, CA 94102

Re: Appeal of DBI permit 202511189904

Attn: Board of Appeals

My wife Elizabeth and I and I want to Appeal Building Inspection Permit 202511189904 at 562 40th Avenue. We are the adjacent property owners who have owned our home nearly 42 years.

The main reason for our complaint is several fold.

- The permit to extend the existing 6/7 foot fence to 10 feet will block the light coming into our house which we have enjoyed since 1984. It will make us prisoners in our own home.
- The proposed 10 foot fence represents a safety hazard. As a result of the narrow space between our properties 10 foot fence will cut off our emergency egress and make it difficult for third parties; i.e. the SFFD to gain access and egress.
- The 10 foot fence will further block access to our essential infrastructure, our plumbing, venting pipes, on north side of our house. Contractors will be impeded doing work on our house
- The architecture of the extension is incongruent with the architecture of both pre-earthquake era houses
- The City needs to take into consideration the fact that Liz Heidhues and I will be seriously impacted. We are stakeholders and our welfare and well-being need to be considered.

Lee Heidhues



566 40th Avenue SF 94121

(415) 305-1905

City and County of San Francisco

Home



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 11/21/2025 11:51:12 AM
Application Number: 202511189904
Form Number: 8
Address(es): 1505 / 021 / 0 562 40TH AV
Description: 40' Add 4' to existing fence, not to exceed 10' in height
Cost: \$8,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/18/2025	TRIAGE	
11/18/2025	FILING	
11/18/2025	FILED	
11/18/2025	APPROVED	
11/18/2025	ISSUED	

Contact Details:

Contractor Details:

License Number: OWNER
Name: OWNER
Company Name: OWNER
Address: OWNER * OWNER CA 00000-0000
Phone:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		11/18/25	11/18/25			11/18/25	HANKINS ETHAN	Administrative	
CP-ZOC		11/18/25	11/18/25			11/18/25	LANGLIE MICHELLE	Approved	11/18/2025 PLANNING APPROVAL AS FOLLOWS: AT SOUTH PROPERTY LINE, EXTEND FENCE FROM 6 TO 10 FT. LANGLIE
BLDG		11/18/25	11/18/25			11/18/25	LIU CHU	Approved	
CPB		11/18/25	11/18/25			11/18/25	HANKINS ETHAN	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
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

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

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

Technical Support for Online Services

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

BRIEF SUBMITTED BY THE APPELLANT(S)

Board of Appeals 25-051 – January 14th, 2026 Hearing

Lee Heidhues – Appellant – Brief

December 23, 2025

We are so over it and tired of having to live in the Permit holder's fantasy world.

A combination of denials, obfuscation, outright falsehoods and derogatory information incorrectly portraying the Appellants and their motivations.

- Use of the term “stalking” is both defamatory and libelous.

HISTORICAL SUMMARY

The proposed fence extension to a height of 10 feet is totally unnecessary. Its sole purpose is to harass two seniors, respected elders in the community, who have friends and supporters. A fact of which the “562 40th Avenue property owner” (hereafter referred to as ‘562’) is well aware. ‘562’ is attempting to imprison us in our home of 42 years by erecting a permanent barrier which will destroy the natural light we have enjoyed since 1984. This is a conscious, callous, calculated move.

If ‘562’ was genuinely concerned about “safety” and “privacy” curtains would have been installed sometime during the past 14 years. It only happened in early

December 2025 after '562' complied with a DBI Abatement Order and took down an illegal "hokey" fence.

That very same, or the next day, a curtain was draped across the '562' sun room window. Approximately 6 ft. away from our kitchen. Providing '562' with privacy.

The fence extension to 10 ft. may be Code compliant and technically legal under existing regulations. Looked at as a human relations neighborly issue, the proposed extension is in no way compliant with maintaining a decent relationship with two elderly neighbors. Old enough to be '562' parents.

BACKSTORY

Liz Heidhues and I, ages 76 and 78, have owned and lived in our home at 566 40th Avenue since March 1984 where we raised our family. Two children now 47 and 50 years old.

During the period 1984-February 2012 there were three different owners of '562'. One of whom was in her 80's, daughter of the '562' original owner, who lived there most of her life. Throughout this 28 year period Liz and I had amicable relations with all '562' owners. Even though there was a gate at the entrance of the alley between the properties Liz and I had a key. We could enter our

property in the mutually owned alleyway. There is a narrow approximately nearly 6 foot strip separating the two properties.

There was never a fence between the properties. Until March 2020.

In February 2012 the current property owners took ownership of '562'. During the intervening nearly 14 years, the relationship has been difficult. A relationship which is well documented with several San Francisco agencies; i.e. SF Superior Court, SFPD, DBI, Planning Dept. and Health Dept.

In March 2019 Liz Heidhues and I filed a Quiet Title/Tort lawsuit (CGC-19-574659). The litigation dragged on nearly four years. It was settled in early 2023 when a Settlement was agreed upon by all parties. We received financial compensation and a partial return of our property confiscated by the '562' owners for eight years.

In March 2020, as part of the Court action, '562' constructed a 6 ft-7ft fence in the mutually owned alleyway. (Exhibit 1). The fence was built without obtaining a Permit from DBI. Construction of the fence at '562'. The fence defined the boundary. It allowed us to enter our property which '562' property owner locked us out from and confiscated prior to the litigation.

'562' property owners for eight years claimed falsely and knowingly the entire alleyway belonged to them.

The '562' property owner's false assertion has been debunked for years.

Liz Heidhues and I commissioned a Land Survey in 2018. The 'Land of Heidhues' Survey was recorded with the SF Assessor Recorder on August 9, 2019 (HH-187) documenting in perpetuity our ownership of our portion of the alleyway.

On July 2, 2025 '562' constructed an illegal extension (Exhibit 2) to the fence built in March 2020. This extension consisted of flammable materials and was affixed to several posts running the length of the mutually owned alleyway. The height of the original fence and its illegal extension rose to approximately 12 ft.

Liz Heidhues and I filed a Complaint with DBI. A Notice of Violation was issued on July 18th, 2025. '562' was ordered to either take down the illegal fence, which one DBI inspector called "hokey", or obtain Planning Dept. and DBI approval within 30 days. '562' did nothing. In late October '562' was ordered to appear at a DBI Director's Hearing on November 4th, 2025. At the Hearing '562' was ordered to comply with the NOV issued in July 2025.

On November 18th 2025 the '562' obtained a Permit to extend the height of the existing fence to a height of 10 feet. Building Permit obtained by '562' (Exhibit 3) raises a legitimate question. Who will be doing the work? '(14) Contractor' section states the 'contractor' is '562' 'Owner Builder'

Is '562' 'Owner Builder' a licensed contractor with the required insurance and Workmen's Compensation coverage?

On November 21st 2025 Liz Heidhues and I filed the pending action with the Board of Appeals.

ISSUES RAISED IN OUR APPEAL

- The permit to extend the existing 6/7 foot fence to 10 feet will block the light coming into our house which we have enjoyed since 1984. It is mean spirited and will cause us to become prisoners in our own home.
- A 10 foot fence represents a safety hazard. As a result of the narrow space between our properties a 10 foot fence will cut off our emergency egress and make it difficult for us and third parties; i.e. the SFFD to gain access and egress.
- The 10 foot fence will further block access to our essential infrastructure, our plumbing, venting pipes, on north side of our house. Contractors will be impeded doing work on our house
- The architecture of the extension is incongruent with the architecture of both pre-earthquake era houses
- The City needs to take into consideration the fact that Liz Heidhues and I will be seriously impacted. We are stakeholders and our welfare and well-being need to be considered.

The final 'bullet' point deserves close scrutiny.

On December 12, 2025 Appellant Lee Heidhues inspected the '562' plan set at DBI. A number of flags were raised during a careful review of 'II. Existing Construction'. The appellants, based on past experience going back over 10 years, have legitimate cause for concern. A period when '562' has done work without Permits, done work after Permits have expired and most recently knowingly constructed an illegal 'hokey' fence.

The Permit to construct the fence extension will be completed on top of a fence which stands closely aside our property line. '562' has nothing in the Plans guaranteeing that our property will not be touched, entered or compromised.

The plans read in part II. C – *The removal, cutting, drilling etc. shall be performed with great care and small tools...* We have no guarantee that the Permit Holder will not damage our property; and in part II.E - *The contractor shall verify the location of existing utilities.* (In October 2021 '562' cement contractor drilled into the sidewalk in front of our property without first having PG&E mark the pavement. When confronted the contractor abused and disrespected Appellant Lee Heidhues.)

'562' Response to Request for Continuance

The Board of Appeals has a tag line on its communications which reads, *“All documents and emails submitted to the Board Office are public records. You are advised to redact information if you want it to remain confidential.”*

“Confidential” was definitely not the ‘562’ property owner’s intention in submitting the 12.15.2025 letter.

On 12.15.2025 ‘562’ sent a disingenuous and defamatory note to the Board of Appeals. Sadly this has been the consistent strategy utilized by ‘562’ communicating with government agencies and The Superior Court for over 10 years.

A combination of denials, obfuscation, outright falsehoods and derogatory information incorrectly portraying the Appellants and their motivations.

- Use of the term “stalking” is both defamatory and libelous.
- The “private living space” which ‘562’ refers to is directly across from our kitchen window. Six feet away. Our kitchen where Liz Heidhues and I spend much of the day and evening socializing, preparing food and eating.
- There has been no “harassing (of) hired tradespeople.” It is a fiction woven out of whole cloth that “significant emotional distress and disruption.” occurred.

Lee Heidhues,

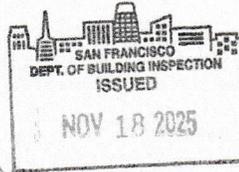
566 40th Avenue

San Francisco, CA 94121

(415) 305-1905







APPROVED FOR ISSUANCE

BLDG. 3/8 FORM

APPLICATION NUMBER 20251104904

OSHA APPROVAL REQ'D APPROVAL NUMBER

No permits

TOP FEE

H16 - 202542741

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

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

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.

2 NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

Table with fields: DATE FILED (10/30/25), FILING FEE RECEIPT NO., (1) STREET ADDRESS OF JOB (562 40th Ave, SF, CA 94121), BLOCK & LOT (1505 021), RECEIPT NO. (25119230), ISSUED (11/18/25), (2A) ESTIMATED COST OF JOB (1900), (2B) REVISED COST (\$12,000), DATE (11/17/25)

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING and DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION. Includes fields for type of constr., stories of occupancy, basements, present use, occup. class, dwelling units, and contractor info.

ADDITIONAL INFORMATION

Table with fields: (17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?, (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT, (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?, (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA, (21) WILL SIDEWALK OVER SURF-SIDEWALK SPACE BE REPAIRED OR ALTERED?, (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?, (23) ANY OTHER EXISTING BLDG. ON LOT?, (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?, (25) ARCHITECT OR ENGINEER (Kathryn Briggs), (26) CONSTRUCTION LENDER

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. No portion of building or structure or scaffolding used during construction is to be closer than 6" to any wire containing more than 750 volts. 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. 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 drawings, all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment. CHECK APPROPRIATE BOX [X] OWNER [] ARCHITECT [] AGENT [] CONTRACTOR [] ENGINEER

NOTICE TO APPLICANT

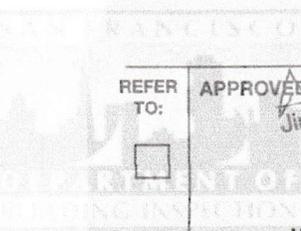
HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County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

APPLICANT'S CERTIFICATION

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

Signature of Applicant or Agent Date 11/20/2025

OFFICIAL COPY



CONDITIONS AND STIPULATIONS

REFER TO: <input type="checkbox"/>	APPROVED: Jim Lawrie, HIS OCT 20 2025 R3 For Work Stated Only HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED: S. PROPERTY, LINE FORCE 6' to 10' per plans. APPROVED BY MICHELLE LAWRIE NOV 9 2025 DEPARTMENT OF CITY PLANNING
<input type="checkbox"/>	APPROVED: PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED: Chu Liu, DBI NOV 18 2025 CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED: MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION
<input type="checkbox"/>	APPROVED: SAN FRANCISCO FIRE DEPARTMENT
<input type="checkbox"/>	APPROVED: SF DEPARTMENT OF PUBLIC WORKS / MAYOR'S OFFICE OF DISABILITY (CROSS ONE OUT)
<input type="checkbox"/>	APPROVED: SF PUBLIC UTILITIES COMMISSION
<input type="checkbox"/>	APPROVED: DEPT. OF PUBLIC HEALTH / OCII (CROSS ONE OUT)

DATE: _____
INSPECTOR: _____
BUILDING INSPECTION DIVISION
DATE: _____
INSPECTOR: _____
ELECTRICAL INSPECTION DIVISION
DATE: _____
INSPECTOR: _____
PLUMBING INSPECTION DIVISION
DATE: _____
INSPECTOR: _____
CODE ENFORCEMENT SERVICES
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

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

I. Introduction

This brief responds to the appeal of my approved 10' fence permit. The project strictly adheres to San Francisco ordinances and was approved by multiple city departments after a multi-month process. This fence is a necessary measure to protect my family from a documented pattern of severe harassment and stalking by the appellants.

II. Statement of Facts

- **A. Permit Compliance:** The fence design fully complies with the updated City ordinance allowing residential fences up to 10' in height in side and rear yards, even Heidhueses acknowledged this in their brief.
- **B. Professional Oversight:** All plans were structurally engineered by Base Designs, a top firm and were approved by Jim Lawrie (Housing), Michelle Langie (Planning), and Chu Liu (Civil Engineering). The city's approval confirms that my project is compliant.
- **C. Property Boundaries:** I chose to build the fence entirely on my property, confirmed by survey markers and was not part of litigation. I intentionally built the original 2020 fence with extra space for neighbor access and placed the lateral boards on my side to be "neighborly", even if it makes my side tight. It does not hinder any work that needs to be done on their side of their property. Four men were back there replacing a sewer later

beneath their feet a couple months ago, without problem. This fence also does not block emergency egress on the side. Even though emergency egress is typically through front and rear exits and garages, as most homes touch and there is no access to the side of the homes. See attached.

- **D. Photos of the existing fence and exposure:** into my house and backyard, where my child plays. See attached.

III. Necessity for Privacy and Protection

The primary purpose of this 10' fence is to abate a documented pattern of harassment and child endangerment.

- **A. Documentation of Abuse:** This project follows the termination of a 7-year restraining order against the appellants. Since its expiration, the appellants have resumed a pattern of torment, using and abusing government agencies.
- **B. Transcripts well document harassment through legal channels:**
 - 1. Elizabeth Heidhues staged a false Elder Abuse Restraining Order against son's Father, out one of these side windows, which in turn created so much stress he moved out of the house out of fear they were going to do it again after we fought these accusations in Restraining Order Court, Superior Court of Appeals and an Elder Abuse and property lawsuit, that eventually dropped all elder abuse claims to settle at the offer and expense of our Title Report Insurance after four long, scary years. On the same restraining order transcript from Oct 15th, 2020, the court states that "The Piron's are, in a sense, being harassed through legal

means, and the Heidhueses appear to be vexatious.” “It does acknowledge that the Piron’s have been abused. It does also acknowledge that the Heidhueses are abusing the process to some degree..” See attached.

- 2. Court transcripts from Oct. 20, 2021 also state and acknowledge problems coming from side windows. The Court states, “The posting of a picture, along with death symbols, on a window is very disturbing to the court.” It also acknowledges the Heidhueses filming inside this sideyard stating, “attempts in 2020 to install cameras was very, very unwise and amounted to harassment, in my opinion. And then in 2020 when the Piron’s tried to adjust their cameras and adjust their lights, the later in response to this court’s suggestion, there was again a series of actions that amounted to harassment by Miss Heidhues”. The transcripts go on to say that the Heidhueses were likely to “commit future acts”, and here we are. See attached.
- 3. Per Declaration in Support of Issuance of Warrant of Arrest from 2018-2019, A “DBI Investigator believed Elizabeth Heidhues and Lee Heidhues were abusing the system to harass Victim #1 and #2”. See attached.
- **C. Child Endangerment and Stalking:** Appellants have systematically targeted my young son. More alarmingly, they have filmed and stalked my son within the privacy of our home and backyard. On June 5th the Heidhueses attempted to press “criminal charges” against me, for my young son playing music inside our home, which only punishes him. the Heidhueses stated in police report and 311.org report, “no soundproofing, no noise canceling measures, no wall to muffle the sound penetrating into our home across a

narrow alley between the two homes". Then listed every single drum well inside my home with great detail, including hand drawn diagrams and a photo of the drums where my son sits, inside the privacy of our home. That very same day, I purchased professional soundproofing equipment (drum pads, meters, and jazz brushes) to proactively address neighbor concerns and a couple weeks later went to the DBI and Planning Departments and DBI's Technical Services Division to see what kind of temporary and permanent "walls" could be put up. After lengthy conversation about learning what was permissible, I put up a temporary structure that somehow resulted in an NOV and propelled the more permanent and expensive option- a higher fence. See attached.

- **D. Other Verifiable Evidence:**

- 1. Filming my son inside the privacy of our home and backyard. Where are they sharing videos of my child? See attached.
- 2. Displaying "tarot cards of death," voodoo skulls, and threatening signs directed at our property and my child, even displayed outside of their windows, blocked from their own view. See attached.
- 3. Trespassing just to send threatening messages into our motion activated security cameras. See attached.
- 4. Filming and following us. Police called it baiting to create a story if they got anything they could spin. See attached.

- **E. Additional Security Concerns:** The side of their property is not gated, creating security risks from transients that the fence must address for my family's safety. See attached.

IV. Rebuttal of Appellants' Claims: The appellants' statements are factually incorrect and designed to manipulate the process.

- **Claim A:** As shown by the attached sun pattern analysis (SunCalc.org), our home is shaded by the appellants' home. The 10' fence stands below their window lines and will not impede their light or air. See attached.
- **Claim B: Defiance vs. Compliance.** The appellants use a past Notice of Violation (NOV) to paint a false picture of defiance. In reality, I removed the temporary structure as ordered by the November 4, 2025, Director's Hearing and immediately sought the legal, permanent permit. Conversely, the Heidhueses have an active, delinquent NOV (No. 202543477), they refuse to abate. They asked the inspector when he would be retiring, so the violation would go away, without abatement. This is a tactic they regularly use when they don't get their way - wait until a gov't official leaves to get a new audience to listen to them and begin anew. Then I am forced to reexplain everything and relive all of my family's trauma. It is abusive and I am exhausted from having to explain to my family all the things we have to endure needlessly because of this ongoing harassment.
- **Claim C: Harassment of Contractors.**
 - *1. Reality:* Documentation (photos) shows Lee Heidhues actually threatened the PG&E worker and demanded he remove utility markings from the sidewalk. See attached.
 - *2.* A separate video from a surveyor confirms a pattern of trade interference. See attached.
- **Claim D: Defamation of "Stalking" and Window Coverings.**

- *Reality:* The claim that "curtains would have been installed" if there were a genuine safety concern is manipulative. The need for privacy is fundamental and should not require us to live with all windows covered. The need to install the curtain and seek a 10' fence demonstrates the severity of their intrusive behavior. This also does not secure our backyard from their planview out windows.

V. History of Frivolous Litigation and Unneighborly Conduct

The current appeal is consistent with the appellants' pattern of using the legal system for harassment and is a pattern of behavior and abuse of government systems.

- **A. Staging Incidents:** (e.g., Elizabeth charging out a side window) to create false narratives for lawsuits and attain a false temporary restraining order, that we had to fight and prevail against but not without financial hardships and extraneous emotional distress.
- **B. Prior Lawsuits:** They sued us for "elder abuse" using baseless claims, forcing us into costly legal battles we won in Multiple Restraining Order Hearings, elevated to Superior Court of Appeals, and they completely dropped claims of Elder Abuse in their civil lawsuits.
- **C. Harassment of Neighbors/Officials:** They have threatened multiple neighbors, police officers, and city personnel with their jobs, lawsuits and restraining orders. They target

others using the "elderly victim" tactic, while documented emails show them threatening officials.

- **D. Admission of Legality:** The appellants themselves admit in their appeal that "The fence extension to 10 ft. may be Code compliant and technically legal under existing regulations." Their appeal is not based on code, but on a "human relations" issue they manufactured through their own abuse.

VI. Conclusion

I have followed every legal channel, invested significant resources in engineering, and complied with all City mandates. This fence is a lawful and necessary measure to protect my child and my family from ongoing harassment. I respectfully request that the Board uphold the Department's decision to issue this permit and allow my family the peace and safety we deserve in our own home.

"Good fences make good neighbors," and this structure is the only way to establish necessary boundaries and end the one-sided abuse. It should only in time be a peaceful resolution for both parties.

Respectfully,

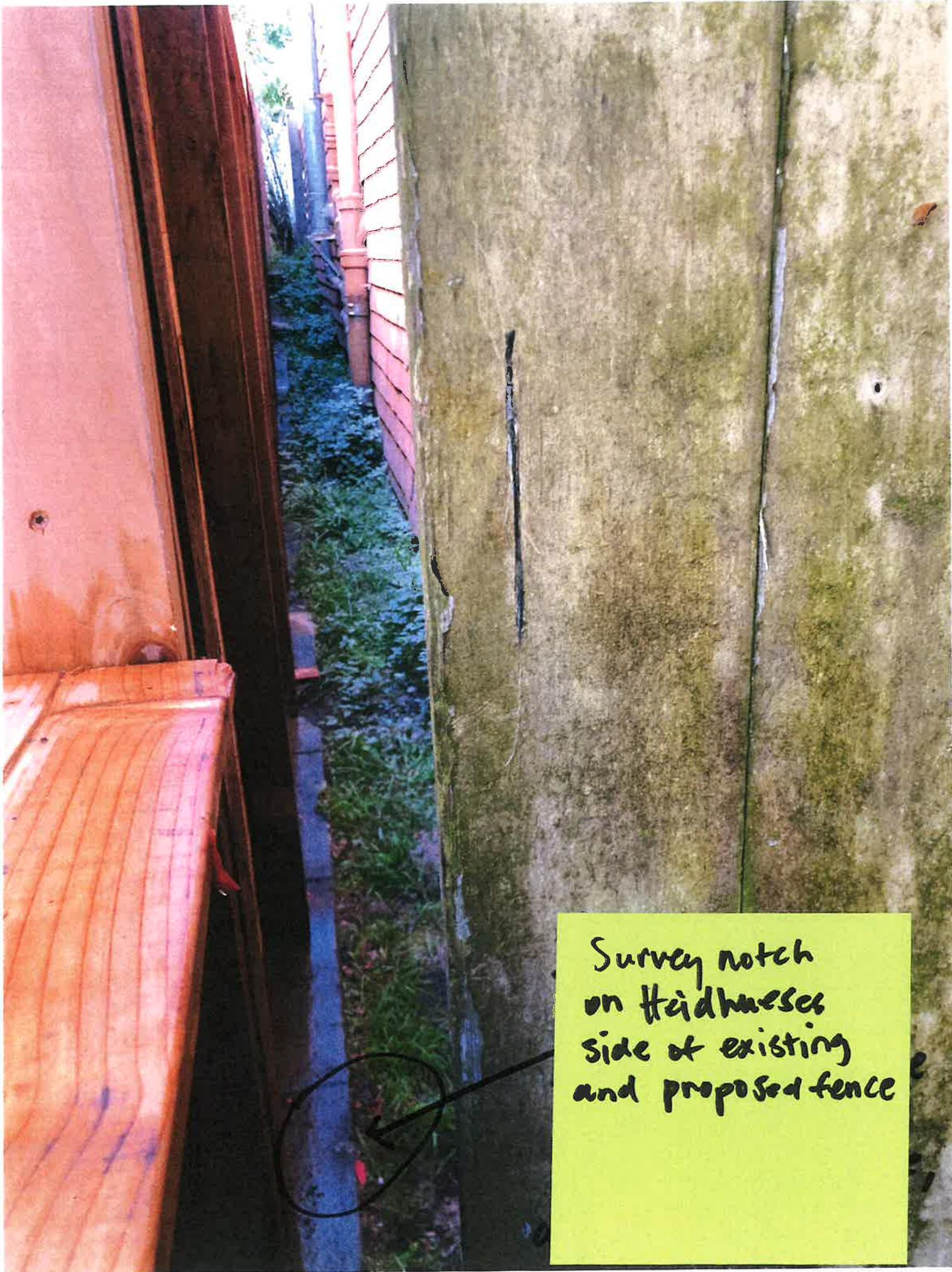
Ciara Piron

Permit Holder at 562 40th Avenue

Permit Holder's Brief for Appeal NO. 25-051
- Refused attachments.

II. Statement of Facts

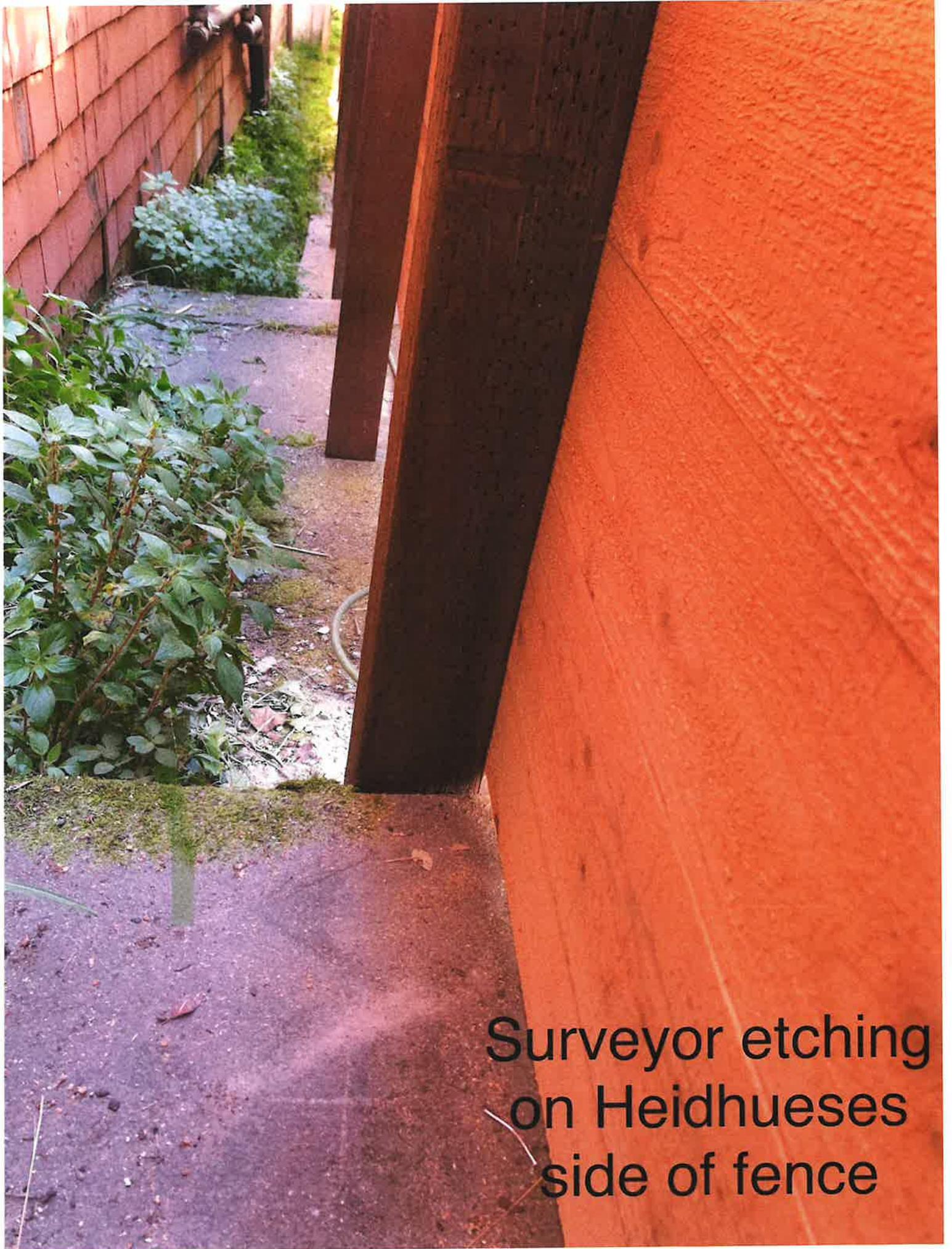
C. Property Boundaries



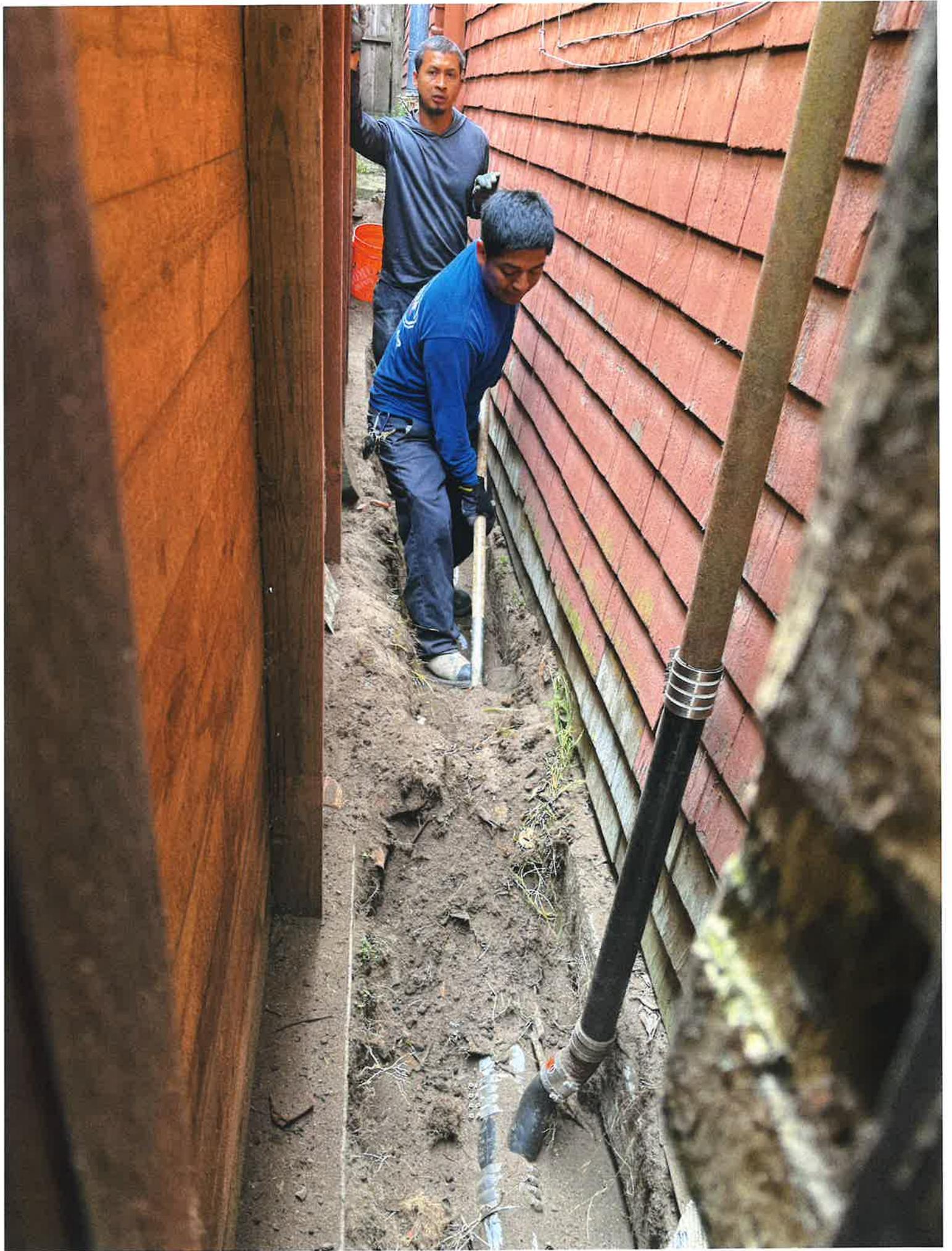
Survey notch
on Heidweiser
side of existing
and proposed fence



Survey notch
Front right
corner of
2020 fence-
Heidhueses
side



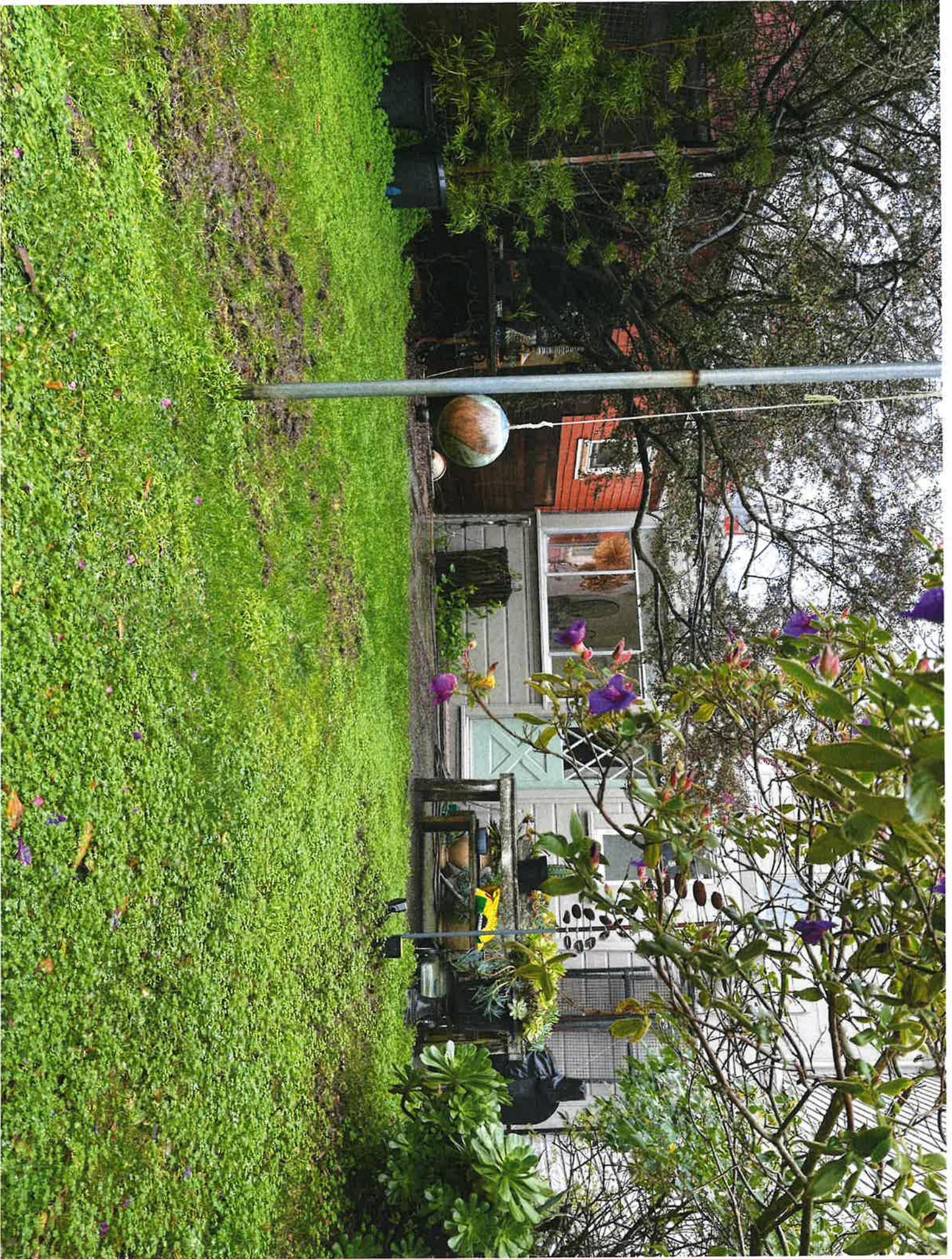
Surveyor etching
on Heidhueses
side of fence



II. Statement of facts

D. photos of the existing
fence and exposure into
private quarters - House & Backyard





III. Necessity for privacy + protection

B. transcripts documenting harassment through legal channels.

1. Oct 15th 2020
2. Oct 20th 2021
3. +/- 2019

SUPERIOR COURT OF THE STATE OF CALIFORNIA.

IN AND FOR THE COUNTY OF SAN FRANCISCO

BEFORE THE HONORABLE GERARDO SANDOVAL, JUDGE PRESIDING

DEPARTMENT 514

COPY

ELIZABETH ANN HEIDHUES,)

Petitioner,)

vs.)

ANTOINE PIRON,)

Respondent.)

Court No.: CCH-20-582485

REPORTER'S TRANSCRIPT OF PROCEEDINGS

Thursday, October 15, 2020

A P P E A R A N C E S:

For the Petitioner:

LAW OFFICE OF KIMBERLY A. FANADY
By: Kimberly A. Fanady, Attorney at Law
One Sutter Street, Suite 250
San Francisco, California 94104

For the Respondent:

LAW OFFICE OF MICHAEL COFFINO
By: Michael Coffino, Attorney at Law
3030 Bridgeway, Suite 207
Sausalito, California 94965

GOVERNMENT CODE SECTION 69954(d): "ANY COURT, PARTY, OR PERSON WHO HAS PURCHASED A TRANSCRIPT MAY, WITHOUT PAYING A FURTHER FEE TO THE REPORTER, REPRODUCE A COPY OR PORTION THEREOF AS AN EXHIBIT PURSUANT TO COURT ORDER OR RULE, OR FOR INTERNAL USE, BUT SHALL NOT OTHERWISE PROVIDE OR SELL A COPY OR COPIES TO ANY OTHER PARTY OR PERSON."

Reported by: Giselle Casey, CSR No. 8098

1 broken glass, if I recall correctly, on her porch and/or in her
2 garden. And there were some other issues involved, but that
3 gives a nature or sense for the nature of the proceedings. This
4 was not particularly complicated. In many ways, it was just
5 trying to gauge credibility.

6 But I have to say that, as the Respondent pointed out in his
7 early papers requesting attorneys' fees, that I invited
8 Respondent to reserve on cross-examination because after I heard
9 from the Heidhueses, I was fairly convinced that there was no
10 merit to issuing a restraining order.

11 In fact, I thought Ms. Heidhues, who complained of the
12 attack with the garden shears, was overreactive. And that's
13 being generous.

14 So ultimately, the restraining order was not granted, and
15 Respondent didn't even have to cross-examine her. His client
16 also did not have to testify.

17 So there was a certain amount of I wouldn't call it abuse of
18 process, but I could see why counsel for Respondent would
19 complain that that was, in fact, the case. The Pirons are, in a
20 sense, being harassed through the legal means, and the
21 Heidhueses appear to be vexatious.

22 And so for all those reasons, I think the Pirons are
23 entitled to some compensation and a message. A very clear
24 message needs to be sent to the Heidhueses that if they continue
25 to file these unmeritorious requests that they are subject to
26 attorneys' fees because there are a lot of people, besides the
27 Court, putting time into this.

28 But I want to emphasize that I'm not in the business of

1 sending messages. But the Heidhueses need to understand that if
2 they continue to do this that they are subject to attorneys'
3 fees.

4 So when I put all this together, counsel, I'm inclined to
5 award \$3,500 in attorneys' fees to the Respondent. I think it's
6 a small enough amount that it does not discourage parties from
7 coming forward. It does acknowledge that the Pirons have been
8 abused. It does also acknowledge that the Heidhueses are
9 abusing the process to some degree and that perhaps they should
10 reconsider all the litigation that they filed. I believe that
11 they have some civil litigation that's been filed as well.

12 I don't want to discourage them from those filings, but if
13 they're not meritorious, then they should really think twice
14 about it. Especially about coming back to this Court because
15 they have been in front of this Court many times, beyond the
16 times I presided over matters.

17 So it's, I think, a compromise. It doesn't give the Pirons
18 everything that, perhaps, they deserve, but I'm also cognizant
19 of the fact the Heidhueses are elderly and are not affluent.
20 And that is my tentative decision.

21 So I'll turn to counsel, first, for the Heidhueses and ask
22 if there's anything you wish to say.

23 **MS. FANADY:** No, Your Honor. If that's the Court's
24 position, we'll accept that. I do not necessarily concur with
25 the comments that the Court has made on some points, but if
26 that's the Court's decision, we'll accept that.

27 **THE COURT:** It is a modest amount, counsel, but thank you.
28 And I'll turn to opposing counsel.

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SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO, DEPARTMENT 608
400 MC ALLISTER STREET, SAN FRANCISCO, CALIFORNIA
HONORABLE GERARDO SANDOVAL, JUDGE, PRESIDING

---oOo---

CIARA PIRON,)
)
Petitioner,)
)
vs.) No. CCH18580399
)
ELIZABETH HEIDHUES,)
)
Respondent.)
_____)

REPORTER'S TRANSCRIPT OF PROCEEDINGS
PETITION TO RENEW RESTRAINING ORDER

Wednesday, October 20, 2021

JEAN TELSEN, Clerk DEPUTY SHERIFF, Bailiff

Reported Remotely by Zoom by Certified Shorthand Reporter
CHARLOTTE C. ROCHE, C.S.R. 4486, R.D.R., C.R.R.
BAY AREA COURT REPORTERS
22320 Foothill Boulevard, Suite 210
Hayward, California 94541
510-889-9400

1 THE COURT: Very well.

2 Miss Heidhues, he has no questions for you. You
3 may sit down.

4 All right, thank you very, very much. Any
5 further witnesses?

6 MS. FANADY: No, Your Honor.

7 THE COURT: All right. So, both parties have
8 rested.

9 I have the 2018 Restraining Order in front of me
10 here. And first I'm going to give you my ruling, and
11 then I'll indicate the details.

12 This is obviously a very, very tragic situation
13 for all sides. And I have to say that I feel very badly
14 for everyone involved.

15 And I wish that things were different, but I see
16 no other course but to grant the request and renew the
17 Restraining Order.

18 My decision is based first on the fact that the
19 conduct that occurred prior to the issuance of the
20 Restraining Order was so pervasive and so intense that I
21 can see how it still has great relevance going forward.

22 Just to pick one example, the posting of a
23 picture, along with the death symbols, on a window is
24 very disturbing to the Court. And I could see how it was
25 very disturbing to the Piron family.

1 But everything else that's been discussed as
2 well, everything that happened prior to the issuance of
3 the Restraining Order in June of 2018, was so pervasive,
4 so intense, that it does supply a foundation for the
5 continuance of the Restraining Order.

6 Secondly, the Restraining Order, both the
7 Temporary and the Permanent, were violated.

8 And the violations were somewhat minor in many
9 ways compared to what happened prior. But there were
10 violations. And it's important to make a record of that.

11 And I am considering that there were two
12 attempts at least... well, let me correct myself, there
13 was one attempt by the Heidhueses to install cameras; and
14 while that might normally be an innocent activity, given
15 everything that had happened, the Heidhueses' attempts
16 in 2020 to install cameras was very, very unwise and
17 amounted to harassment, in my opinion.

18 And then in 2020 when the Pirones tried to adjust
19 their cameras and adjust their lights, the latter in
20 response to this Court's suggestion, there was again a
21 series of actions that amounted to harassment by
22 Miss Heidhues, in deference to the modification of the
23 lights and with the cameras.

24 So, you have this background that's very
25 pervasive.

1 And then you have several ongoing violations,
2 one of which led to an arrest.

3 Miss Heidhues also testified that this has
4 affected her greatly, and I understand, I'm sympathetic
5 to that.

6 But the flip side of that is that Miss Heidhues
7 now suffers from P.T.S.D., as she admits.

8 And I'm afraid that she may interfere with the
9 Pirons again, she may cause them further distress, she
10 may harass them.

11 And that is a legal requirement that I am
12 considering, whether or not there is a reasonable chance
13 that she, Miss Heidhues, in the future might continue her
14 prior harassment.

15 Is she likely to commit future acts of
16 harassment in non-words?

17 Is there a reasonable probability of a
18 reoccurrence, of the past acts, in the future?

19 I think the answer is "Yes."

20 And for that reason I'm going to issue or
21 "extend" the Restraining Order.

22 In the Original Restraining Order, Madam Clerk,
23 the protected parties were Ciara Danielle Piron and
24 Antoine Piron; they both are, once again, going to be
25 included.

DECLARATION IN SUPPORT OF ISSUANCE OF WARRANT OF ARREST

The undersigned hereby declares, upon information and belief:

That **Lauren (Canedo) DeFilippo #2138** is as **Officer** of the **San Francisco Police Department**.

That a complaint charging **ELIZABETH ANN HEIDHUES** and **LEE ROSS HEIDHUES**, the defendants, with the crimes of **646.9(a) P.C.** and **182(a)(1) P.C.** has been issued and is filed here with the Clerk of the Court.

That said defendant committed said offense in the manner and by means as set forth and described in the following documents: *SFPD INCIDENT REPORT #180-082-421, #180-086-053, #180-115-743, #180-194-703, #180-269-958, #180-270-030, #180-273-868, #180-556-802, #180-716-987, #180-769-209, #180-805-972, #180-847-435, and #190-033-157*; copies of which documents are attached hereto and incorporated by reference as though fully set forth.

That said documents were prepared in the ordinary course of business and pursuant to the sworn duty of the officer subscribing same, and that declarant believes the contents thereof to be true.

AFFIANT'S PROBABLE CAUSE TO ARREST

My name is Lauren (Canedo) DeFilippo and I have been employed with the City and County of San Francisco as a Police Officer since 2014. I am presently assigned to the Richmond Station Investigation Team. Prior to my current assignment, I was assigned to the following units: Basic Police Academy (01/2014 to 08/2014), Central Police Station (08/2014 to 01/2015), Richmond Police Station (01/2015 to 12/2015), Southern Police Station (12/2015 to 11/2017), and Richmond Police Station (11/2017 to Present).

Included in my duties is the enforcement of all laws related to general and specific intent crimes. My training includes the Basic P.O.S.T. Certified Police Academy, numerous roll call trainings, and ongoing instruction through the Continuing Professional Training Program at the San Francisco Police Academy every 2 years. I have successfully completed the following courses:

1. Basic P.O.S.T. Certificate (San Francisco Police Academy)
2. Intermediate P.O.S.T. Certificate (San Francisco Police Academy)
3. B.A.T.I. Investigative Interview & Interrogation (P.O.S.T. Certified)
4. Robert Presley Institute of Criminal Investigations I.C.I. Core Course (P.O.S.T. Certified)

I have participated in well over a hundred investigations and arrests for various violations of the California Penal Code, California Health & Safety Code, California Welfare & Institution Code, and California Vehicle Code. During the course of my career, I have taken police reports and

VICTIM #1 stated that ELIZABETH HEIDHUES and LEE HEIDHUES had been using city services and government agencies to perpetrate the harassment of her family. VICTIM #1 provided as an example, the numerous complaints that ELIZABETH HEIDHUES and LEE HEIDHUES had filed with the San Francisco Planning Department and/or Department of Building Inspection (approximately 25 complaints in approximately 3 years). For each complaint that was investigated by Planning/DBI, a majority was found to have no merit and/or dispositioned in VICTIM #1's favor. I later (04/25/18) interviewed a DBI Investigator who stated that he believed that ELIZABETH HEIDHUES and LEE HEIDHUES were abusing the system to harass VICTIM #1 - 2. He also believed that VICTIM #1 - 2 were being terrorized by ELIZABETH HEIDHUES and LEE HEIDHUES. A second DBI Investigator interviewed (04/30/18) stated that the complaints by ELIZABETH HEIDHUES and LEE HEIDHUES appeared retaliatory. A third DBI Investigator interviewed (also 04/30/18) stated that most of the complaints are not valid. He also stated LEE HEIDHUES "just doesn't stop." See the public record list of DBI complaints against VICTIM #1 - 3's property below:

You selected
 Address: 562 40TH AV Block Lot: 1505 021

Please select among the following links the type of permit for which to view address information.
 Electrical Permits Plumbing Permits Building Permits Complaints

(Complaints matching the selected address.)

Complaint #	Expired	Date Filed	Active	Div	Block	Lot	Street #	Street Name
20180615		10/22/2016	N	EBD	1505	021	562	40TH AV
20180457		04/05/2016	N	EBD	1505	021	562	40TH AV
20180601		02/16/2016	N	EBD	1505	021	562	40TH AV
20180471		07/02/2016	N	HIS	1505	021	562	40TH AV
20180458		02/26/2016	N	EBD	1505	021	562	40TH AV
20170782		07/15/2017	N	EBD	1505	021	562	40TH AV
20170521		03/11/2017	N	HIS	1505	021	562	40TH AV
20170722		03/17/2017	N	EBD	1505	021	562	40TH AV
20170601		01/25/2017	N	EBD	1505	021	562	40TH AV
20160223		08/19/2016	N	EBD	1505	021	562	40TH AV
20160619		08/08/2016	N	EBD	1505	021	562	40TH AV
20160751		07/21/2016	N	EBD	1505	021	562	40TH AV
20160204		06/15/2016	N	EBD	1505	021	562	40TH AV
20160167		06/08/2016	N	CES	1505	021	562	40TH AV
20150311		11/21/2015	N	PID	1505	021	562	40TH AV
20150416		11/17/2015	N	PID	1505	021	562	40TH AV
20150611		09/23/2015	N	EBD	1505	021	562	40TH AV
20150612		09/23/2015	N	EBD	1505	021	562	40TH AV
20150611		09/10/2015	N	EBD	1505	021	562	40TH AV
20150622		09/04/2015	N	EBD	1505	021	562	40TH AV
20150711		08/11/2015	N	EBD	1505	021	562	40TH AV

[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.

*** All complaints were submitted by ELIZABETH HEIDHUES and LEE HEIDHUES ***

ELIZABETH HEIDHUES and LEE HEIDHUES would also speak at the Department of Building Inspection's publicly broadcasted meetings regarding their complaints against VICTIM #1 and VICTIM #2. Video evidence from SF Government TV was later found and collected. The video corroborated the statement by VICTIM#1.

On 04/17/2018, at approximately 1131 hours, Officer Petuya #2452 and Sgt. Lam #989 responded to 566 40th Avenue in an attempt to interview ELIZABETH HEIDHUES and LEE HEIDHUES regarding their claims of harassment, trespassing, and vandalism by VICTIM #1 -- 2. Sgt. Lam rang the doorbell several times, but there was no answer at the door other than the sounds of their dogs barking. Sgt. Lam left his business card in their mailbox. CAD# 181071515

On 04/25/2018, I spoke with WITNESS of San Francisco Department of Building Inspection. Prior to my asking, WITNESS stated that he would testify about ELIZABETH HEIDHUES and LEE HEIDHUES abusing the system to harass and terrorize VICTIM #1 and VICTIM #2.

On 04/26/2018, VICTIM #1 provided me with a new binder (Binder C) of evidence which contained additional video and photo evidence. See attached Exhibit A and B.

On 04/30/2018, I spoke with two more WITNESSES of San Francisco Department of Building Inspection. Both agreed complaints against VICTIM #1 and VICTIM #2 by ELIZABETH HEIDHUES and LEE HEIDHUES were excessive compared to the average complainant and appeared retaliatory.

On 05/02/2018, I spoke with WITNESS, a neighbor of VICTIM #1 -- 3, ELIZABETH HEIDHUES, and LEE HEIDHUES, via phone.

WITNESS stated she is "afraid to get in the middle of it with the way [ELIZABETH HEIDHUES] reacts" and is "worried how far [ELIZABETH HEIDHUES] will take it." WITNESS stated the other neighbors tend not to get involved either.

WITNESS stated that she has not witnessed any acts of violence but has seen verbal altercations. WITNESS stated that ELIZABETH HEIDHUES's comments often sound threatening.

WITNESS believes ELIZABETH HEIDHUES and LEE HEIDHUES are the aggressors of the dispute.

WITNESS mentioned the multiple calls to various city agencies and inspectors by ELIZABETH HEIDHUES and LEE HEIDHUES targeting VICTIM #1 and VICTIM #2.

III. Necessity for Privacy and protection
C. Child endangerment + Stalking.



Track a 311 Case

Case Lookup

Check the status of your requests here by entering your service request number. Please allow up to 24 hours for cases to appear.

To get help or to follow up on your case, call 311. If you are calling from outside of San Francisco, dial 415-701-2311 instead. We are available over the phone 24 hours a day and in over 160 languages to provide assistance.

Service Request # 101001994121

Associated Email leorash@gmail.com

Was this request submitted before June 13, 2024?

Yes No

Check Status

Case Details

101001994121 : Request for City Service - Public Health (DPH)

Location: 582 40TH AVE, SAN FRANCISCO, CA 94121

Description: May 28, 2025 We are the owners of the property at 586 40th Avenue. We are asking the city to investigate and take enforcement action against the excessive, unnecessary, and unreasonable levels of noise coming from the property owner next door to us at 582 40th Avenue who allows her massive drum set right across from our kitchen to be pounded on at all hours of the day and night. Her drum set encompasses eight drums – including loud acoustic TAMA and snare drums – and two to four sets of metal drummers' cymbals. Her drums include a microphone positioned right above the drummer seated behind the TAMA drums and the sound is amplified. She has placed these percussive devices right up against the thin-paned window of her sunroom with a gap in its window screen and five feet across from our kitchen window. She has provided no protection from having us exposed to the hideable and deafening noise coming from the hardware pounding of her drums and the crashing of her cymbals – no soundproofing, no noise cancelling measures, no wall to muffle the sound penetrating into our home across a narrow alley between the two homes, ours and hers. They are being played at all hours for prolonged periods of time, often at night when we are visibly present in our kitchen and attempting to eat dinner, cook meals, study, listen to classical music or watch our small TV in our kitchen. Her drums and cymbals not only disturb our peace in our kitchen, but they can be heard and their vibrations felt throughout our home, in my bathroom on the same floor as our kitchen, downstairs in our other rooms, and upstairs as the noise travels from her sunroom and throughout the airspace between the two houses. TAMA and snare drums emit percussive noise of 90-125 db and metal drummers' cymbals emit disturbing percussive noise of from 100-125 db. The sustained noise level has been ongoing since January 19, 2025, when the next-door property owner brought them into her sunroom and put them right up against her sunroom window facing south and pointing into our kitchen. We are **elderly home owners who have owned and lived in our home for 41 years with a reasonable expectation to age peacefully** in peace and not have our peace disturbed without warning by the next-door property owner. We now live on edge never knowing when she will have her drums and cymbals going that disrupt the quiet enjoyment of our home. The stress **is very unhealthy.** According to the National Institute on Deafness and Other Communication Disorders (NIDCD), noise of only 65 decibels can cause noise-induced hearing loss over time. We cannot talk to the property owner next-door to ask her to curb her noise harassment. She does not like us and we do not know what she would do to retaliate. She has many rooms in her house besides her sunroom right across from our kitchen to place her drums and cymbals in, including a below-street-level garage that she never parks her car in with its sub-grade driveway. We have documented the grounds for our complaint with both a hand sketch and a photograph of the property owner's drums and cymbals in plain view of our kitchen window as well as audios we have made of the horrible noise penetrating into our home when her drums and cymbals are pounded upon and crashed. We cannot attach our documentation to this complaint we are filing that seeks redress of the next-door property owner's violation of Article 29 of the city's noise ordinance, Sec 2800 (a) (b) (c), Sec 2801 (a), Sec 2801 (a).1. Thank you, Elizabeth and Lee Heidtues

Status: open



Search reports

Chicago
Illinois



Reports

101001993672



Noise Issue

558 40 Th Ave



11h ago #101001993672

Opened

May 28, 2025 at 12:53 PM

Description

May 28, 2025 We are the owners of the property at 566 40th Avenue. We are asking the city to investigate and take enforcement action against the excessive, unnecessary, and unreasonable levels of noise coming from the property owner next door to us at 562 40th Avenue who allows her massive drum set right across from our kitchen to be pounded on at all hours of the day and night. Her drum set encompasses eight drums – including loud acoustic TAMA and snare drums – and two to four sets of metal drummers' cymbals. Her drums include a microphone positioned right above the drummer seated behind the TAMA drums and the sound is amplified. She has placed these percussive devices right up against the thin-paned window of her sunroom with a gash in its window screen and five feet across from our kitchen window. She has provided no protection from having us exposed to the intolerable and deafening noise coming from the hardcore pounding of her drums and the crashing of her cymbals – no soundproofing, no noise canceling measures, no wall to muffle the sound penetrating into our home across a narrow alley between the two homes, ours and hers. They are being played at all hours for prolonged periods of time, often at night when we are visibly present in our kitchen and attempting to eat dinner, cook meals, study, listen to classical music or watch our small TV in our kitchen. Her drums and cymbals not only disturb our peace in our kitchen, but they can be heard and their vibrations felt throughout our home, in my bathroom on the same floor as our kitchen, downstairs in our other rooms, and upstairs as the noise travels from her sunroom and throughout the airspace between the two houses. TAMA and snare drums emit percussive noise of 90-125 dB and metal drummers' cymbals emit disturbing percussive noise of from 100-125 db. The sustained noise level has been ongoing since January 19, 2025, when the next-door property owner brought them into her sunroom and put them right up against her sunroom window facing south and pointing into our kitchen. We are elderly home owners who have owned and lived in our home for 41 years with a reasonable expectation to age peacefully in place and not have our peace disturbed without warning by the next-door property owner. We now live on edge never knowing when she will have her drums and cymbals going that disrupt the quiet enjoyment of our home. The stress is very unhealthy. According to the National Institute on

Deafness and Other Communication Disorders (NIDCD), noise of only 85 decibels can cause noise-induced hearing loss over time. We cannot talk to the property owner next-door to ask her to curb her noise harassment. She does not like us and we do not know what she would do to retaliate. She has many rooms in her house besides her sunroom right across from our kitchen to place her drums and cymbals in, including a below-street-level garage that she never parks her car in with its sub-grade driveway. We have documented the grounds for our complaint with both a hand sketch and a photograph of the property owner's drums and cymbals in plain view of our kitchen window as well as audios we have made of the horrible noise penetrating into our home when her drums and cymbals are pounded upon and crashed. We cannot attach our documentation to this complaint we are filing that seeks redress of the next-door property owner's violation of Article 29 of the city's noise ordinance, Sec 2900 (a) (b) (c), Sec 2901 (a), Sec 2901 (a.1). Thank you, Elizabeth and Lee Heidhues

Location

558 40 Th Ave
37.77820455, -122.50056

Additional Details

Type of Issue: amplified_sound_electronics

Last updated 11h ago

Activity

Submitted

30s ago

Opened

11h ago

ise Seventh-
adventist
sh


558 40 Th Ave

39TH AVE

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----- Forwarded message -----

From: Lee Heidhues <leeross@gmail.com>

To: "ChanStaff (BOS)" <chanstaff@sfgov.org>, "Yu, Angelina (BOS)" <angelina.yu@sfgov.org>

Cc:

Bcc:

Date: Fri, 6 Jun 2025 22:31:55 +0000

Subject: 311 - SERVICE REQUEST - 101001994121 - NOISE COMPLAINT - ADMINISTRATIVE CODE - ARTICLE 29 - SECTIONS 2909(a) AND 2916

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Angelina and Chan Staff

Angelina

Thanks for talking with me this afternoon.

Following are four attachments.

- History of events leading to the Noise Complaint we filed May 28, 2025 with '311'. A problem which began and has continued since January 19, 2025;
- Acknowledgement from '311';
- Schematic drawing of drums, cymbals and microphone positioned in the sunroom of the neighbors house less than six feet from our kitchen window;
- Photo of drums, cymbals and microphone.

We have ample audio evidence.

A formal investigation has been opened by SFPD. The case number is 250312253. The investigation is being handled by General Works.

Please reach out to your contact at the Department of Public Health. Nobody has responded to my several phone calls in recent days.

--

Thanks,

Lee Heidhues

566 40th Ave. 94121

(415) 305-1905

----- Forwarded message -----

From: "Schneider, Ian (DPW)" <ian.schneider@sfdpw.org>

To: "ChanStaff (BOS)" <chanstaff@sfgov.org>, "Spitz, Jeremy (PUC)" <JSpitz@sfgwater.org>

Cc:

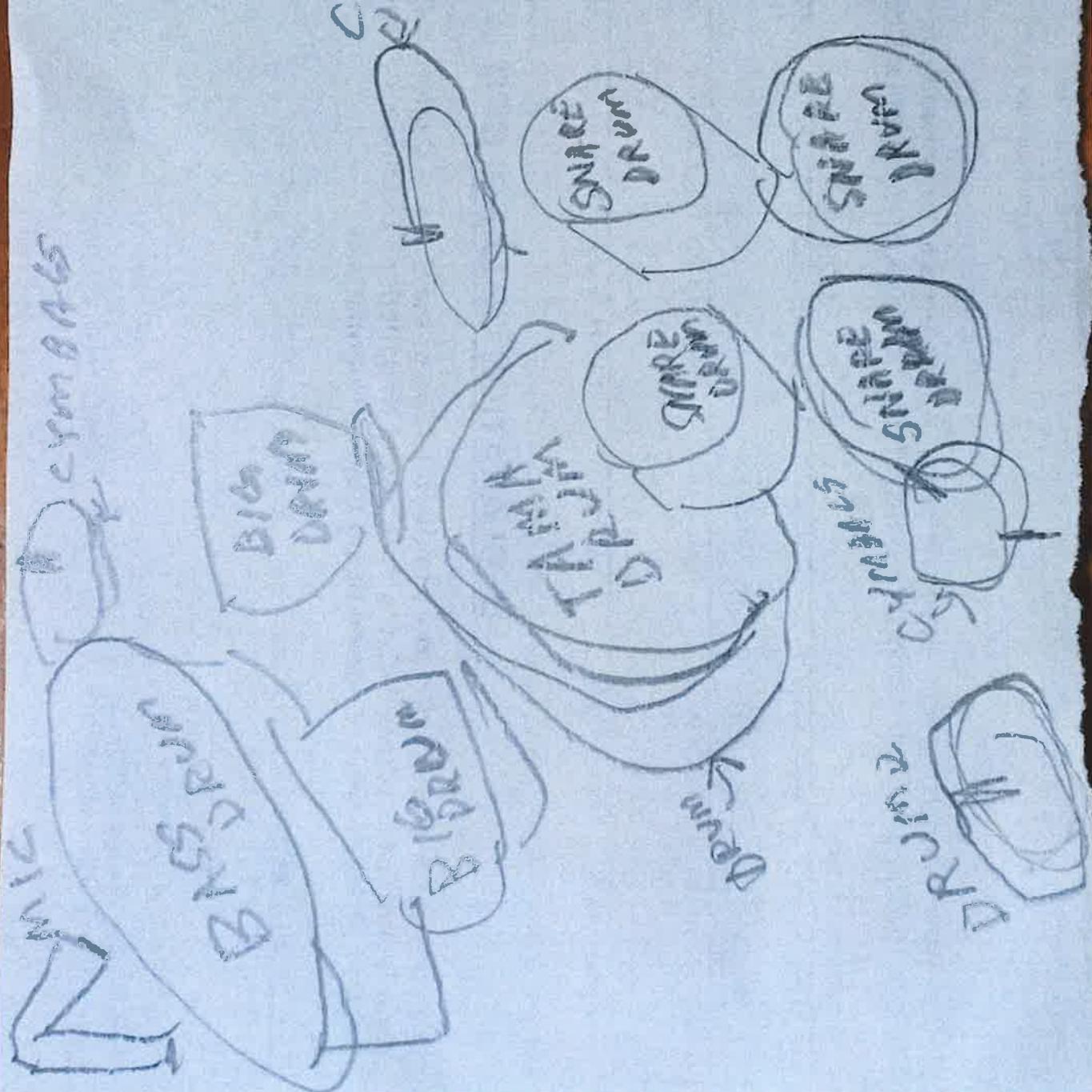
Bcc:

Date: Tue, 30 Sep 2025 21:19:35 +0000



CIARA
PIANO'S

DRUMS
CYMBALS



San Francisco Police Department INCIDENT REPORT

250312253

Report Type: **Supplemental**

250312253

INCIDENT	Incident Number 250-312-253	Occurrence From Date / Time 01/19/2025 09:00	Occurrence To Date / Time 06/03/2025 22:00	Reported Date / Time 06/04/2025 13:45	CAD Number 251551816	
	Type of incident MISCELLANEOUS INVESTIGATION 68020					
	Location of Occurrence: 566 40TH AVE			At Intersection with/Premise Type HOUSE		District RICHMOND
	Confidential Report? <input type="checkbox"/>	Arrest Made? <input type="checkbox"/>	Suspect Known? <input type="checkbox"/>	Suspect Unknown? <input type="checkbox"/>	Non-Suspect Incident? <input checked="" type="checkbox"/>	Domestic Violence? <input type="checkbox"/> (Type of Weapon Used)
	Location Sent / On View: 461 6TH AVE				Reporting District RICHMOND	
	Crime and Clearance Status 0	Reported to Bureau	Name	Star	Date/ Time	Elder Victim <input type="checkbox"/> Gang Related? <input type="checkbox"/> Juvenile Subject? <input type="checkbox"/> Prejudice Based? <input type="checkbox"/>

Have you reviewed the attached list of procedures required by Department General Order (DGO) 7.04?

OFFICER	I declare under penalty of perjury, this report of <u>2</u> pages is true and correct, based on my personal knowledge, or is based on information and belief following an investigation of the events and parties involved.				
	PROP 115 CERTIFIED 5 Year/Post				
	Reporting Officer TALUSAN, EDRIC D	Star 1114	Station Richmond Station	Watch 0600-1600	Date 06/05/25 12:20
	Reviewing Officer MURPHY, MICHAEL A	Star 1383	Station Richmond Station	Watch 2	Date 06/05/25 12:28
	OIC MURPHY, MICHAEL A	Star 1383	Station Richmond Station	Watch 2	Date 06/05/25 12:28
	Related Case --	Related Case --	Re-assigned to Copies to 3*300	Assigned to 3*300 Add'l Copies	Assigned by ET 1114

REPORTEE	Code R 1	Name (Last, First Middle) HEIDHUES, LEE	Alias	Email LeeRossH@gmail.com
	Day Phone [REDACTED]	Type [REDACTED]	Home Address 566 40TH AVE	City SAN FRANCISCO
	Night Phone	Type	Work Address	City
	DOB [REDACTED]	Age [REDACTED]	DOB Unk. <input type="checkbox"/>	or age between and
	Confidential Person <input type="checkbox"/>	Violent Crime Notification <input type="checkbox"/>	293 PC Notification <input type="checkbox"/>	Star
	School (if Juvenile)	Injury/Treatment N/A	Follow-up Form YES <input type="checkbox"/>	Statement YES <input checked="" type="checkbox"/>
	Interpreter Needed <input type="checkbox"/>	Language	Language Description(if Other)	Language Line Service/Interpreter ID#
	Relationship to Subject NEIGHBOR		Other Information/If Interpreter Needed Specify Language	

REPORTEE	Code R 2	Name (Last, First Middle) PIRON, CIARA	Alias	Email
	Day Phone (415) 310-1680	Type Cell	Home Address 562 40TH AVE	City SAN FRANCISCO
	Night Phone	Type	Work Address	City
	DOB [REDACTED]	Age [REDACTED]	DOB Unk. <input type="checkbox"/>	or age between and
	Confidential Person <input type="checkbox"/>	Violent Crime Notification <input type="checkbox"/>	293 PC Notification <input type="checkbox"/>	Star
	School (if Juvenile)	Injury/Treatment N/A	Follow-up Form YES <input type="checkbox"/>	Statement YES <input checked="" type="checkbox"/>
	Interpreter Needed <input type="checkbox"/>	Language	Language Description(if Other)	Language Line Service/Interpreter ID#
	Relationship to Subject NEIGHBOR		Other Information/If Interpreter Needed Specify Language	

NARRATIVE

Disregard the initial report due to inaccurate information provided in that report.

On 06/04/2025, Captain Canning informed me of an on-going neighbor dispute between two residents in the Richmond District. Captain Canning provided (R) Heidhues contact information.

I contacted Heidhues via telephone and he told me in essence that he was involved in an on-going dispute with his neighbor primarily over noise disturbances.

Heidhues told me that his neighbor had acquired a professional level drum set for her 11-year-old son. The drum set was placed in the sunroom which is situated directly across from the Heidhues' kitchen. Due to the proximity of the sunroom, Heidhues claims the noise emanating from the drums is unbearable and in violation of San Francisco Department of Public Health guidelines. I asked Heidhues if a certified sound level meter was used to measure the decibels generated from the drumming. He stated he did not use a certified sound level meter, however the drumming causes reverberations to his house. He stated on average; the drumming occurs several times a month intermittently between the hours of 0900-2200.

I inquired if Heidhues had used the Community Boards, which is an entity that assists with helping people peacefully resolve their disputes, such as noise complaints and neighbor disputes. He stated he had used their services in 2017 for noise complaints with Piron and the mediation was unsuccessful. I asked Heidhues if he would be willing to try the mediation process again and he stated that "it would be no use to go thru them again".

Heidhues emailed several letters he had written to the Department of Public Health, photos, and a video. I attached all of the above items to the report. I provided Heidhues with a SFPD case number.

On 06/05/2025, at about 1115 hours, I contacted Piron via telephone.

Piron told me in essence that Heidhues and his wife have been persistently harassing her and her family for a few years. She told me her 11-year-old son is currently in a band and received a drum set from his uncle for Christmas. She stated he has played the drums no more than a dozen times at home because he primarily plays at a studio with his father. She stated that she currently does not feel safe around the Heidhues' because of bizarre stalker type behavior they exhibit towards her, her son, and friends and family that visit them. She stated that her son no longer plays in the backyard due to Heidhues and his wife staring at him thru the fence line. She also stated that they would make it a point to rush out of their house when friends and family come over to stare at them. She stated that it got to the point where Piron had to obtain a restraining order against Heidhues and his wife.

I asked Piron if she would be willing to use the Community Board to try to mediate this conflict. She stated that she just wanted to be able to live her life without being harassed and stated that she did not want to expend the time and energy to address this issue. I also asked her if she would be willing to implement some sound mitigation options to address the noise issue. She stated that she did not feel the need to because the drumming was taking place during normal hours, but she would look into sound deadening devices.

I provided Piron with the SFPD case number.

SAN FRANCISCO
1645 Van Ness Ave
San Francisco, CA 94109
415-409-0350

Sales Date : 06-05-25 01:13pm
Sales No. : 2203054326
Sales Type : (01) REGULAR SALE
Customer No.: 2200415149 ANTOINE PIRON



QTY	DESCRIPTION	EXT AMT
1	VIC FIRTH WB (FR) JAZZ BRUSHES SKU # 389657000	28.99
1	SP SHF FUSION DRUM SIZE M/JE FRPCK SKU # 534488000	29.97
1	AMR REC SP/BBICA DIGI SPL METER SP/BBIO SKU # 0823553000	69.99

PAY TYPE	PAY AMT	Subtotal:	148.95
CB VISA	161.80	8.625% tax:	12.85
		Total USD:	161.80

Please Note: We strive to provide you
Cashier: 08886 14888 GRAY C.D.

C A R D I N F O

Amount 161.80 USD
Card # XXXXXXXXXXXX2804
Exp. Dt XXXX
Auth No 074910
Purchase
Entry Chip Read
Mode Issuer

Thank You for Shopping at Guitar Center!!!

PSST... DOWN HERE!
Exclusive offers & much more

Text Join to 8887 to sign up for text alerts!

View price match, return and repair policies & terms:
guitarcenter.com/terms

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*Message and data rates may apply.
You'll receive 2 auto-reply messages to
receive alerts. Msg. freq. varies.
Text STOP to end, HELP for help.
Terms & Conditions: <https://bit.ly/4aax0k>

2:49

5G



*Joanna Chang TSD/DBI
Technical Services Division*

UNITED STATES

+1 (628) 652-3758



June 30, 2025

3:06 PM **Incoming Call**
13 minutes

[Share Contact](#)

[Create New Contact](#)

[Add to Existing Contact](#)

[Add to Emergency Contacts](#)

[Block Caller](#)



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Recents

Contacts

Keypad

Voicemail



Ciara Piron <sfishome@gmail.com>

Request for Verification of Conversation – 562 40th Avenue

Chang, Joanna (DBI) <joanna.chang@sfgov.org>
To: Ciara Piron <sfishome@gmail.com>

Tue, Jan 6, 2026 at 2:04 PM

Good afternoon, Ciara. It does appear in the log that I had a phone discussion with you at 415-370-1680 on 6/30/2025 at 2:06pm. This was after you had come in-person to the Permit Center to speak with DBI (likely after speaking with someone at Planning) regarding temporary and permanent structures in general and the related code sections. The phone discussion was an extension of the conversation that you had in-person: mainly discussion of SFBC 106A.2 (https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_building/0-0-0-92027) titled “work exempt from permit” and requirements for permits with plans. I do not recall discussion on sound mitigation – perhaps you discussed that with another colleague at Technical Services who is more familiar with that.

Regards,

Joanna

From: Ciara Piron <sfishome@gmail.com>
Sent: Tuesday, January 6, 2026 12:00 PM
To: Chang, Joanna (DBI) <joanna.chang@sfgov.org>
Subject: Request for Verification of Conversation – 562 40th Avenue

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Joanna,

Happy New Year. I hope you had a pleasant holiday season.

I am writing to request a brief verification regarding our 13-minute conversation on June 30, 2025. This request is related to a response I am submitting to the Court of Appeals, due to neighbors challenging an approved permit with structural engineering drawings for a permanent structure, along side of home.

To ensure my response accurately reflects the history of this project, I am seeking to confirm the following:

1. That we spoke at length on June 30, 2025, following my in person inquiries with the DBI and Planning Departments who told me to also verify what was allowable by speaking with the Technical Services Division (TDS), where you specialize.
2. That the purpose of the call was to seek your professional guidance on DBI and Planning codes regarding temporary versus permanent structures and sound-mitigation options.

3. That during this call, you provided information on what typically constitutes a "temporary" structure and the general guidelines for what can be erected between properties without an initial permit.

The neighbors challenging my current permit are using a closed Notice of Violation (NOV) regarding the temporary structure as evidence of "bad faith." I would like to clarify for the record that I proactively sought guidance from your office to ensure compliance before taking action, and that the temporary structure was my attempt to follow the guidelines as they were explained during our consultation.

Could you please reply to confirm that this conversation took place and that we discussed the regulatory distinctions between temporary and permanent structures?

Thank you for your time and for your assistance in clarifying these facts.

Best regards,

Ciara Piron

415.370.1680

[Quoted text hidden]

III. Necessity for privacy + protection

D. other verifiable evidence

1. filming son
2. displaying threats from windows.
3. trespassing to terrace
4. filming + following us.

III. 7. 1



2:08



Today
8:50 AM

Edit



2:08



ARLO

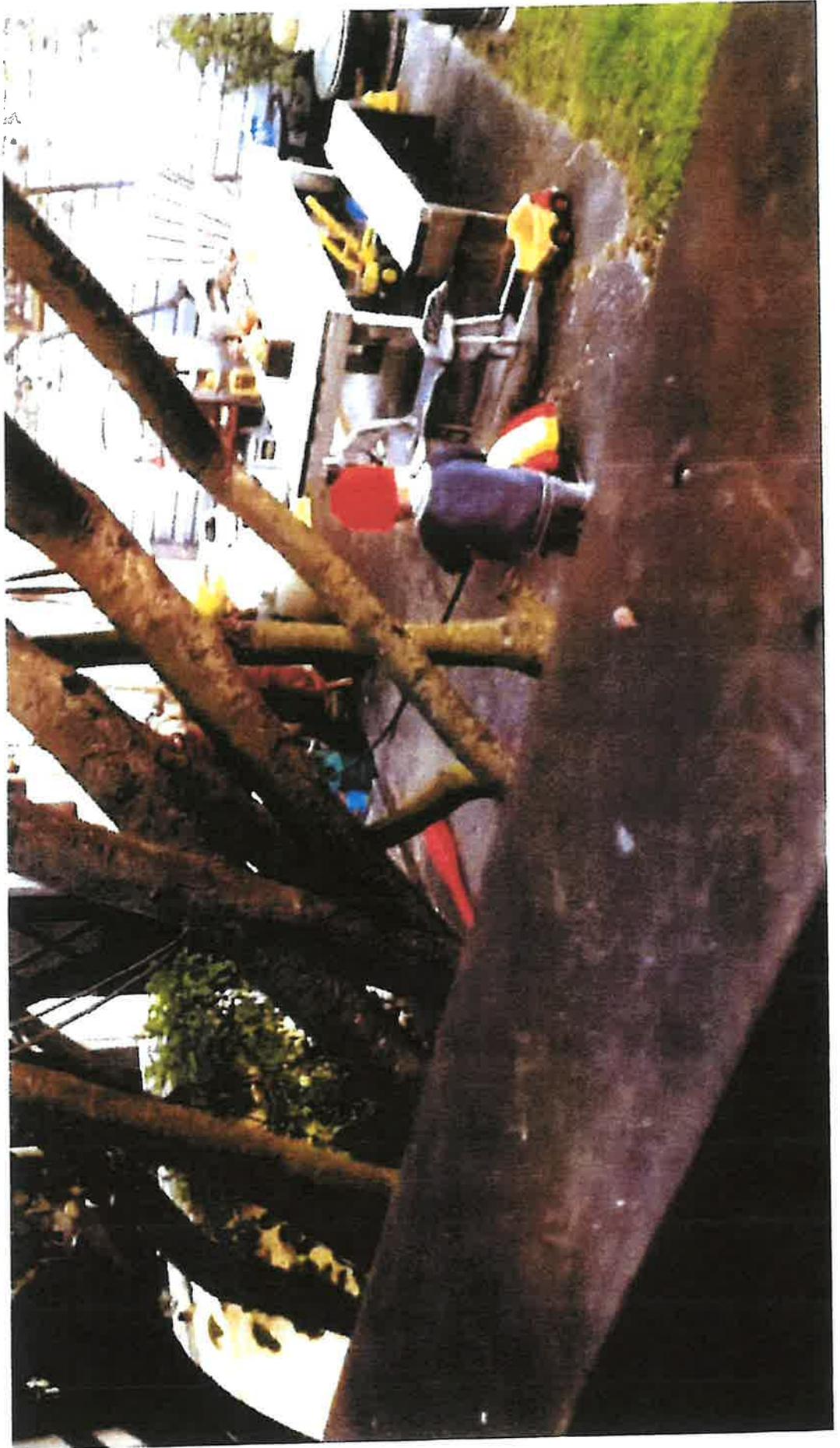
now

Motion is detected on Cottage.

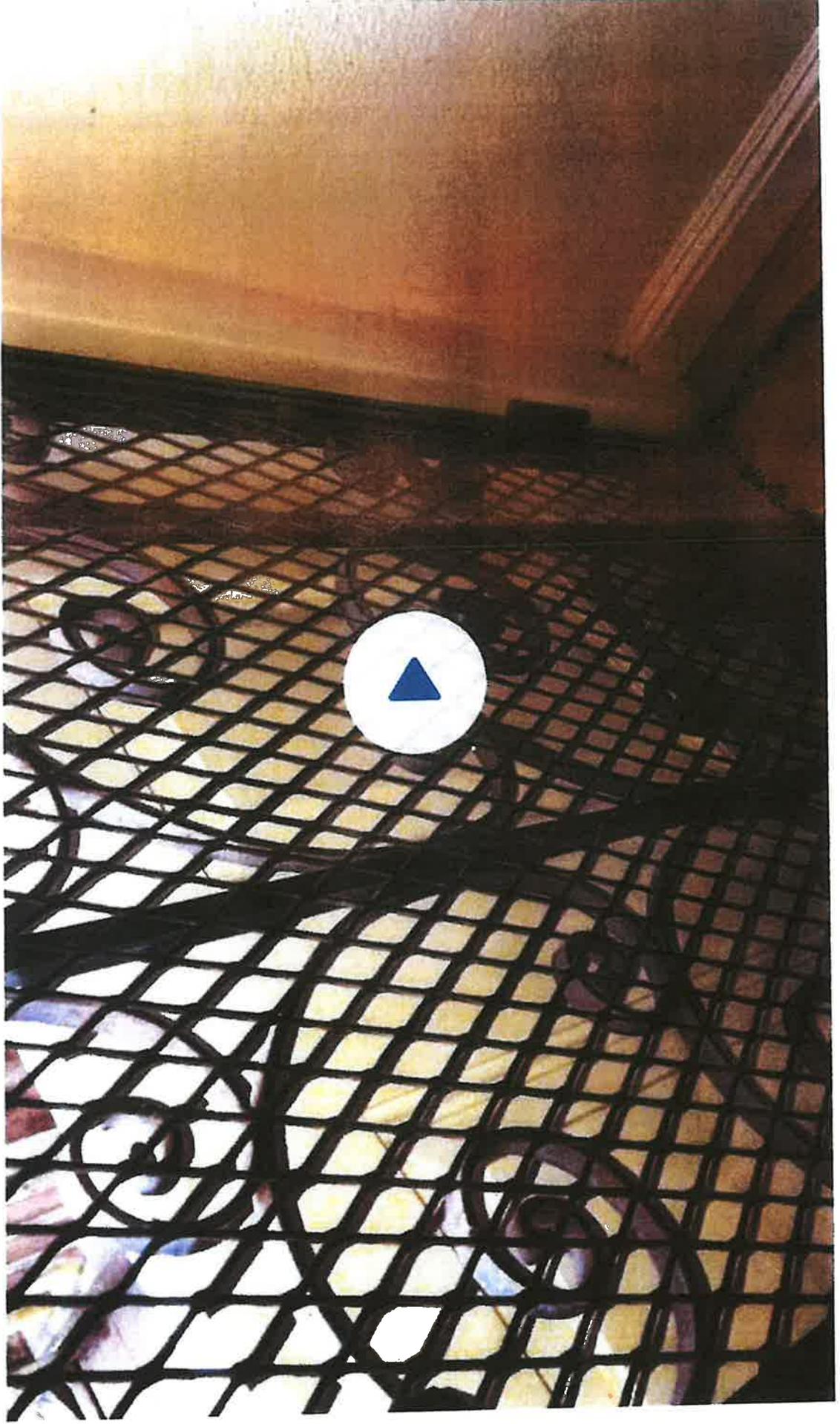


CP

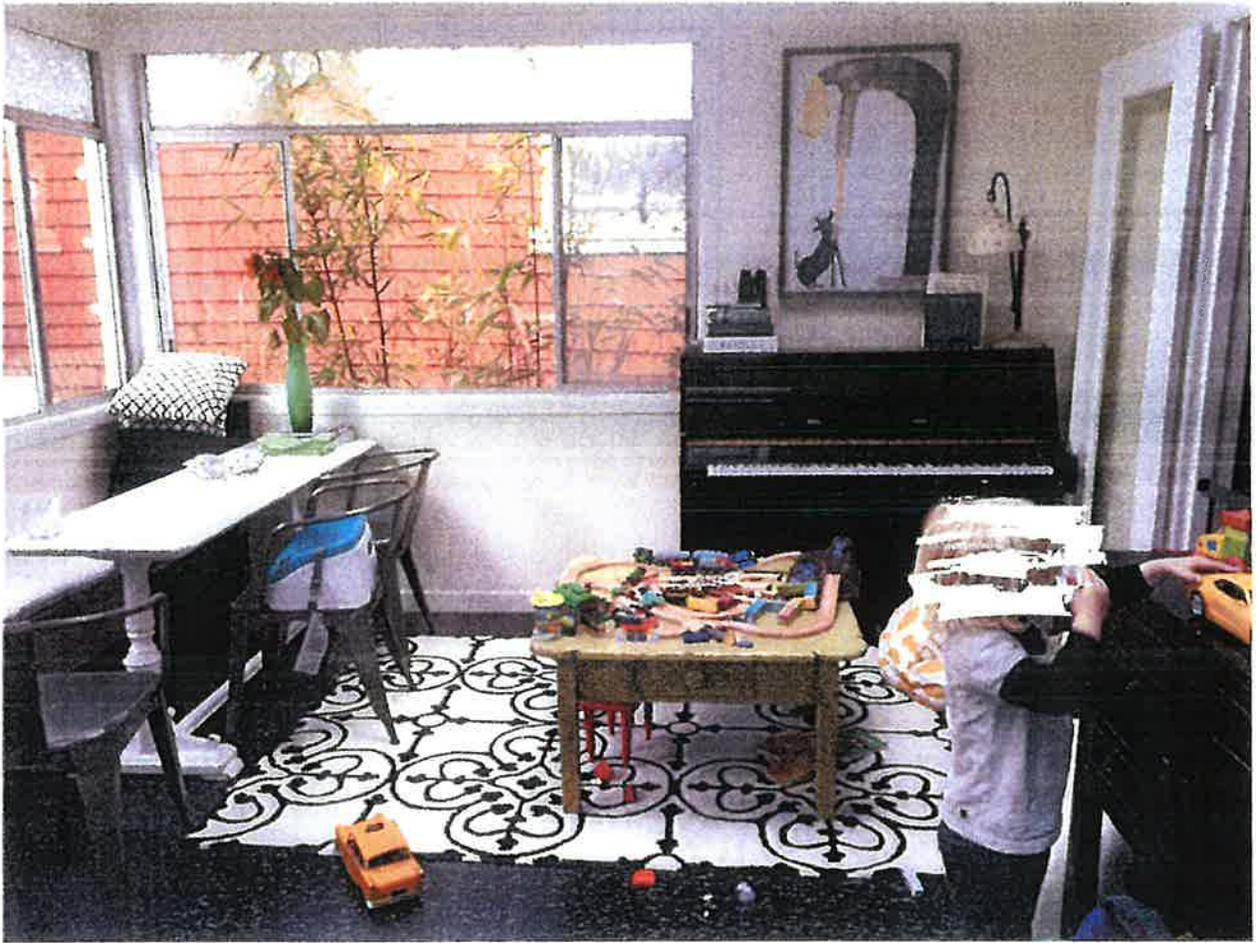
⌋ Poppers 6.4.17.MOV ☆
Modified on August 26



; First Video of Quentin Being Allowed to Scare Dogs.MOV ☆
Modified on August 26



III.D.2







III.D.3



June 12
12:16 PM



Edit

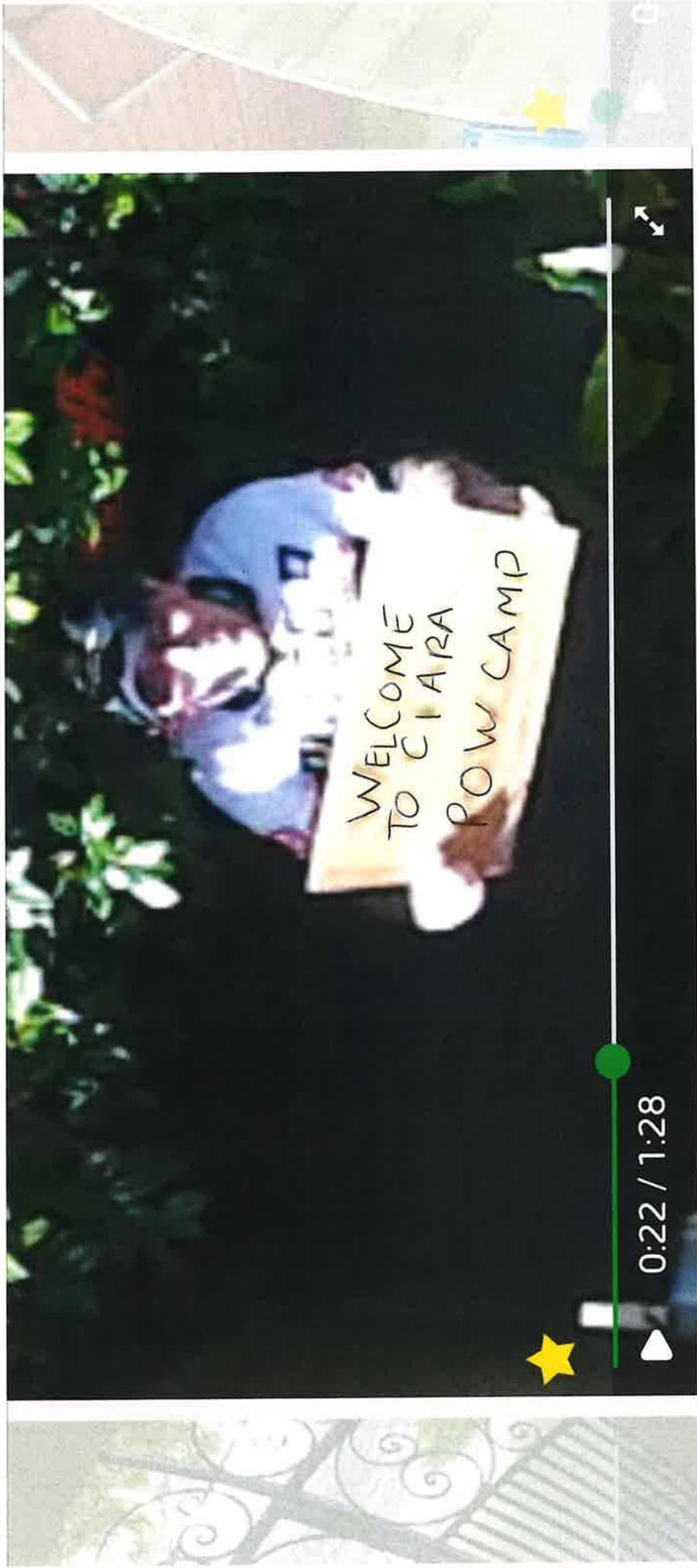






Library

6/12/16, 10:00 AM



Favorite



Share



Download



Delete

< Library

6/12/16, 9:11 AM



Favorite



Share



Download



Delete



III.D.4

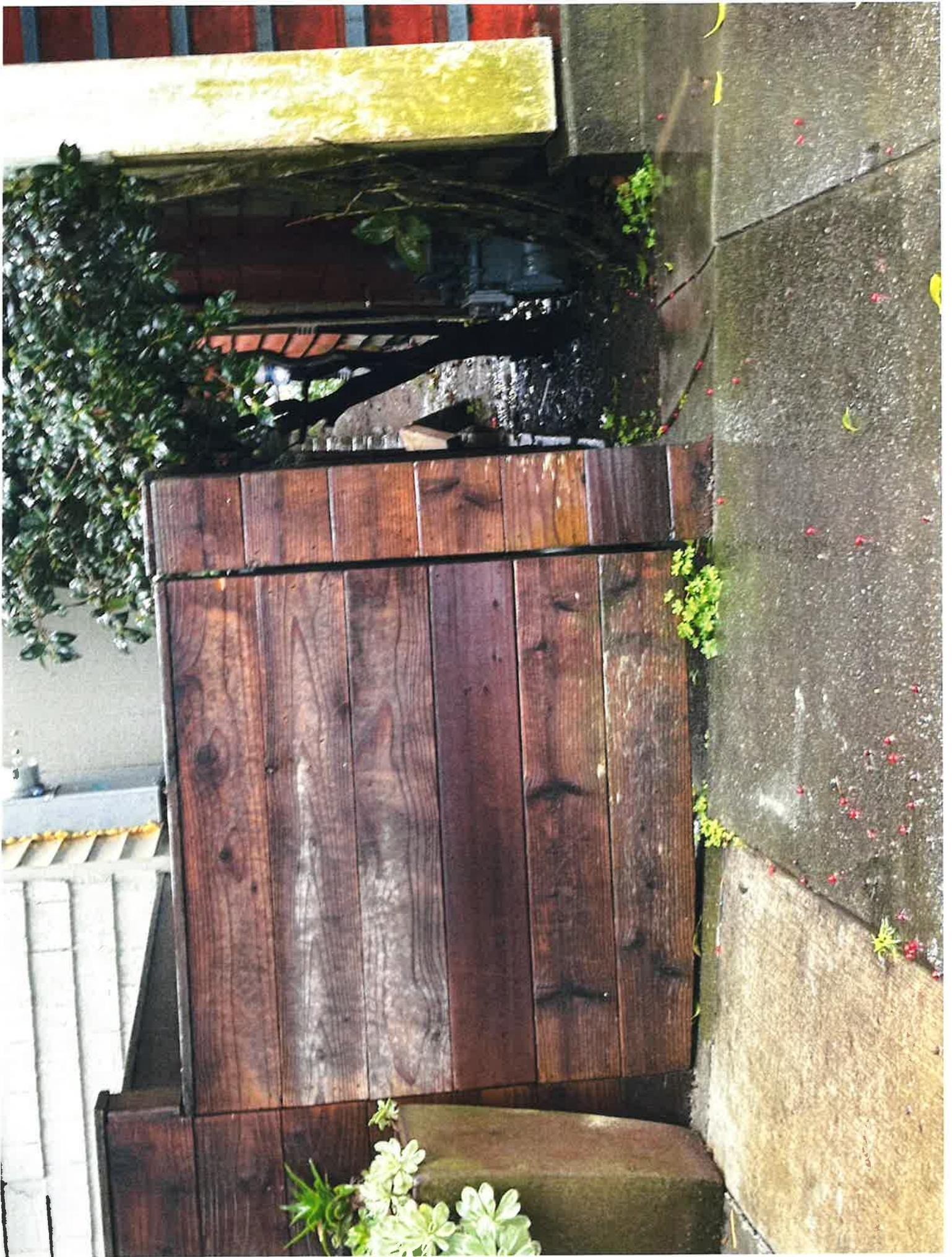


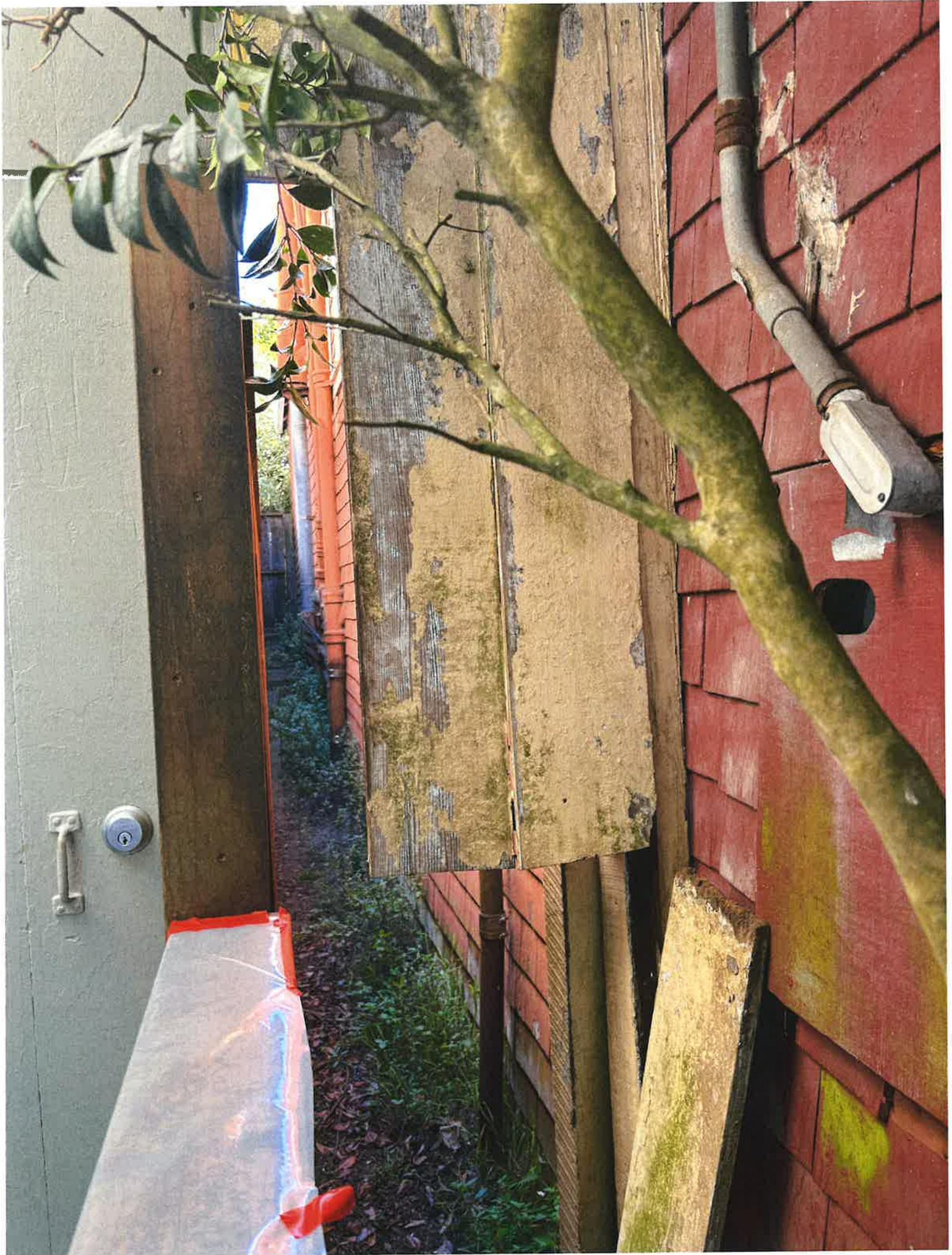




III. Necessity for privacy + protection

E . Additional security concerns







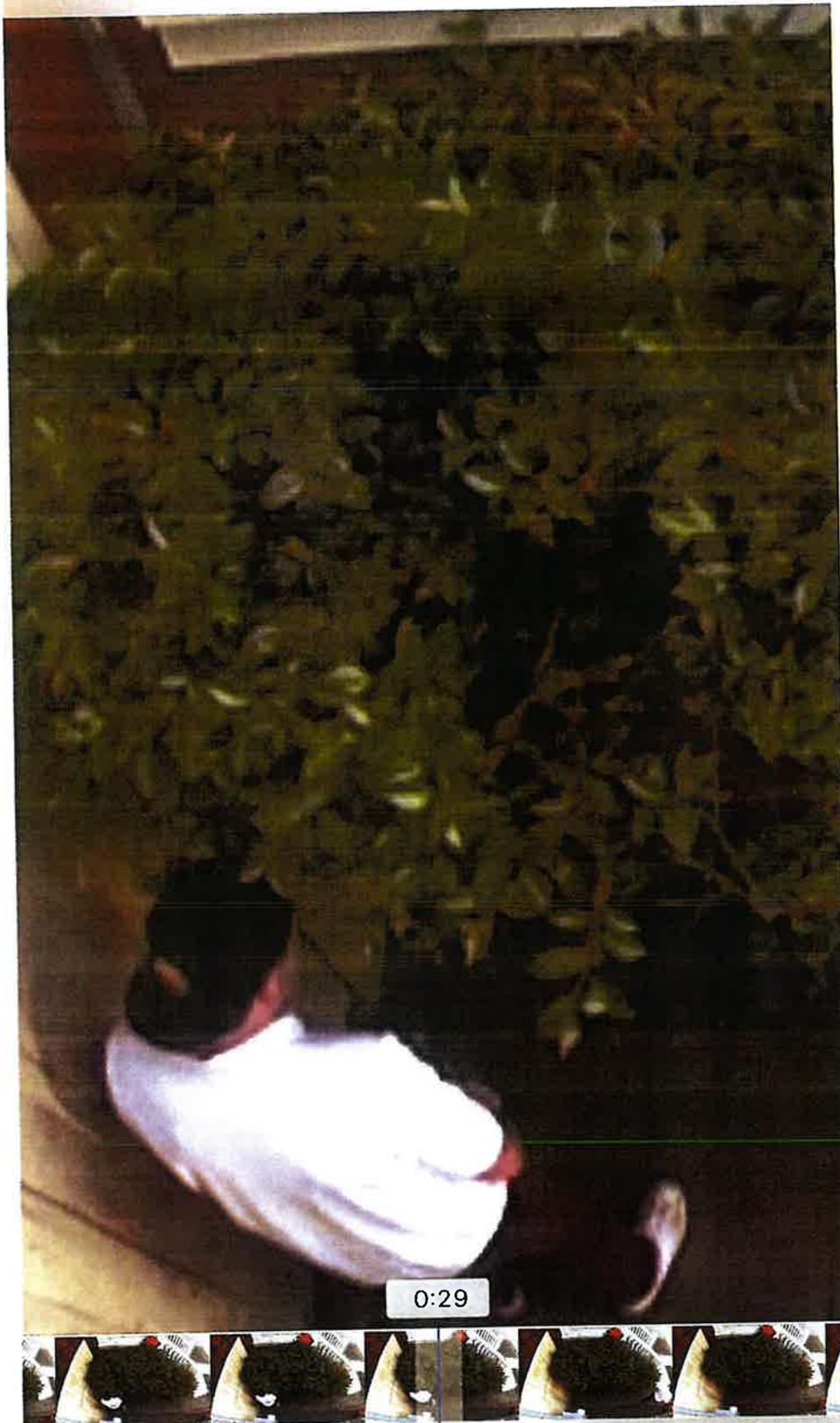


12:47



Saturday

7:22 PM



1/3/13

5 Armed Men Sought For Home Invasion Robbery In SF Richmond District

January 3, 2013 at 7:00 am Filed Under: Home Invasion Robbery, Richmond District, Violent Crime



San Francisco Police Department photo of the scene of a home invasion robbery in the Richmond District.

SAN FRANCISCO (CBS SF) – Police are searching for five armed men in connection with a home invasion robbery in San Francisco’s Outer Richmond neighborhood early Thursday morning, according to a police dispatcher.

Police received a report of the robbery in the 500 block of 40th Avenue at 2:55 a.m.

Between five and 10 residents were at a single-family residence when five black men in their 20s entered the home. The suspects took electronic devices and an undisclosed amount of cash, according to police.

Among the electronics stolen were multiple iPhones, an Xbox, and a laptop, police said.

Police said the suspects were reported to have in their possession two handguns and a knife.

No injuries were reported, police said.

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Fatal Multi-Vehicle Crash Snarls Westbound I-80 Traffic in Richmond

All five suspects fled the scene on foot and have not been detained. Police have not released how the suspects entered the home or if the residence was targeted.

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Comments



Vallejo Closes Mare Island Preserve Until 2020 After Three Recent Fires

Animal Care Experts Say Halloween Spider Webs Put Wildlife In Danger

Trump Administration Opens Public Land in California to Oil, Gas Drilling

Police: Rash Of Home Burglaries In San Ramon, Dublin May Be Connected

Drunk Driver Triggers Horrific Wrong-Way Highway 101 Crash; Chicago-Area Tourists Among Dead

Santa Cruz County Coroner Confirms Body Found Was...

The Santa Cruz County coroner confirmed Wednesday afternoon that the body found in a suspect vehicle during a kidnapping investigation was that of 50-year-old kidnappin...

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Drunk Driver Triggers Horrific Wrong-Way Highway 101 Crash; Chicago-Area Tourists Among Dead

21-Year-Old Woman Killed in Early-Morning Solo-Vehicle Crash in Sunnyvale



Strong-Arm Robbery

Outer Richmond, San Francisco

550 40th Ave

2/14/19

Outer Richmond, San Francisco

South Beach, San Francisco



Feb 14 8:20:28 PM PST

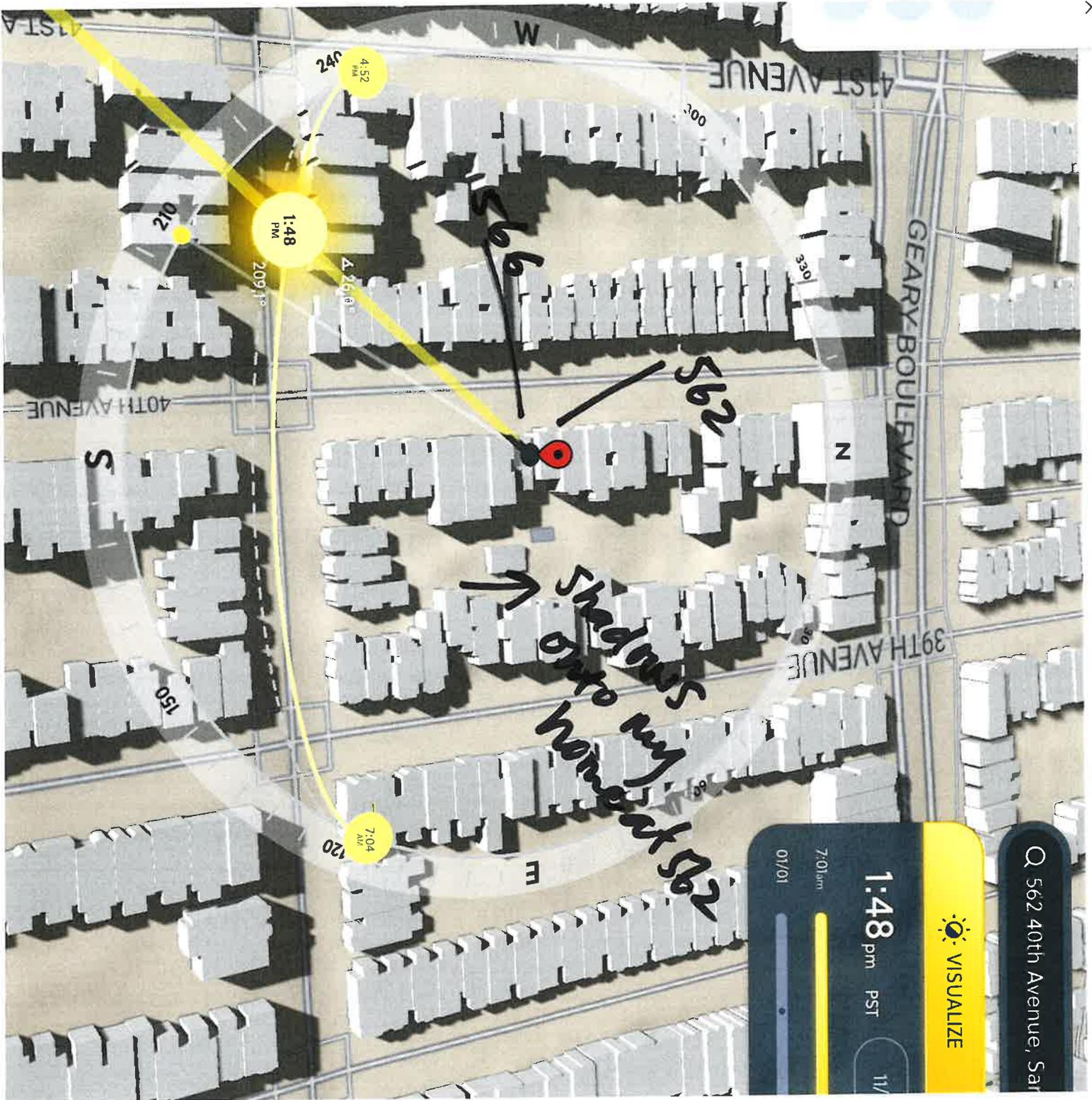
Feb 14 8:19:34 PM PST

Feb 14 8:19:33 PM PST

at 550 40th Ave

IV. Rebuttal of Appellant's claims

A. Sun pattern



Q 562 40th Avenue, San

VISUALIZE

1:48 pm PST

7:01 am
01/01

Shadows from 562

562

566

1:48 PM

7:04 AM

20

4:52 PM

24

4.2610°

209.1°

212

150

39TH AVENUE

GEARY BOULEVARD

41ST AVENUE

40TH AVENUE

41ST A

IV. Rebuttal of Appellants' Claims

C.1 Lee actually threatening
P&E worker/markings.

C.2 ~~Take~~ photos + police
report ~~scaring~~ Scaring
Surveyor.



February 28, 2020

4:36 PM



① PGE marking property before
fence install on March 6th, 2020.

Lee demanded PGE scrub away
marking near their home.

marking moved here



3:32

80

February 28, 2020

5:05 PM



HDR

- Scrubbed away marking
- relocated here



3:32

📶 📶 80



March 6, 2020

8:23 AM



w/ fence + markings -



San Francisco Police Department
INCIDENT REPORT

Report Type: Initial

190860966

NARRATIVE

On 11-13-19 at about 2035 hours, I responded to 562 40th Ave at the request of (RV1) Ciara Piron, on the report of a possible restraining order violation (related CAD # 19317235.) I activated my body worn camera prior to arrival. The (BWC1) video was later uploaded to Evidence.com and bookmarked under this case.

On arrival, I spoke with (RV1) Ciara Piron, who told me the following (summarized):

Piron told me that she resides at 562 40th Ave with her husband and five year old son. She said that her family has been victimized for several years by the residents of the adjacent property at 566 40th Ave, identified as (S1) Elizabeth Heidhues and (R1) Lee Heidhues. Specifically, she said that the Heidhues' have engaged in repeated and consistent harassment of her and her family by screaming at them, blocking their access to the public roadway on 40th Ave, following their child to school and keeping him under surveillance while at school and making repeated complaints about their conduct to various City agencies, which were subsequently determined to be unfounded.

Piron said that on 11-13-19 at about 1345 hours, she had a surveyor (not identified) come to 562 40th Ave to conduct a survey of the property lines, to provide a basis for a permit to construct a fence between 562 and 566 40th Ave, in order to reduce the opportunities for the Heidhues to harass and intimidate her and her family. She said that at about 1410 hours, the surveyor came to her front door and told her that he was leaving and would not be completing the job, because he felt intimidated and unsafe due to the conduct of the Heidhues. Piron said that the surveyor appeared distraught and disturbed and absolutely refused to continue the work. Piron said that he would return at a later date if she could secure a police standby.

Piron said that she was the protected party in a served civil restraining order. She provided me (E1) a copy of a Civil Harassment Restraining Order After Hearing, which I later booked into evidence at Richmond Station. I reviewed the document and saw that Elizabeth Heidhue (residing at 566 40th Ave) was identified as the restrained party and both Ciara and Antoine Piron as protected parties. I saw that the order stated Elizabeth Heidhue may not do any of the following: "Harass, intimidate, molest ...or disturb the peace of the [protected] person." I saw that the order also required a three yard stay away from 562 40th Avenue, among other terms. I saw that the order had been served on Elizabeth Heidhues in court. I later queried the California Restraining and Protective Order System (CARPOS) and verified that the order was still current, valid, and properly served on the restrained party. I later printed out a (E2) copy of the CARPOS record and booked it into evidence at Richmond Station.

Piron said she later reviewed security cameras that she had installed in order to objectively document the behavior of the Heidhues'. She said that she saw several video clips in which Elizabeth Heidhues is leaning out of a second story window at 566 40th Ave to stare at the surveyor. She said that this is a common tactic employed by the Heidhues - leaning out the window to stare at her, her husband, and their child, while they attempt to enjoy their backyard. She said that she believed the purpose was to intimidate and make them uncomfortable - and that it absolutely had that effect. Piron later provided me, via e-mail, two video clips of Elizabeth Heidhues leaning out the window as described. I wrote those video clips to a (E3) CD, which I booked into evidence at Richmond Station.

I gave Ciara Piron a follow up form with the case number, Marsy's Law card, and victim of crime form.

I then spoke with Elizabeth and Lee Heidhues at 566 40th Ave. Lee Heidhues told me the following (summarized):

Lee said that the root of their complaint against the Piron's is that the Piron's are trespassing on their property via the "alley" between their properties. He said that the space between their houses is 5.94 ft in width, and that recorded surveys document that they own 1.84 ft and the Piron's own 3.92 ft. He said that the latch for the gate is on their side of the property line, and therefore, the Piron's are trespassing every time they open the gate to access their property.

Lee admitted that he spoke with the surveyor, but said that it was purely to inquire about the nature of his work, to advise him of the property dispute, and to advise him that any work in the alleyway would necessitate trespassing on his property, which he did not consent to. Lee said that he did not instruct the surveyor to stop working.

San Francisco Police Department
INCIDENT REPORT

190860966

Report Type: **Initial**

Lee said that every owner of the property at 562 40th Ave, since they purchased their home in 1984, has used the gate and alleyway. He said that the Piron's have been trespassing since 2012, but that they did not object until 2015.

Lee said that he also called for a police response earlier in the day, but later cancelled the request. He said that he had simply wanted a police officer to contact the Piron's and advise them of the potential trespass if they were to contract for work in the contested area. However, due to the late hour, he requested that I not attempt to contact the Piron's at this time.

Elizabeth Heidhues told me that she was looking out the window but denied leaning out the window.

Based on the video evidence provided by Ciara Piron, and the dimensions of the alleyway provided by Lee Heidhues, it appeared that Elizabeth Heidhues was intentionally placing herself within the prohibited three meter (approximately 9 ft) area from 562 40th Ave, in violation of the current, served civil harassment order. I recognized this as a violation of Penal Code Section 166(a)(4).

I did not take enforcement action on this violation at this time because it is part of an ongoing issue, already being investigated by Richmond SIT. I intend to coordinate with the assigned investigator and seek an arrest warrant at a later date.

Retrieved by a22996 on 1/30/20 at 4:07:33 PM
SFPD Crime Information Services Unit (415) 575-7032

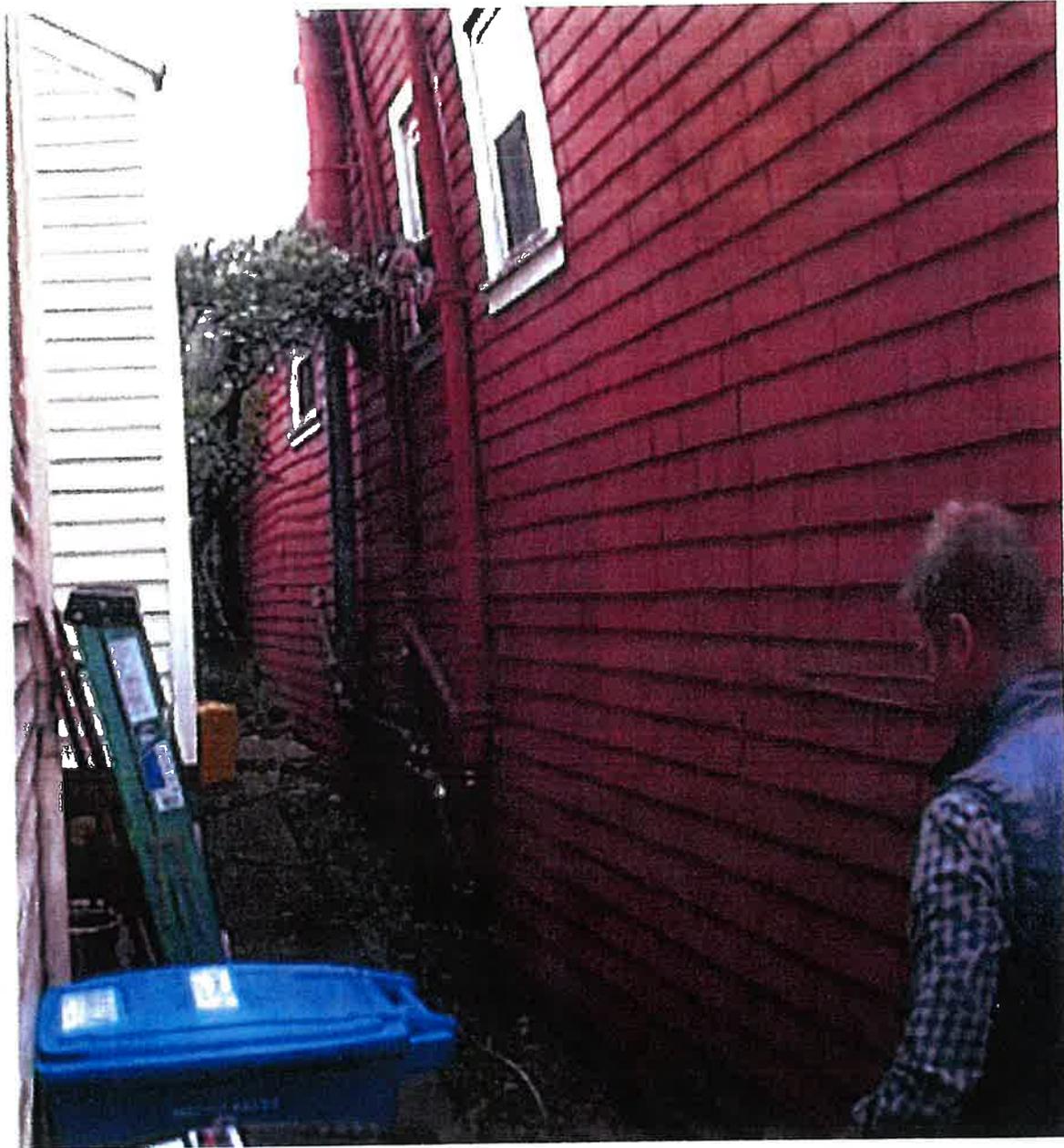
1:33 ↗



November 13, 2019

2:07 PM

Edit



alley

Nov 13, 2019 at 2:07 PM



0:08



0:09

0

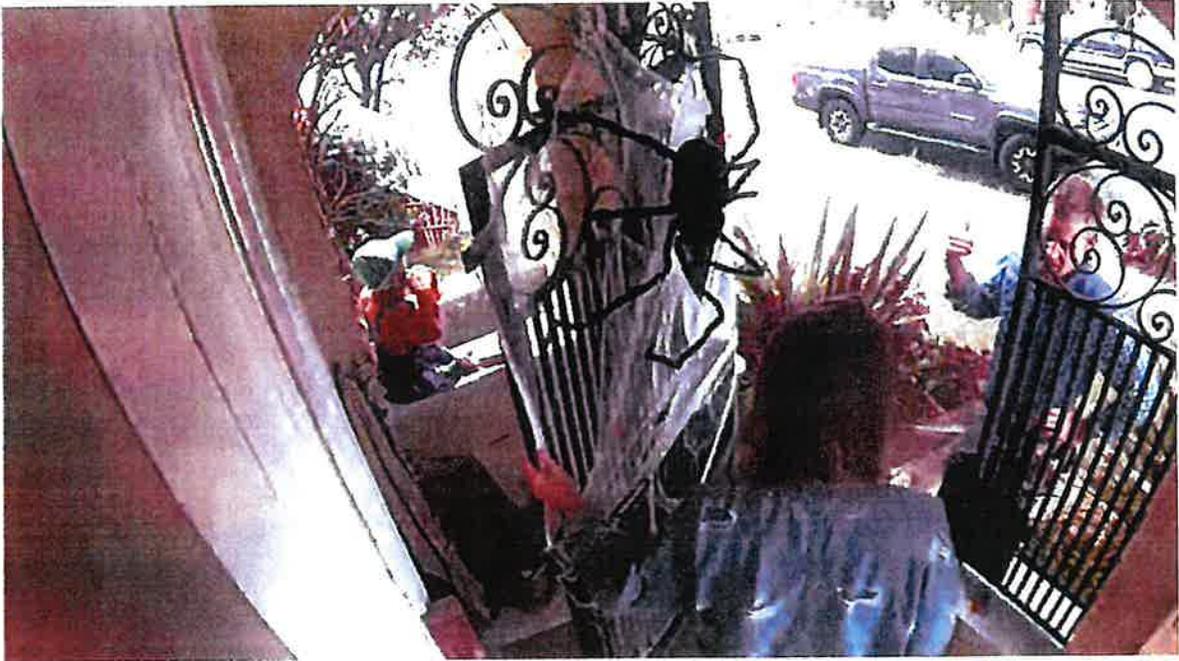
0

1:42 ↗



November 13, 2019
2:08 PM

Edit



ABBREVIATIONS

ABBREVIATION	DESCRIPTION
(E)	EXISTING
AB	ANCHOR BOLT
ADDL	ADDITIONAL
AR	ANCHOR ROD
BLKG	BLOCKING
BM	BEAM
BTWN	BETWEEN
CL	CENTER LINE
CLR	CLEAR OR CLEARANCE
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION(S)
CONT	CONTINUOUS
CTR	CENTER
CTRSK	COUNTERSINK
db	DIAMETER OF BOLT OR REBAR
DEMO	DEMOLISH
DF	DOUGLAS FIR
DIA	DIAMETER
DIM(S)	DIMENSION(S)
DWG(S)	DRAWING(S)
EA	EACH
EF	EACH FACE
EMBED	EMBEDMENT
EN	EDGE NAIL
EQ	EQUAL
EXP	EXPANSION
FN	FIELD NAILING
FND	FOUNDATION
FTG	FOOTING
GA	GAGE, GAUGE
GALV	GALVANIZED
GEN	GENERAL
HDR	HEADER
HGR	HANGER
HK	HOOK
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL STEEL
INFO	INFORMATION
LBS	POUNDS
LONG	LONGITUDINAL
MAX	MAXIMUM
MB	UNFINISHED MACHINE BOLT
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N/A	NOT APPLICABLE
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OH	OPPOSITE HAND
OPNG(S)	OPENING(S)
PL	PLATE
PLY	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
REINF	REINFORCE(D) (ING) OR (MENT)
REQD	REQUIRED
REV	REVISION
SCHED	SCHEDULE
SEOR	STRUCTURAL ENGINEER OF RECORD
SIM	SIMILAR
SOG	SLAB ON GRADE
SQ	SQUARE
STAGG'D	STAGGERED
STD	STANDARD
T&B	TOP AND BOTTOM
TOP OF	TOP OF
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WF	WIDE FLANGE

I. GENERAL REQUIREMENTS

A. THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THE MEANS, METHODS, PROCEDURES AND SEQUENCE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

B. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONNEL AND PROPERTY ON AND AROUND THE JOBSITE. THE CONTRACTOR SHALL PROVIDE SHORING, BRACING, GUYS, ETC. IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL STANDARDS.

C. ALL CONSTRUCTION, TESTING, AND INSPECTIONS SHALL CONFORM TO THE BUILDING CODE REFERENCED UNDER THE HEADING "BASIS OF DESIGN" BELOW.

D. STANDARDS REFERENCED IN THESE DRAWINGS SHALL BE THE LATEST EDITION, UNLESS OTHERWISE NOTED.

E. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES TO THE SEOR.

F. DO NOT SCALE THE DRAWINGS; USE WRITTEN DIMENSIONS ONLY. WHERE NO DIMENSIONS ARE PROVIDED OR WHERE DIMENSIONS PROVIDED CONFLICT WITH OTHER DRAWINGS, CONSULT THE SEOR.

G. TYPICAL DETAILS ARE INTENDED TO APPLY TO APPLICABLE SITUATIONS, UNLESS OTHERWISE NOTED. TYPICAL DETAILS MAY NOT BE SPECIFICALLY LOCATED.

DETAILS SHALL BE APPLIED TO EVERY LIKE CONDITION WHETHER OR NOT THEY ARE REFERENCED IN EVERY INSTANCE. FOR CONDITIONS NOT SPECIFICALLY SHOWN, USE DETAILS SIMILAR TO THOSE PROVIDED.

I. CONTRACTOR SHALL COORDINATE SEWER AND UTILITY LINE LOCATIONS WITH THE FOUNDATION LOCATIONS AND SIZES SHOWN ON THE STRUCTURAL DRAWINGS. ANY INTERFERENCE BETWEEN SEWER/UTILITY LINES AND FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE SEOR BEFORE PROCEEDING WITH THE WORK.

II. EXISTING CONSTRUCTION

A. WORK SHOWN IS NEW UNLESS OTHERWISE NOTED AS EXISTING, (E).

B. EXISTING CONSTRUCTION SHOWN IN THESE DRAWINGS WAS OBTAINED FROM LIMITED SITE INVESTIGATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE SEOR OF ALL DISCREPANCIES AND EXCEPTIONS BEFORE PROCEEDING WITH THE WORK.

C. THE REMOVAL, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE AND SMALL TOOLS IN ORDER TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING. IF EXISTING STRUCTURAL MEMBERS NOT INDICATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE SEOR SHALL BE NOTIFIED IMMEDIATELY. APPROVAL SHALL BE OBTAINED PRIOR TO REMOVAL OF THE EXISTING MEMBERS.

D. THE CONTRACTOR SHALL SAFELY SHORE EXISTING CONSTRUCTION WHEREVER EXISTING SUPPORTS ARE REMOVED TO ALLOW INSTALLATION OF THE NEW WORK. THE EXISTING CONSTRUCTION SHALL BE CONNECTED AND/OR EMBEDDED INTO THE NEW CONSTRUCTION AS SHOWN OR SPECIFIED.

E. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE BEGINNING WORK. SPECIAL CARE SHALL BE TAKEN TO PROTECT UTILITIES THAT ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE CAUSED DURING OPERATIONS WITH SIMILAR MATERIALS AND WORKMANSHIP.

III. BASIS OF DESIGN

A. THE STRUCTURAL DESIGN OF THIS PROJECT IS GOVERNED BY THE 2022 CALIFORNIA BUILDING CODE (CBC) WITH 2022 SAN FRANCISCO BUILDING CODE AMENDMENTS.

B. RISK CATEGORY = II

C. LIVE LOADS:
1. LATERAL LIVE LOAD = 5 PSF

D. WIND DESIGN DATA:
1. V = 95 MPH
2. EXPOSURE CATEGORY = B
3. Kzt = 1.0

E. SEISMIC DESIGN DATA:
1. I = 1.0
2. SDS = 1.429
3. S1 = 0.729
4. SITE CLASS = D (DEFAULT)
5. SEISMIC DESIGN CATEGORY = D

IV. WOOD

A. ALL WOOD FRAMING SHALL CONFORM TO NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION AND APA PDS, PLYWOOD DESIGN SPECIFICATION.

B. ALL WOOD FRAMING SHALL BE DOUGLAS FIR LARCH. GRADE SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
1. BEAMS = NO. 2
2. WALL STUDS = NO. 2
3. TOP PLATES = NO. 2
4. POSTS = NO. 2
5. BLOCKING AND MISCELLANEOUS = NO. 2

C. ALL LUMBER IN CONTACT WITH CONCRETE 0'-8" OR LESS ABOVE THE GROUND SHALL BE PRESSURE TREATED. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

D. WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE OR EQUAL PRODUCT IF APPROVED BY SEOR. SIMPSON DESIGNATIONS USED IN THESE DRAWINGS.

E. NAILS SHALL BE COMMON WIRE GAGE, UNLESS OTHERWISE NOTED AND CONFORM TO CBC TABLE 2304.9.1.

F. LAG BOLTS AND UNFINISHED MACHINE BOLTS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

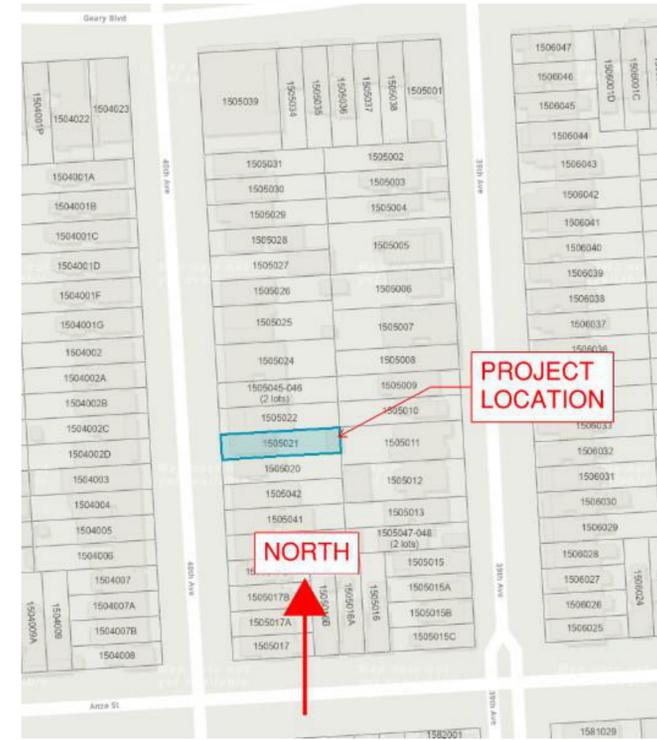
G. FASTENERS INSTALLED IN PRESSURE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE GALVANIZED.

PROJECT INFORMATION

PROJECT ADDRESS: 562 40TH AVENUE, SAN FRANCISCO, CA 94121
BLOCK/LOT: 1505/021
OCCUPANCY: RH-2
BUILDING USE: SINGLE-FAMILY
CONSTRUCTION TYPE: V-B
PROJECT DESCRIPTION: INCREASE HEIGHT OF EXISTING 6'-0" FENCE TO 10'-0" FOR 40'-0" ALONG SOUTH PROPERTY LINE

SHEET INDEX

S1.0 - ABBREVIATIONS, GENERAL NOTES, AND PROPERTY INFORMATION
S1.1 - TESTING AND INSPECTION FORM AND SLOPE STABILITY CHECKLIST
S2.0 - PARTIAL SITE PLAN AND FENCE DETAILS



1 PROPERTY LOCATION

NTS

PROJECT:
**562 40TH AVENUE
FENCE EXTENSION**

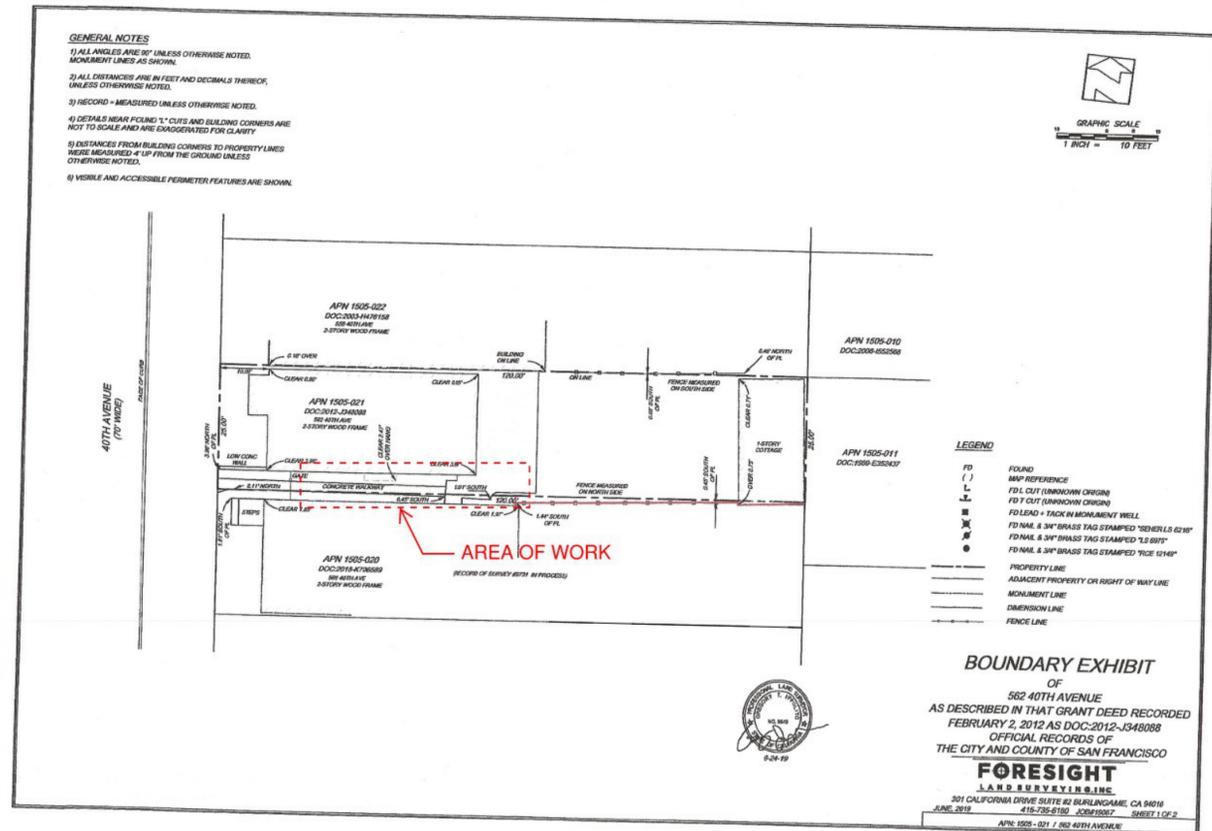
OWNER:
**CIARA PIRON
562 40TH AVENUE
SAN FRANCISCO, CA
94121**

NO.	ISSUE:	DATE:

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**BASE
DESIGN**

582 MARKET ST. STE. 1402
SAN FRANCISCO, CA 94104
Office: (415) 466-2997
www.BASEdesigninc.com



2 SITE SURVEY

NTS

BASE DESIGN PROJECT: 25230

DATE:	SCALE:	DRAWN:
11/18/2025	AS NOTED	SN

**ABBREVIATIONS,
GENERAL NOTES,
AND PROJECT
NOTES**

S1.0

IX. TESTING AND INSPECTION

A. SPECIAL INSPECTIONS SHALL BE PERFORMED BY A SPECIAL INSPECTOR PER CBC SECTIONS 1704 AND 1705. THE SPECIAL INSPECTOR SHALL BE RETAINED BY THE OWNER AND NOT BY THE CONTRACTOR.

B. ITEMS SHALL RECEIVE SPECIAL INSPECTION BY A CERTIFIED SPECIAL INSPECTOR AS DESCRIBED ABOVE PER THE ATTACHED SPECIAL INSPECTION AND OBSERVATION FORM.

City and County of San Francisco
Department of Building Inspection



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

NOTICE

SPECIAL INSPECTION REQUIREMENTS

Please note the Special Inspections shown on the approved plan 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 special inspector shall be furnished to 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 415-558-6133. If there are any field problems regarding special inspection, please call your District Building Inspector or 415-558-6096.

Before final building inspection is scheduled, documentation of special inspection compliance must be submitted to and approved by the Plan Check Services Division. 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
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.

Inspection Services
49 South Van Ness Ave - Suite 400 - San Francisco CA 94103
(628) 652-3407 - sfdbi.org

Updated 7/29/2024

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

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

JOB ADDRESS 562 40th Avenue APPLICATION NO. _____ ADDENDUM NO. _____

OWNER NAME Ciara Piron OWNER PHONE NO. (_____) _____

Employment of Special Inspection is the direct responsibility of the OWNER, or the engineer/architect of record acting as the owner's representative. Special inspection 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 & sampling) | 6. High-strength bolting | 18. Bolts installed in existing concrete or masonry |
| 2. Bolts installed in concrete | 7. Structural masonry | 19. Concrete Masonry |
| 3. Special moment - Resisting concrete frame | 8. Reinforced gypsum concrete | 20. Pullout tests per SFBC Sec. 507C & 515C |
| 4. Reinforcing steel and prestressing tendons | 9. Limiting concrete fill | 21. Shear walls and floor systems used as shear diaphragms |
| 5. Structural welding: | 10. Sprayed-on fireproofing | 22. Holdovers |
| A. Periodic visual inspection | 11. Piling, drilled piers and caissons | 23. Special cases: |
| Single pass fillet welds 5/16" or smaller | 12. Shotcrete | Shoring |
| Steel deck | 13. Special grading, excavation and filling | Underpinning/ Not affecting adjacent property |
| Welded studs | (Geo. Engineering) | Affecting adjacent property: PA |
| Cold formed studs and joints | 14. Smoke-control system | Others |
| Stair and railing systems | 15. Demolition | 24. Crane safety (Apply to the operation of tower cranes on high-rise building) (Section 1705.22) |
| Reinforcing steel | 16. Exterior Facing | 25. Others: "As recommended by professional of record" |
| B. Continuous visual inspection and NDT (Section 1704) | 17. Retrofit of unreinforced masonry buildings: | |
| All other welding | Testing of mortar quality and shear tests | |
| NDT exception: Fillet welds | Inspection of repointing operations | |
| Reinforcing steel and NDT required | Installation inspection of new shear bolts | |
| Moment-resisting frames | Pre-installation inspection for embedded | |
| Others | Pullout tests per SFBC Sec. 1607C & 1615C | |
| 24. Structural observation per Sec. 1704.6 (SFBC) for the following: | Foundations | Steel framing |
| Concrete construction | Masonry construction | Wood framing |
| Others | | |
| 25. Certification is required for: <input type="checkbox"/> Glulam components | | |
| 26. <input type="checkbox"/> Finestops in high-rise building | | |

Prepared by: Kathryn Briggs Phone: (650) 796-8290
Engineer/Architect of Record

Required information:
FAX: _____ Email: _____

Review by: _____ Phone: (628) 652-_____
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

Inspection Services
49 South Van Ness Ave - Suite 400 - San Francisco CA 94103
(628) 652-3407 - sfdbi.org

Updated 7/29/24

INFORMATION SHEET S-19 ATTACHMENT A

Slope Protection Checklist

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 in the vicinity of mapped landslides, 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: _____ Phone: (628) _____
DBI Plan Review Engineer

Comment: _____

City and County of San Francisco
Department of Building Inspection



Daniel Lurie, Mayor
Patrick O'Riordan, 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 562 40th Avenue APPLICATION NO. _____ ADDENDUM NO. _____

OWNER NAME Ciara Piron OWNER PHONE NO. (_____) _____

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 <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	CONSTRUCTION OF NEW BUILDING OR STRUCTURE HAVING OVER 1000 SQFT OF NEW PROJECTED ROOF AREA
	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	HORIZONTAL OR VERTICAL ADDITIONS HAVING OVER 500 SQFT OF NEW PROJECTED ROOF AREA
	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	SHORING
2: AVERAGE SLOPE OF PROPERTY		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
PROPERTY EXCEEDING AN AVERAGE SLOPE OF 4H:1V (25%) GRADE	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	GRADING, INCLUDING EXCAVATION OR FILL, OF OVER 50 CUBIC YARDS OF EARTH MATERIAL
(APPLICANT WILL NEED TO INCLUDE PLANS ILLUSTRATING SLOPE OF THE PROPERTY AND/OR INCLUDE A SURVEY VERIFYING THE SLOPE OF THE PROPERTY)	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	CONSTRUCTION ACTIVITY LISTED BELOW DETERMINED BY THE BUILDING OFFICIAL THAT MAY HAVE A SUBSTANTIAL IMPACT ON THE SLOPE STABILITY:
	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	RETAINING WALL:
	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	OTHERS: _____

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: Kathryn Briggs
Engineer/Architect of Record

650-796-8290 katy@basedesigninc.com
Telephone Email

Kathryn Briggs 11/04/2025
Signature Date



Permit Services Division
49 South Van Ness Avenue, Suite 500 - San Francisco CA 94103
Phone (628) 652-3600 - www.sfdbi.org

PROJECT:
**562 40TH AVENUE
FENCE EXTENSION**

OWNER:
**CIARA PIRON
562 40TH AVENUE
SAN FRANCISCO, CA
94121**

NO.	ISSUE:	DATE:

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BASE DESIGN PROJECT: 25230

DATE:	SCALE:	DRAWN:
11/18/2025	AS NOTED	SN

**TESTING AND
INSPECTION FORM
AND SLOPE
STABILITY
CHECKLIST**

S1.1

PROJECT:
562 40TH AVENUE
FENCE EXTENSION

OWNER:
CIARA PIRON
562 40TH AVENUE
SAN FRANCISCO, CA
94121

NO.	ISSUE:	DATE:

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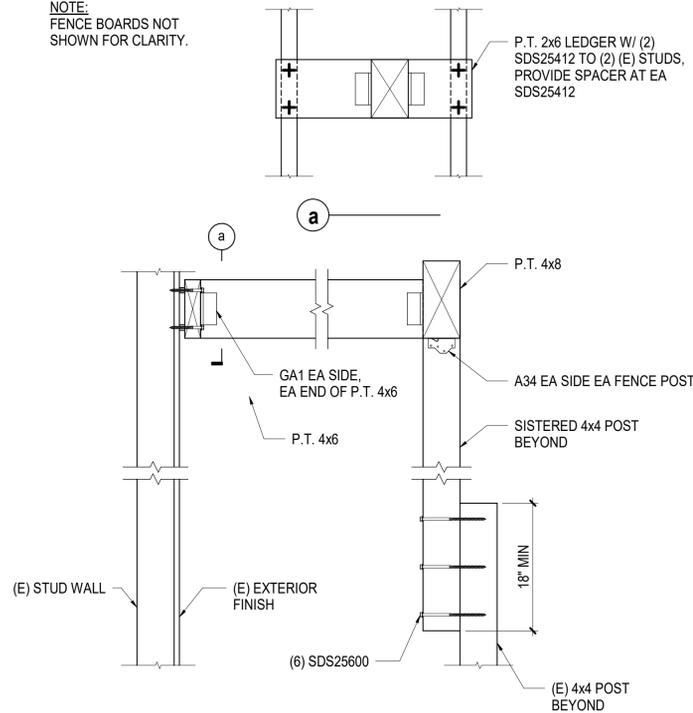
BASE DESIGN PROJECT: 25230

DATE:	SCALE:	DRAWN:
11/18/2025	AS NOTED	SN

PARTIAL SITE PLAN
AND FENCE
DETAILS

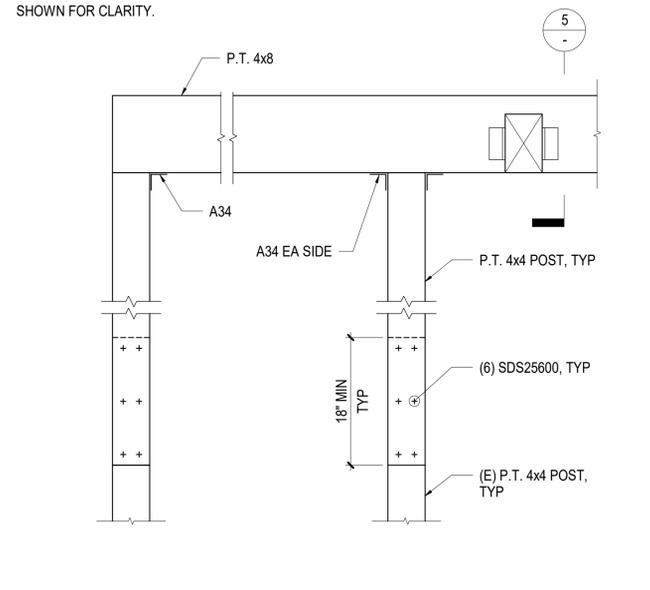
S2.0

NOTE:
FENCE BOARDS NOT
SHOWN FOR CLARITY.

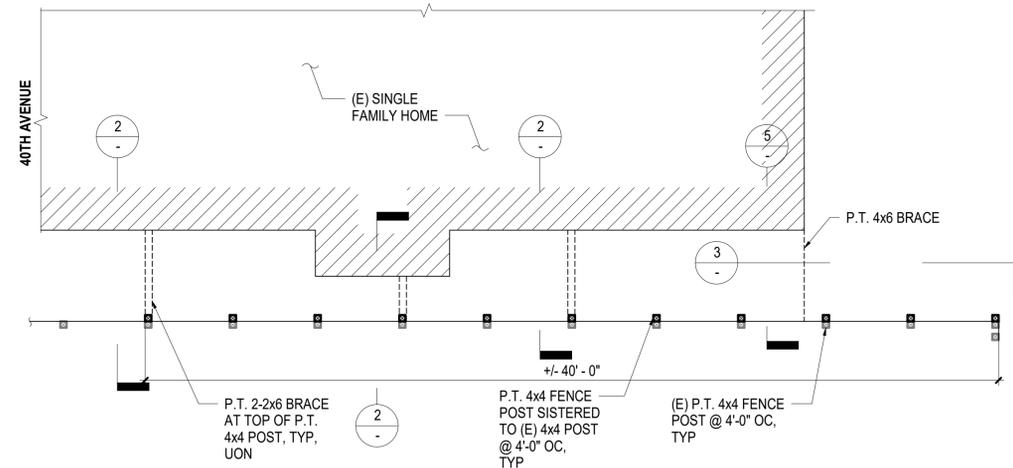


5 SECTION AT FENCE EXTENSION - 4x6 BRACE
1 1/2" = 1'-0"

NOTE:
FENCE BOARDS NOT
SHOWN FOR CLARITY.



3 PARTIAL ELEVATION AT END OF FENCE EXTENSION
1 1/2" = 1'-0"

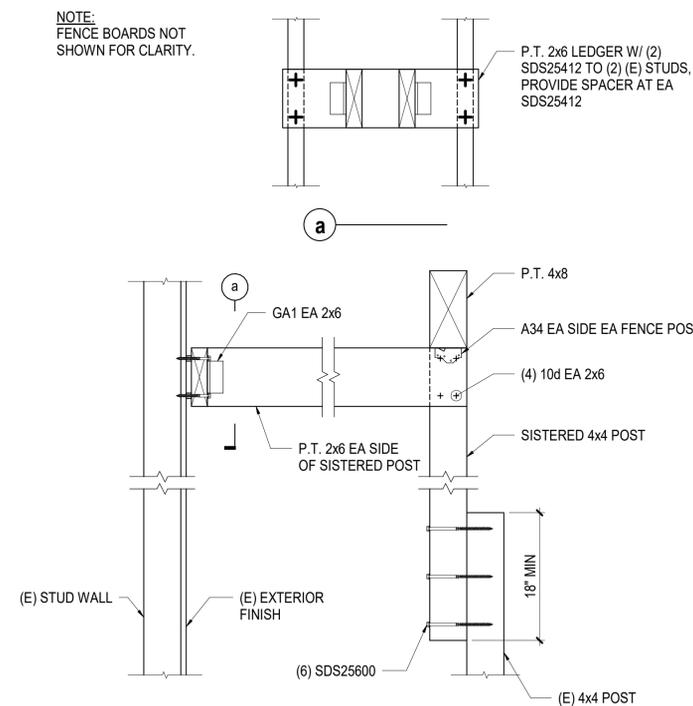


1 PARTIAL SITE PLAN
1/4" = 1'-0"



4 EXISTING FENCE - LOOKING WEST
NTS

NOTE:
FENCE BOARDS NOT
SHOWN FOR CLARITY.



2 SECTION AT FENCE EXTENSION - 2-2x6 BRACE
1 1/2" = 1'-0"

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: January 14, 2026

January 8, 2026

Appeal No.: 25-051
Project Address: 562 40th Avenue
Block/Lot: 1505/021
Zoning District: RH-2 (Residential-House, Two Family)
Family and Senior Housing Opportunity
Height District: 40-X
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

Background & Analysis

The subject Building Permit No. 202511189904 under appeal was issued on November 18, 2025, with the following scope of work: “40' Add 4' to existing fence, not to exceed 10' in height.” The Planning Department approved the permit on the same date with the following note: “AT SOUTH PROPERTY LINE, EXTEND FENCE FROM 6 TO 10 FT.”

A 10-foot tall fence is permitted by the Planning Code within the buildable area. Additionally, Planning Code Section 136(c)(19) permits a fence in the rear yard up to a height of 10 feet, and no neighborhood notice is required for such a fence. Therefore, the subject permit is fully compliant with the Planning Code, which the Appellant acknowledges in their brief.

The Appellant’s primary concerns are related to the fence’s potential impact on light, air, and privacy to their adjacent lot to the south. However, the increased height of the fence will not create new or substantial privacy issues, as it will reduce visibility between the two lots. Additionally, there are an unique

circumstances present where a typical side and rear yard fence of 10 feet tall will impact the Appellant's access to light and air such that the permit is inconsistent with the Residential Design Guidelines. In fact, the proposed fence is to the north of the Appellant's lot, meaning that it will not block any direct sunlight to the Appellant's lot.

Conclusion

The subject building permit is fully compliant with the Planning Code and consistent with the Residential Design Guidelines and is a very common scope of work within the City. Therefore, the Planning Department respectfully requests that the Board denies the appeal and upholds the permit.

cc: Lee and Elizabeth Heidhues (Appellants)
Joe Ospital (Department of Building Inspection)

BRIEF SUBMITTED BY DBI



Board of Appeals Brief

Hearing Date: January 14, 2026

January 14, 2026

Appeal #: 25-051
Permit: Alteration Permit #2025-1118-9904
Project Address: 562 40th Avenue
Block/Lot: 1505/021
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546
Joseph.ospital@sfgov.org

Permit description:

The project before the Board this evening is for the addition of 4'-0" of height to an existing Property Line Fence. This permit application and plans were submitted Over the Counter, reviewed by an SFDBI Structural Engineer, and all other required agencies.

Conclusion: The Department of Building Inspection believes that this project complies with all applicable Building Code requirements, and therefore 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**

PUBLIC COMMENT

From: [Dyogs](#)
To: [Lee Heidhues](#); [BoardofAppeals \(PAB\)](#); [Lamarre, Julie \(BOA\)](#); [Teague, Corey \(CPC\)](#); [Perry, Andrew \(CPC\)](#); [Longaway, Alec \(BOA\)](#); [Ospital, Joseph \(DBI\)](#)
Subject: letter submittal for Board of Appeals 25-051 January 14th 2026 Hearing
Date: Friday, January 2, 2026 11:47:54 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Letter submittal regarding; Board of Appeals 25-051 January 14th, 2026, Hearing

I live just outside the appeal notification zone.

I am a friend of the Heidhues.

I am also a retired Remodeling Contractor. I worked only in San Francisco for 42 years.
Inactive license number B367148.

The existing fence is on north property line only 16-18 inches from the face of the exterior wall of the Heidhues home. Access for repair, and maintenance of utilities etc. located on that exterior wall is very limited and incurs extra cost due to limited workspace incurring extra labor time. To add another 4 feet to the fence would increase the area subject to difficult access, limited workspace and increased labor cost. I urge you to not allow the extra four feet.

The 4-foot additional fence height would block significant natural light and egress access (in case of fire) from all the first-floor north side windows (kitchen sink window included) of the Heidhues

home. First responders would not be able to employ a rescue ladder to the first-floor windows because the taller fence would be in the way. The Heidhues are senior citizens, and a ten-foot drop to ground could be catastrophic to their wellbeing. I urge you to not allow the extra four feet.

A ten-foot fence is out of character for the neighborhood where most fences are only 6 feet or less in height. **It would be quite visible from the sidewalk and street** implying a security issue and generating a sense of something to be fearful of in the neighborhood. As per plans submitted, the fence including the proposed massive 4"x8" beam atop it is not consistent to the architecture of the two houses involved as well as putting large amounts of structural combustible material on the property line. I urge you to not allow the extra four feet.

562 40th Ave. and the Heidhues 566 40th Ave. have had a long string of legal battles as a result of the Heidhues asserting their lawful rights. For example, asserting their true north property line after 562 denied it existed and locked them out of access to their property, notifying the building permit dept. of unpermitted work at 562 on multiple occasions and a noise complaint supported by a SF police visit to 562. This fence extension is an attempt to cause mental anguish toward the Heidhues under the guise of privacy. Also, I was in

the court room at the last court appearance of 562 and the Heidhues where the Judge after denying 562's case said, "I don't want to see you two in this court room again". Yet due to 562's attempt to instigate mental anguish (with the same arguments of safety and privacy which the judge denied) here again they are pitted against each other. I urge you to not allow the extension of the fence to ten feet. Do not enable 562's punitive behavior.

thank you for your time. Don Strauss

Longaway, Alec (BOA)

From: Chuck Seefeldt <consultwithchuck@gmail.com>
Sent: Wednesday, January 7, 2026 8:57 PM
To: Ciara Piron; BoardofAppeals (PAB)
Subject: Appeal No. 25-051; 562 40th ave.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Board of Appeals,

I am the Father of the permit holder at 562 40th Avenue, Appeal No 25-051 and the need for a fence addition. Over the years the Heidhueses have loved to talk about me in their DBI complaints posted on my daughter's home and have tried to paint a story that does not exist. Barriers need to be put up because these people have no boundaries and the fixation and concerning behavior is real. They have chased me into the backyard, came at me from behind when I was on the top of a tall ladder while changing a light fixture and they have yelled at my family numerous times in front of my young grandson since he was born. They would even put their trash cans in the street to block legal parking spots to prevent me from parking. They once said in a public complaint against my daughter's property that I was chugging whiskey from the bottle, when I seldom even drink, and then followed that with, "if a fire were to start..."

They have a fixation on my daughter and her family. Yes we are likely about the same age as the Heidhues noted in their brief. The difference is that we are very, very close with our daughter and they have admitted in court that they have no relationship with their own two children that live in the area because they were sick of hearing about their fixation and hostility towards my daughter's family all of the time.

Now this is just one more avenue where my daughter has to defend herself from people who abuse the legal system to harass her. Do know that a restraining order had been in place protecting my daughter from these people for many years and they still could not help themselves from violating it. Please allow the extension of this fence that is within their legal rights and that anyone else would be allowed to build, especially after being informed about the severity of the matter and the protection needed. My daughter needs this protection. My grandson especially needs this protection. He should be allowed to play in the backyard without them staring out their windows at him. My daughter's windows do not stare into the privacy of their backyard. In closing this should be a compliance issue with the rules and regulations that the building department has set for all properties. The fence height extension is completely on my daughter's property.

Sincerely,
Chuck Seefeldt

Sent from my iPhone

Chuck Seefeldt| Residential and Land Specialist
California Real Estate Group


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I am never too busy for your referrals. Thank you.