

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JESSICA MYRA and MEHMET OZBEK,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **25-033**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on September 2, 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 August 15, 2025 to Eric Hole, of an Alteration Permit (remodel existing two-unit building, including a horizontal addition at the rear, conversion of the existing unconditioned basement to habitable space, expansion of a portion of the first floor to accommodate a new entry for the lower unit, and upgrade of all building systems) at 589-591 Connecticut Street.

APPLICATION NO. 2023/10/23/9219

FOR HEARING ON October 8, 2025

Address of Appellant(s):

Address of Other Parties:

Jessica Myra and Mehmet Ozbek, Appellant(s)
585 Connecticut Street
San Francisco, CA 94107

Eric Hole, Permit Holder(s)
c/o M. Corbin Jones, Agent for Permit Holder(s)
GBA
201 Noe Street
San Francisco, CA 94114



Date Filed: September 2, 2025

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

PRELIMINARY STATEMENT FOR APPEAL NO. 25-033

I / We, **Jessica Myra and Mehmet Ozbek**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2023/10/23/9219** by the **Department of Building Inspection** which was issued or became effective on: **August 15, 2025**, to: **Eric Hole**, for the property located at: **589-591 Connecticut Street**.

BRIEFING SCHEDULE:

Appellants' Brief is due on or before: 4:30 p.m. on **September 18, 2025, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org; julie.lamarre@sfgov.org; corey.teague@sfgov.org; Natalia.fossi@sfgov.org; joseph.ospital@sfgov.org; ehole@onixnet.com; and corbin@gbasf.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **October 2, 2025, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org; julie.lamarre@sfgov.org; corey.teague@sfgov.org; Natalia.fossi@sfgov.org; joseph.ospital@sfgov.org; jessmyra@gmail.com; and mehmetozbk@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, October 8, 2025, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

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

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. 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:

Signature: Via Email

Print Name: Jessica Myra, appellant

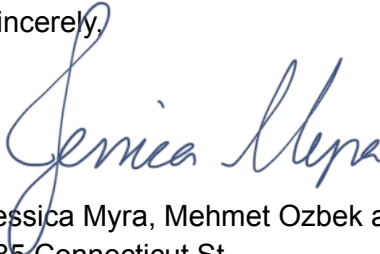
Friday, August 29th, 2025

The Office of the Board of Appeals
49 South Van Ness
Suite 1475
San Francisco, CA, 94107

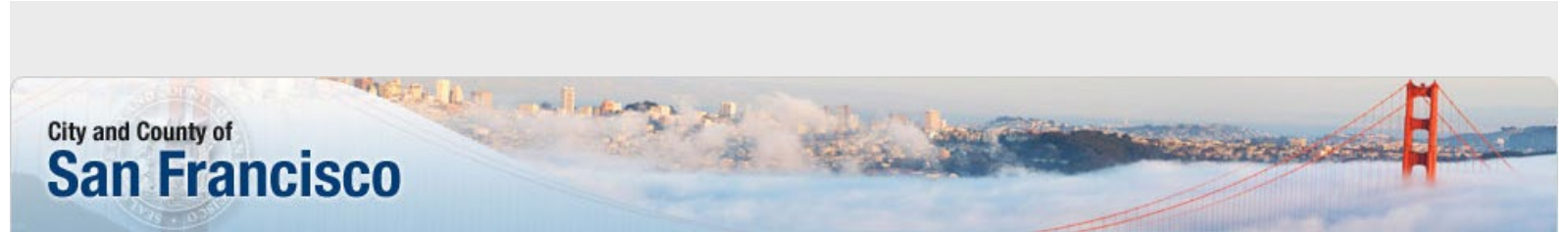
To the Office of the Board of Appeals:

We are appealing the permit/application no. 202310239219. The basis for this appeal is that the project's design does not comply with the Planning Code and Residential Design Guidelines' requirements to mitigate privacy impacts to neighbors, and it should be modified to address the unusual privacy impacts it would have on our home.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jessica Myra". The signature is fluid and cursive, with a large initial "J" and "M".

Jessica Myra, Mehmet Ozbek and Jayda Ozbek
585 Connecticut St
San Francisco, CA 94107



City and County of
San Francisco

[Home](#)



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 8/29/2025 4:08:26 PM

Application Number: 202310239219

Form Number: 3

Address(es): 4100 / 021 / 0 589 CONNECTICUT ST
4100 / 021 / 0 591 CONNECTICUT ST

Description: REMODEL (E) 2-UNIT BUILDING INCLUDING A HORIZONTAL ADDITION AT THE REAR, CONVERSION OF THE (E) UNCONDITIONED BASEMENT TO HABITABLE SPACE, EXPANSION OF A PORTION OF THE 1ST FLOOR TO ACCOMMODATE A NEW ENTRY FOR THE LOWER UNIT, AND UPGRADE OF ALL BUILDING SYSTEMS.

Cost: \$1,013,636.00

Occupancy Code: R-3

Building Use: 28 - 2 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
10/23/2023	TRIAGE	
10/23/2023	FILING	
10/23/2023	FILED	
8/15/2025	APPROVED	
8/15/2025	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
CPB		11/2/23	11/2/23			11/2/23	WONG ALBERT	Administrative	11/2/23: TO PPC FOR SESSION; 10/23/23: EPR SUBMITTAL;
CP-ZOC		11/2/23	1/8/24			4/28/25	ENCHILL CHARLES	Approved	04/28/2025: Stamp permit and plans in Bluebeam adding voluntary obscure/privacy glazing at rear of building near side/north property line. Charles.Enchill@sfgov.org 8/29/2024: Approve plans in Bluebeam. Charles.Enchill@sfgov.org 8/20/2024: No neighborhood notification (311) appeals received. Project complies with Planning Code and Commission Flat Policy and may be approved. Charles.Enchill@sfgov.org Assign to Charles Enchill (charles.enchill@sfgov.org) - E. Samonsky
BLDG		8/30/24	9/11/24			9/12/24	SOENKSEN RICHARD	Issued Comments	Issued comments in BB session. Agent notified 9/12/2024
BLDG	1	10/24/24	11/12/24			11/12/24	SOENKSEN RICHARD	Issued Comments	Issued comments to REV#2 in BB session. Agent notified 11/12/2024
BLDG	2	11/15/24	11/15/24			12/9/24	SOENKSEN RICHARD	Approved	Approved REV#3 in BB session. Agent notified 12/9/2024

PAD-STR		9/9/24	10/29/24		10/29/24	HOM CALVIN	Issued Comments	10/29/24: Issued Comments SSPA Section E reports required Lot is within 25% slope
PAD-STR	1	5/21/25	5/27/25		5/27/25	HOM CALVIN	Approved	5/27/25: approved SSPA Review Only
SFFD		9/9/24	9/9/24		9/9/24	UNTALAN JAMES	Issued Comments	Routed to CG on 09/09/2024-TK. Review for rear yard access Issued comments on Blue Beam. JDU 09/09/2024. james.untalan@sfgov.org
SFFD	1	10/28/24	10/29/24		10/29/24	UNTALAN JAMES	Approved	Approved for Fire access only and if sprinklers are required provide water flow information. JDU 10/29/2024. james.untalan@sfgov.org
SFFD		12/19/24	12/19/24		12/19/24	UNTALAN JAMES	Approved	Approved REV3 for Fire access only and if sprinklers are required provide water flow information. JDU 12/19/2024. james.untalan@sfgov.org
DPW-BSM	1	8/30/24	9/12/24		9/12/24	LEUNG PATRICIA	Approved	No alteration or reconstruction of City Right-of-Way under this permit.
DPW-BSM	3	5/21/25	5/28/25		5/28/25	DENNIS RASSENDYLL	Approved-Stipulated	ADDENDUM requirement(s) for sign off (TIER 1): Inspection Right-of-Way Conformity (final inspection). Download application(s) at https://www.sfpublishworks.org/services/permits/application-forms and submit electronically to bsmpermitdivision@sfdpw.org. Your construction addendum will be ON-HOLD until all necessary permit application(s) and fees are submitted to bsmpermitdivision@sfdpw.org. Please call the office at (628) 271-2000 or email at bsmpermitdivision@sfdpw.org for more information. Please be advised if Tier 1 release, you are required to provide plans to Public Works within 90-days of application date submittal or re-activation fee shall be enforced.
DPW-BUF		9/13/24	10/2/24		10/2/24	BRYAN ONG	Issued Comments	Please indicate where utilities (gas, water, sewer, street lights, etc) are in relation to the proposed tree. Also, the distance to exiting trees. Place tree in line with all other trees on the block, indicate dimensions for that and basin size.Please contact urbanforestrypermits@sfdpw.org to submit applications.
DPW-BUF	1	2/27/25	2/27/25		2/27/25	BRYAN ONG	Issued Comments	Apply for tree planting at www.sfpublishworks.org/plant-street-tree for required trees. Use our online application or email Tree Planting Application PDF and Tree Protection Site Plan and Cover Sheet as well as Checklist. Will be reviewed concurrently within compliance check. *YOU MUST* Request a planting and staking diagram by emailing urbanforestrypermits@sfdpw.org, and place diagram on plans with note indicating "Size 24in.-box with species to be approved by PW-BUF and planted by ISA Certified Arborist". Tree placement must follow guidelines found here https://sfpublishworks.org/sites/default/files/Order_187246_Planting_Guidelines.pdf . Show any underground utilities and clearances to center of each tree.
DPW-BUF	2	6/3/25	6/4/25		6/4/25	BRYAN ONG	Approved	
SFPUC		8/30/24	9/6/24		9/6/24	GARCIA JOBEL	Approved	EPR - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 09/06/24.
SFPUC		12/17/24	12/17/24		12/17/24	GARCIA JOBEL	Approved	REStamp - EPR - Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. - 12/17/24.
PPC		11/2/23	11/2/23		7/28/25	WAI CHUNG WONG	Administrative	07/28/25 12:20 PM Invite sent to CPB to start issuance process; NL 6/5/25: Sheet A5.01, A7.01 & A7.02 are shown in the drawing index, but not in the plan set. Please update in Bluebeam sessions and contact PPC at dbi.ppcrequest@sfgov.org; kw 9/13/2024: Invite sent to BUF to start electronic plan review per BSM;nl 9/9/2024: Invite sent to SFFD to start electronic plan review, per BLDG, this needs review for the rear yard access;nl 8/30/2024: Invite sent to BLDG, BSM and PUC to start electronic plan review;nl 11/2/2023: Invite sent to applicant to join BB session;nl 11/2/2023: Bluebeam session created, Invite sent to CP-ZOC (Planning) to start electronic plan review;nl
CPB		7/28/25	7/30/25		8/15/25	CHEUNG DEREK	Administrative	8/15/25: issued to applicant on bluebeam. -dc 8/8/25: issuance fee sent to applicant. -dc 7/30/25: permit status report sent, requested finial declaration, contractor statement, green halo, & payor info from applicant. -dc 12/13/2024 SFUSD FEES APPLIED TO ISSUANCE S.C

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)

September 17, 2025
San Francisco Board of Appeals
49 South Van Ness
Suite 1475 (14th Floor)
San Francisco, CA 94103
Email: boardofappeals@sfgov.org
RE: Appellants' Brief in Appeal No. 25-033 for 589-591 Connecticut Street

Dear President Trasviña and Commissioners,

We are Appellants Jessica Myra and Mehmet Ozbek. Our house is next to 589-591 Connecticut Street. We respectfully ask that the permit be modified to mitigate privacy impacts with these three types design changes:¹

1. Add vertical louvers to two bedroom windows ('[P1](#)' and '[K2](#)' on A3.04). They have views into our daughter's bedroom, her bathroom, our living room, and our basement room.
2. Add privacy screening to a [north-facing portion](#) of a rear deck. The deck has direct views into our shower, bathroom, and bedroom.
3. Add obscured glass to a property line window ('[W](#)' on A3.04). The window has views into two levels of our house: kitchen, dining area, hallway and stairs.

Below we share the background for our ask. Then we share why we believe our ask to mitigate privacy impacts with design changes is reasonable. Finally, we show visual exhibits that make the privacy impacts more clear. The visual exhibits are at the end of this document. This document is an 8 minute read.

¹ We are open to other suggestions from our neighbors that would address our concerns. Our asks above are based on best practices as we understand them from the Residential Design Guidelines (ref: page 4 of this document).

Background for this appeal: Prior to submitting this appeal, we sought these changes directly from our neighbor, the Permit Holder. We knocked on their door, called, and wrote an email. We never heard back. Prior to filing this brief, we reached out to our neighbor again. There was no response.

Background for our expectations on how to consider privacy for neighbors: In 2021, we submitted plans to complete a remodel project of our home. Our renovation is in progress. Our permit included a horizontal addition. Our architect suggested two types of changes to minimize privacy impacts of our project for our other nextdoor neighbors on the North side at 579 Connecticut St:²

- Aluminum louvers
- Privacy screening with plants

Background for our knowledge about our neighbor's plans to renovate: In 2023, we became aware of our neighbor's intent to renovate. We recommended our architect. They hired our architect. We reviewed the original scope of their proposed project through our architect. We planned to ask them to add plants as a privacy screen on the deck at a later date. We didn't see a need to join the formal pre-application process for that. We understood from our own renovation process that considering the neighbor's privacy was "the norm". We expected consideration for our privacy would be part of the neighbors process too.

Since we share an architect, we also understood that Permit Holder was fully aware

² Our architect proposed privacy mitigation in two ways. Those changes were for sight lines with a lesser impact. 1. Aluminum louvers to protect a view from the neighbors kitchen window, through their lightwell, into our ceiling in a hallway. [See Exhibit A](#) for a louver example. 2. Privacy screening with plants to protect a view from a living room bay window to our deck.

of our proposed plans while they were finalizing their design. However, in subsequent revisions to the project, we learned that Permit Holder incorporated new design features that add clear lines of sight between sensitive parts of both of our properties that create significant privacy issues. When we became aware of these issues, we brought them to our neighbors' attention through our shared architect. We tried to work with them to mitigate the privacy issues. We were told by the city planners and our architect that some of these concerns would be taken care of. We did not receive final confirmation of what the changes would be. We did not receive a copy of the proposed revised plans.

We only fully understood the extent of the full privacy impacts when we reviewed the final permitted plans ourselves at SF DBI. At that time, we saw two window glazings were changed to obscured glass. These two changes addressed some of the original privacy issues we had. The first change was a view from their kitchen into our social space. The second was a view from their shower into our primary living space. We appreciated these changes.

Unfortunately, two other privacy issues were not addressed and two additional privacy issues were added:

Two other privacy issues that were not addressed with the Permit revision:

- A large primary bedroom window in the rear yard (new horizontal addition) that looks directly into our interior across two levels of our house. [See it here](#)
- A deck from Permitted deck looking into our shower; The rear deck is angled such that it looks into the shower in our bathroom. [See it here](#)

Two additional privacy issues were added with the Permit revision:

- A large unobscured glass property line wall that looks directly into our home. [See it here](#)
- A large bedroom window in the front (new facade change) that looks directly into our daughter's bedroom and bathroom. [See it here](#)

Failure to account for these privacy impacts, and then subsequently adding more privacy issues, is disappointing. Especially because our shared architect knows our plans well. The architect created our plans. However, we believe that small design changes can meaningfully minimize these privacy issues.

Our goal for us as neighbors in this appeal process: We want to support our neighbors and the community we live in, especially the people that live next door. We know the challenges of completing a renovation firsthand. We want to resolve the privacy issues with the least impact for everybody. We reached out to our neighbor multiple times. No one answered. We didn't hear back. We felt we had no choice but to file this appeal. We ask the Board to support our request for privacy.

Why we believe our request for design changes is reasonable: The Permit creates clear sight lines into our home. The sight lines result in significant privacy impacts. We believe the existing permitted design also exposes us, our daughter, and our neighbours to a risk of nudity and sexual displays between our homes. Without these changes, privacy is significantly compromised in the places that we believe people expect to have it the most, like bathrooms and bedrooms. We believe the requested design changes will enable both parties to have peace of mind when it comes to maintaining privacy in their homes.

How the city tells us that we all must consider privacy: The Planning Department has two points about privacy in the Residential Design Guidelines to follow for a permit like this

one:

The first point

"When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context." (RDG, p. 16.)

The second point

"As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project." (RDG, p. 17.)

How the city tells us to resolve privacy issues when they arise: The Planning Department has Residential Design Guidelines to follow when privacy concerns are an issue. The guidelines suggest design modifications like:

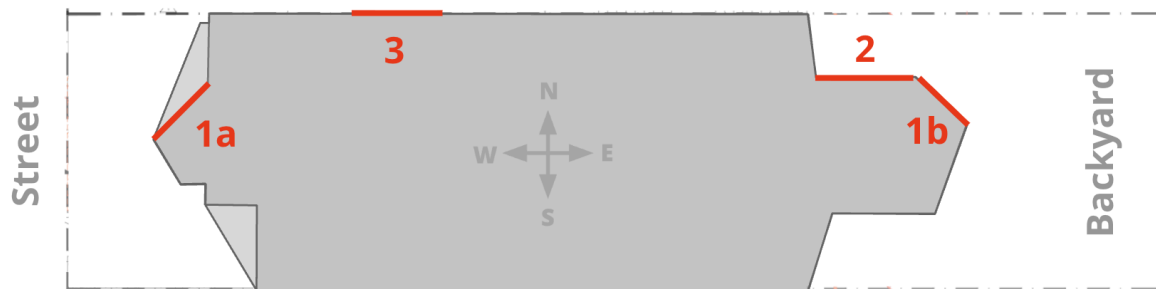
- Incorporate landscaping and privacy screens into the proposal.
- Develop window configurations that break the line of sight between houses.
- Use translucent glazing such as glass block or frosted glass on windows and doors facing openings on abutting structures.

We want to thank you, the Board, for your consideration and your time: We appreciate the opportunity to address our concerns in a way that can help us to maintain

peace of mind, and social 'norms', around privacy in our home. We respectfully ask that the permit be modified to mitigate these four privacy impacts:

- [Ask 1a](#) - Add vertical louvers to front bedroom window ('P1' on A3.04)
- [Ask 1b](#) - Add vertical louvers to back bedroom window ('K2' on A3.04)
- [Ask 2](#) - Add "adult height" privacy screening to the 2nd floor deck
- [Ask 3](#) - Modify the transparent wall ('W' on A3.04) to be obscured glass

Overview of the Permit that shows the for asks we have to mitigate privacy:



See the details of each ask on the following pages below.

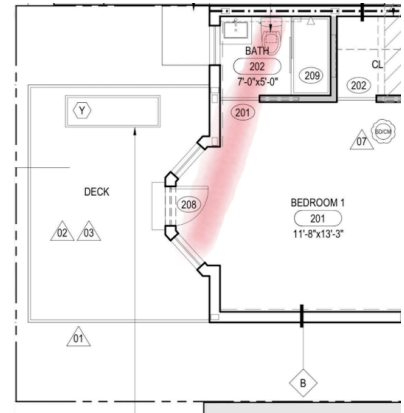
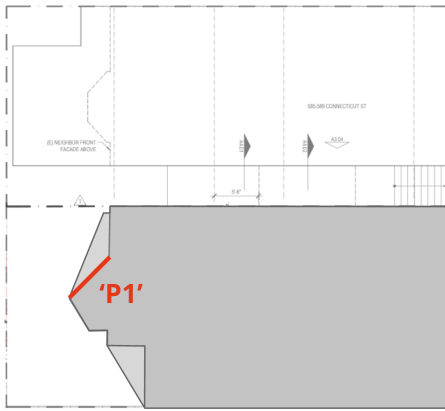
ASK 1a

Add vertical louvers to front bedroom window 'P1' on A3.04

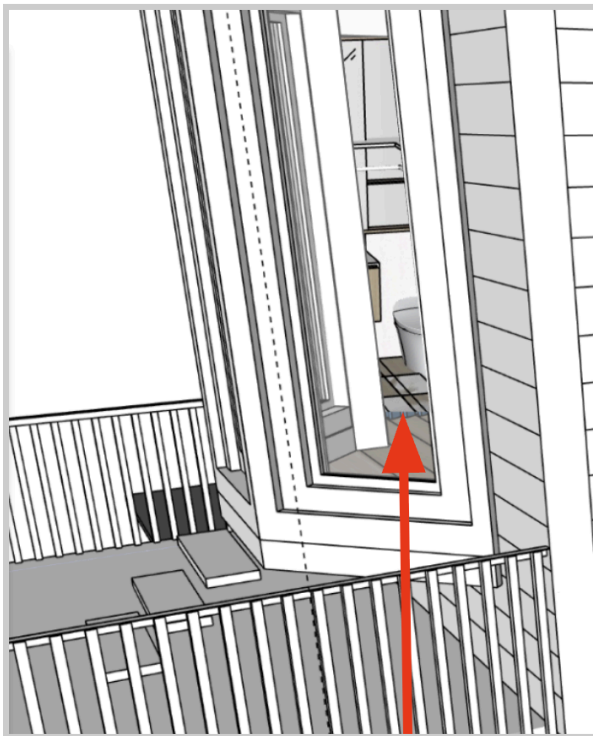
Windows on the 2nd floor West side of the property add a clear view between the top floor bedroom and our 4-year-old daughter's bedroom as seen below. See [Exhibit A](#) on page 10 for an example of louvers.

Overview of the area with request to change

The view into our house



The view into our house is our daughter's bathroom room and bedroom



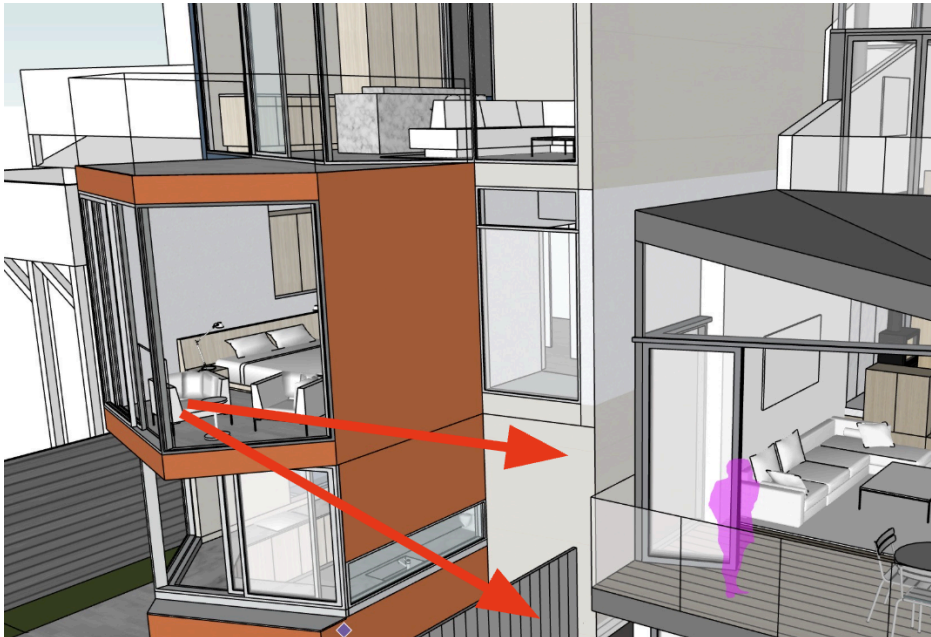
ASK 1b

Add vertical louvers to primary bedroom window 'K2' on A3.04

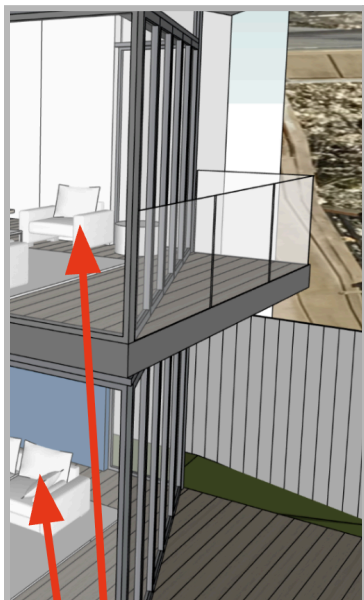
Windows on 2nd floor North East side of the property add a clear view between the top floor bedroom and our living room, downstairs room, as seen below. See [Exhibit A](#) on page

10 for an example of louvers.

The view of the sight line from our neighbors bedroom into two levels of our house



The first person view into our house is our main living room and downstairs bedroom



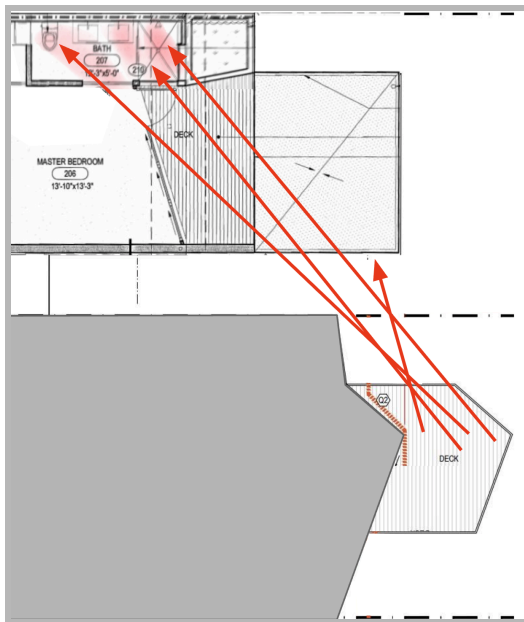
ASK 2

Add “adult height” privacy screening to the 2nd floor deck

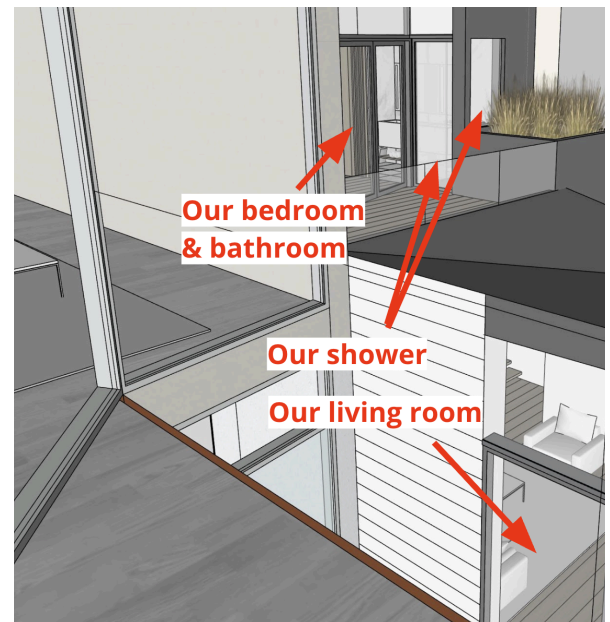
The deck on the East side 2nd floor provides clear views into our shower and bedroom. The deck also has clear views into our living room. We request a privacy screen on the North edge of the East 2nd floor deck.

Note: The main source of natural light for our shower is through the clear glass facing 589-591 Connecticut St. The East facing window in the shower is kept smaller and is expected to be protected by the planter on our deck which was placed to respect the privacy of our other neighbors on the North side. This design choice was recommended by our architect. The Permitted renovation continued to gain more line of sight to our shower the further they extended into the rear yard. This did not consider privacy.

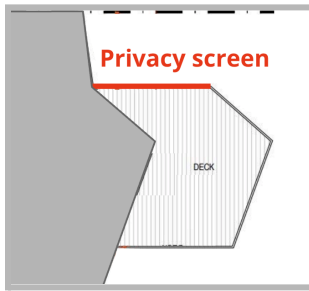
Overview of the area with the privacy concern



The view into our house



Area of request to change

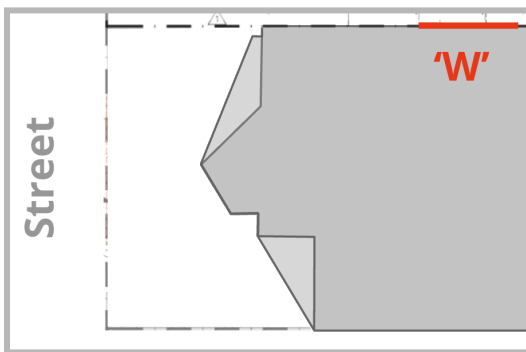


ASK 3

Modify the transparent wall ('W' on A3.04) to be obscured glass

A transparent wall has been added exposing an indoor courtyard to our property as seen on Exhibit B. This allows a clear line of sight between different parts of our property and two different bathrooms and a hallway on our neighbor's property in very close proximity.

Area of request to change



Overview of the area with the privacy concern

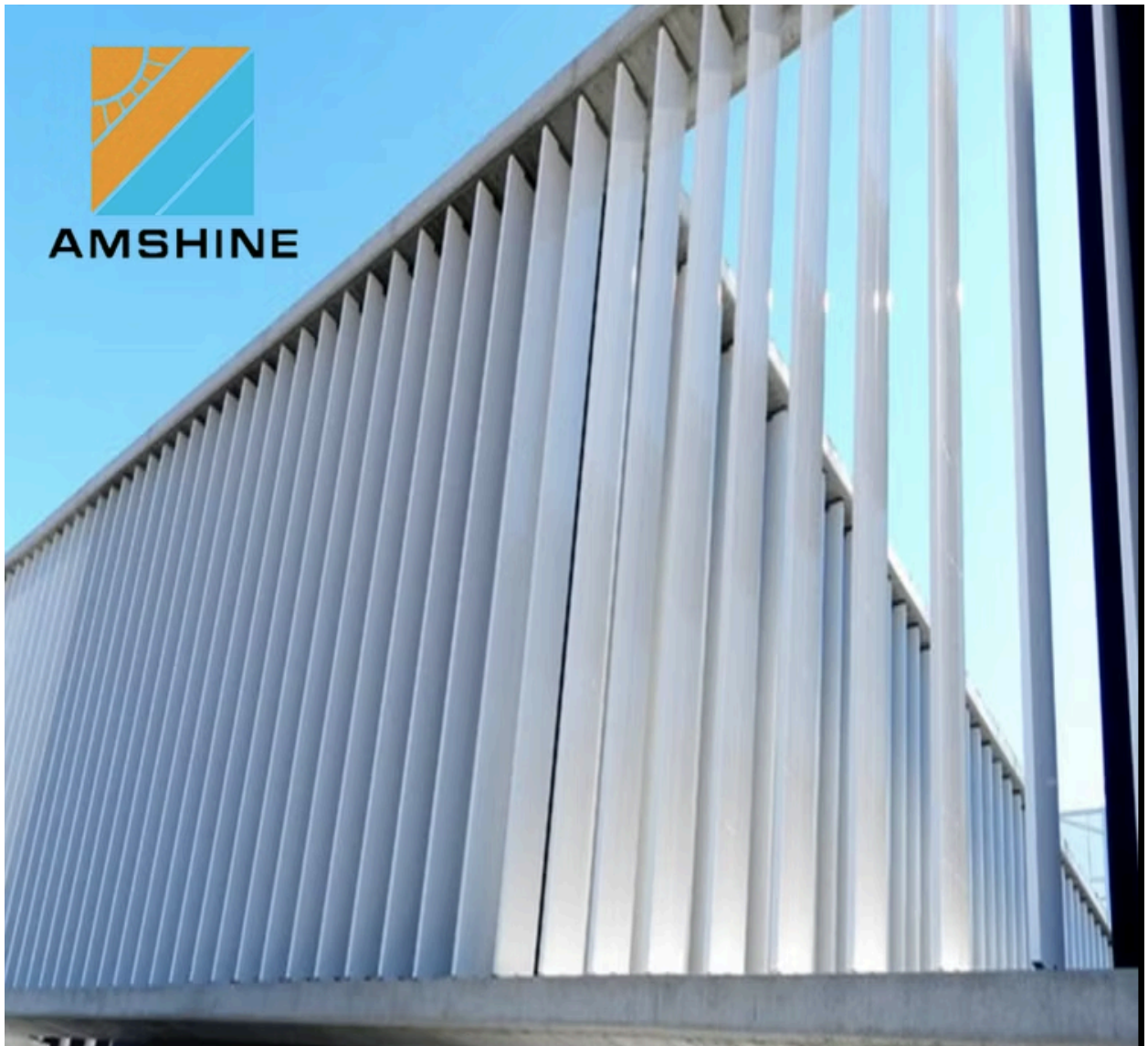


The view into our house



Exhibit A

An example of vertical louvers that can protect views and privacy.



BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

To: San Francisco Board of Appeals, 49 Van Ness Avenue, Suite 1475 (14th Floor), San Francisco, CA 94102

Re: **Respondent's Brief — Appeal No. 25-033, 589–591 Connecticut Street**

Dear President Trasviña and Commissioners,

Thank you for your time and consideration of our responses to the appellants brief addressing the concerns of the neighbors to the North, Jessica Myra and Mehmet Ozbek. We understand their privacy concerns as well as the stress and investment they are experiencing as they undertake a large scale renovation at 585 Connecticut Street. We understand that privacy protections are important, but it is also important to understand that San Francisco is a dense urban environment and that absolute privacy is impossible to achieve with large open expanses of glass free from window treatments, and that the proposed site conditions and view lines are no more intrusive than currently exist at and around the site. The appellants brief presents view lines from impossible perspectives and places idealized observers in locations that are not accessible on the plaintiff's property. Furthermore, viewpoints imagine that an observer would place themselves directly against the window glass and peer directly towards the appellant's property, which is not a realistic characterization of how residents use their homes or interact with fenestration elements where one is located a few feet from the glazing.

The Project sponsor is currently undergoing a redesign effort as the appeal to permit 202310239219 has brought to light that the proposed horizontal extension encroached into the 25% rear setback area and per the ZA must be brought back into compliance with sec 134 of the planning code or seek a variance to legalize the proposal. This is an unfortunate and painful realization as the original filing proposal from 23' was code compliant was revised during planning review to align with what the design team and project planner believed to be in line with the constraints reduction ordinances' 30' RH-2 code changes and a section 136 12' pop out. The project underwent

GBA Inc.

201 Noe Street San Francisco, CA 94114
P: 415.377.0425
F: 763.201.5400

neighborhood notification and no public comment was given.

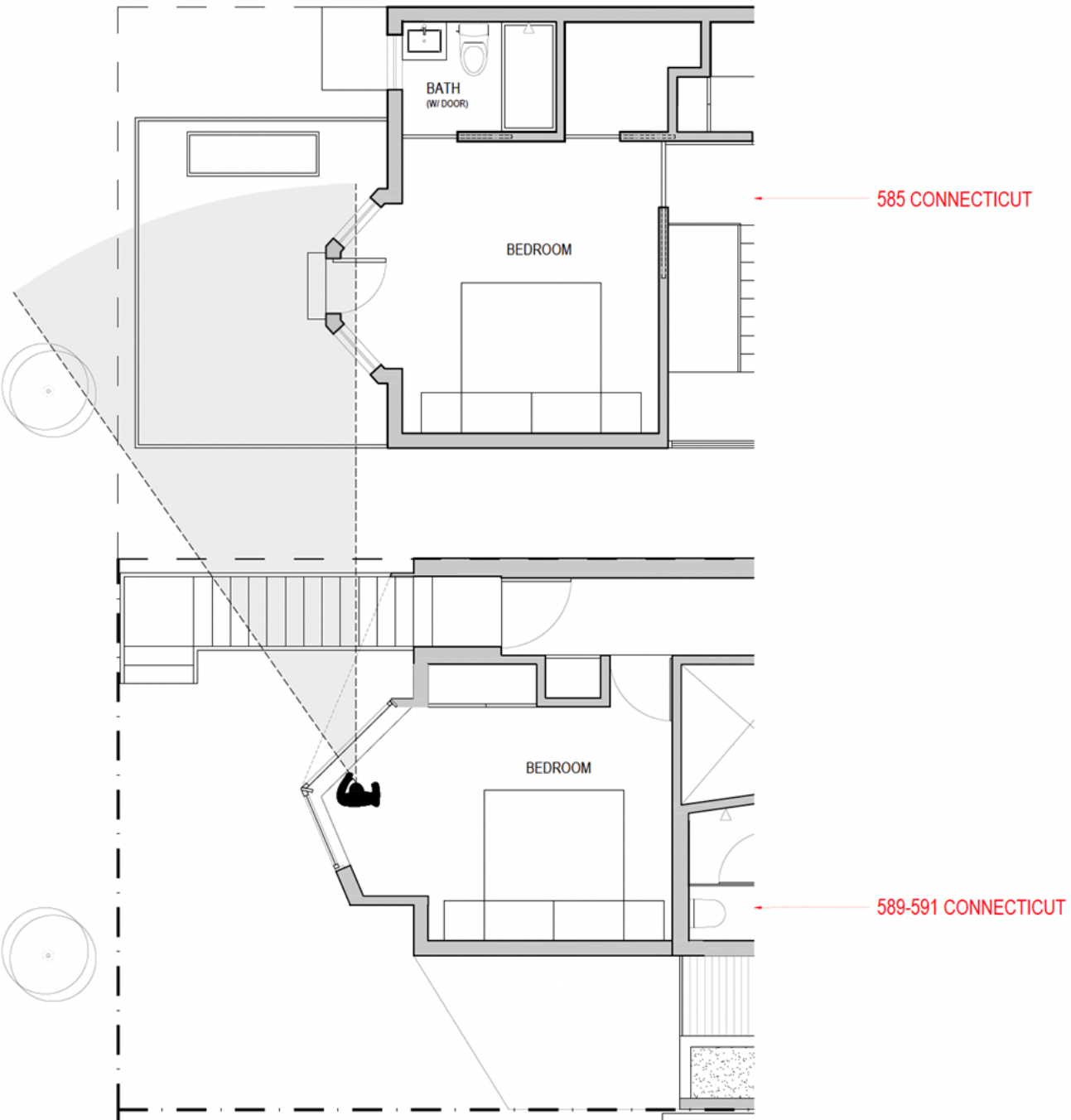
In July 2023, the project team sent out a neighbor pre-application meeting invitation including a Zoom link to adjacent neighbors, providing a forum for the group to review and discuss the proposed project at 589-591 Connecticut. The appellants at 585 Connecticut received the invitation and were not present at the meeting, while other neighbors attended and asked questions and provided feedback. After the meeting, 585 Connecticut did not make any attempt to reach out to 589-591 Connecticut during the planning review process. The 311 posting occurred at the front of the property in July 2024. Again, the sponsor did not hear anything from the neighbors at 585 Connecticut at that time.

We do understand that following the close of the notice period, some months later, the appellants attempted outreach, but the project sponsor was out of the country working abroad for an extended period.

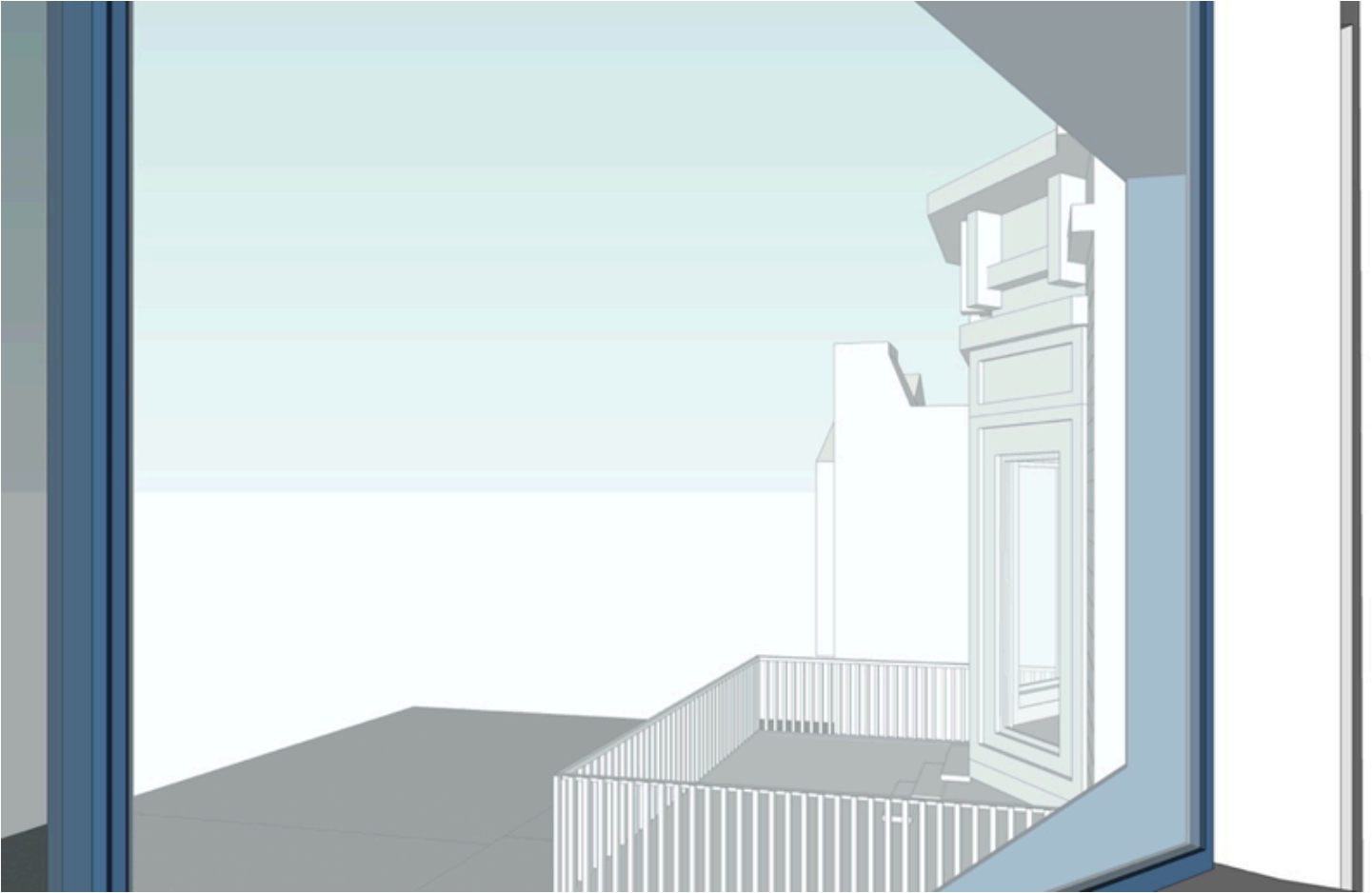
Below please find responses to each of the requests by the appellants in sequence.

ASK 1a: Add vertical louvers to front bedroom window ‘P1’

With regards to the window P1, the visibility from the bedroom at 589-91 C to the bedroom at 585C remains unchanged in the post remodel condition, with both of proposed remodels having bedrooms on the 2nd floor facing the street and both houses currently have bay windows facing the street, as it is traditional in SF. These bay windows can be found on many of the homes along Connecticut and have some visibility into existing bedrooms on the second floor as is common in the densely built SF Urban environment. The presence of vertical louvers on these features are uncommon, while interior window shades are a common approach for obtaining privacy where these conditions are undesirable to residents. We do not feel there is a precedent for putting louvers on the second floor bedroom window and would ask that we not have to add the louvers here.



Second floor plans of bedrooms facing Connecticut Street



589 Connecticut bay window view to scale toward 585 Connecticut. Very limited visibility into bedroom. No visibility into bathroom. On top of that, the bathroom has walls and a door.



Typical configuration of Front facades of homes along Connecticut Street contain bay windows



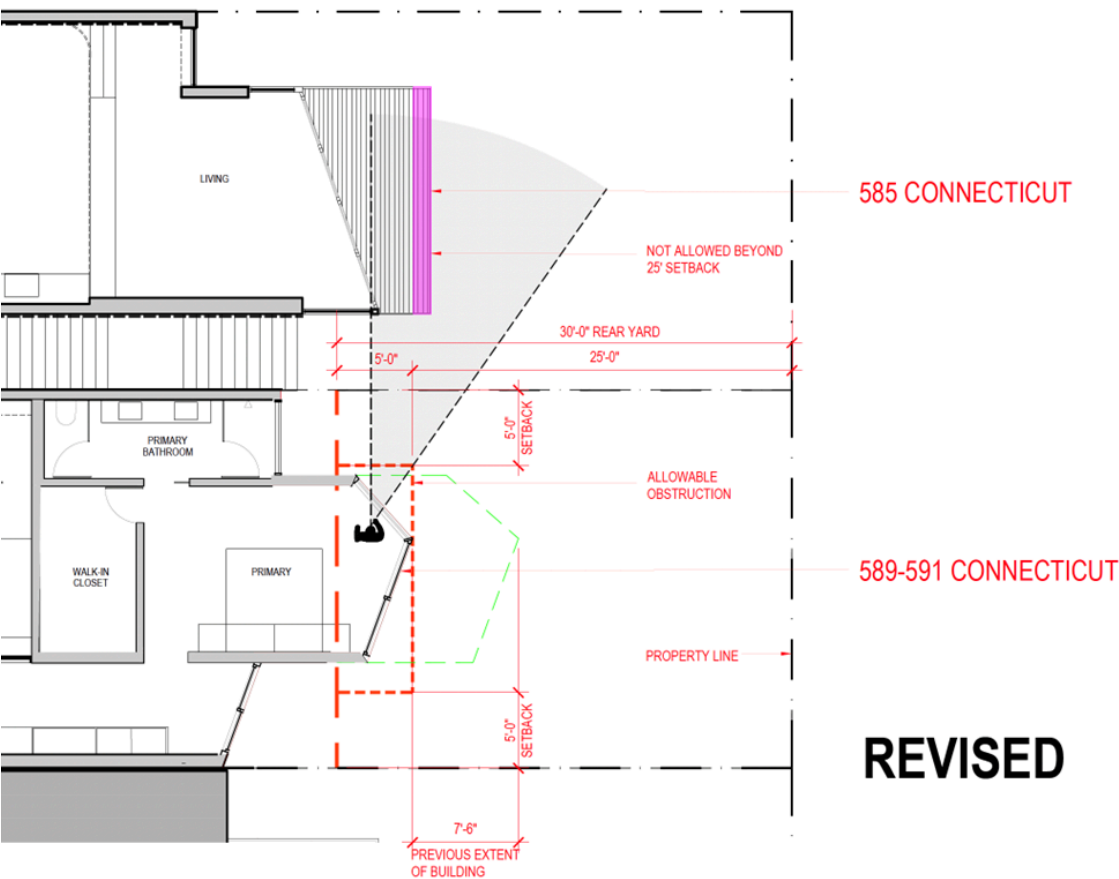
585 Connecticut front bay window



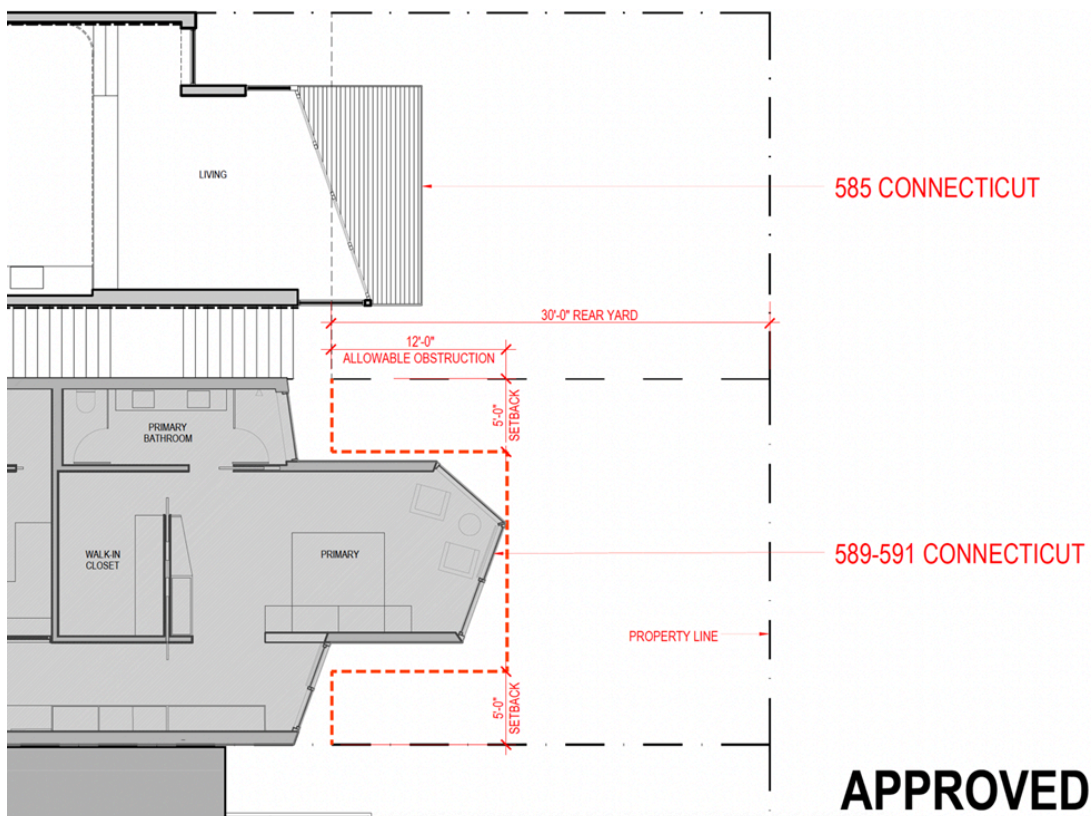
589-591 Connecticut front bay window

Ask 1b: Add vertical louvers to the primary bedroom window ‘K2’

Please note that a new floor plan is being designed to meet planning requirements which sets the rear façade back 7.5'. Both homes' remodels take advantage of views towards the East Bay and use bay windows and large expanses of glass to open up these views. 585 Connecticut has a façade that is 95% glazing and skewed to orient towards the view. 589-591 Connecticut has less glass with 80% glazing, which is skewed towards the eastern view and away from 585 Connecticut. As is illustrated in the below floorplan exhibit, the bedroom is oriented to the east and a solid wall protects the privacy of the living space at 585 Connecticut. In evaluating the alignment of 585 and 589 Connecticut it appears that the proposed new deck at 585 Connecticut encroaches 1'-2" into the 25% rear setback and similarly to 589-91 Connecticut will require revision.

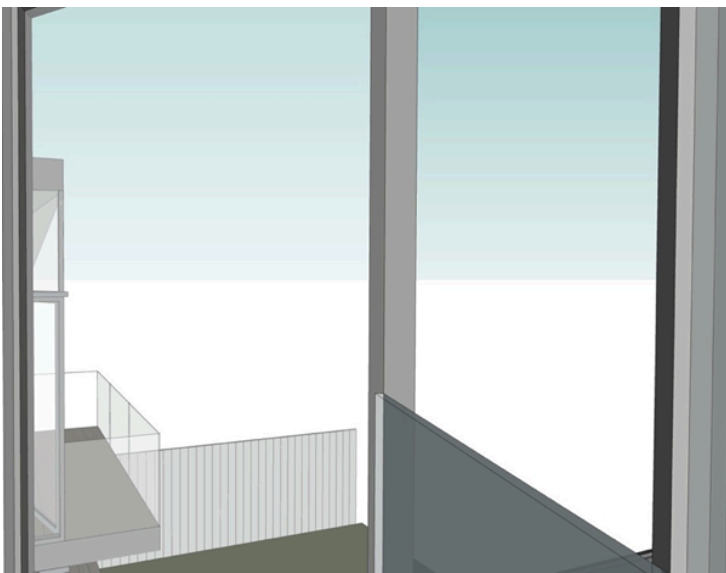


Revised first-floor plan.



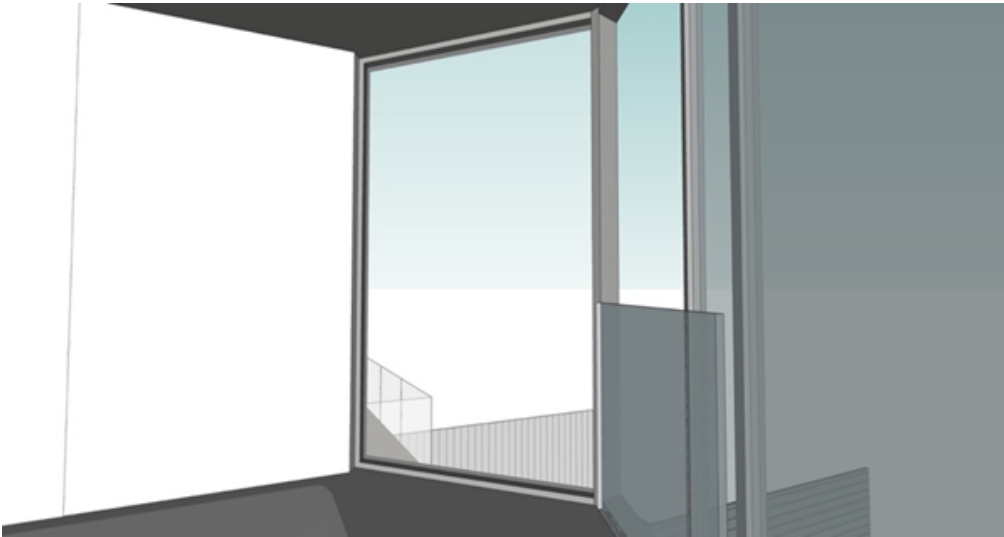
First-floor plan as currently approved under PA 202310239219

See views from the windows K2 in the primary bedroom at 589-591 Connecticut, taken right at the corner of the bay: there is a very limited view of the deck and living room corner of 585 Connecticut. See 3D view below



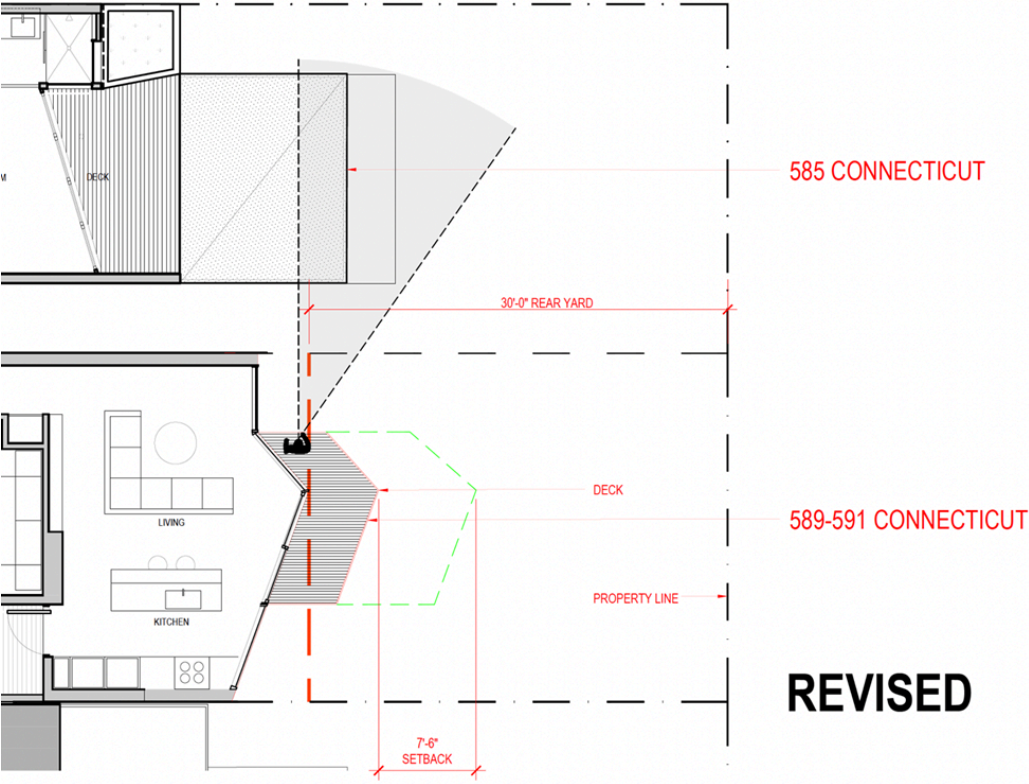
View from the window K2 in the primary bedroom at 589-591 Connecticut

If you step back a 1' to 2' feet from the corner, as is customary when looking out windows (an observer generally doesn't press their face to the window glass) there is absolutely no view into 585 Connecticut's living room and just a small corner view of 585 Connecticut's deck. So, there is no need for any louvers. See 3D view below

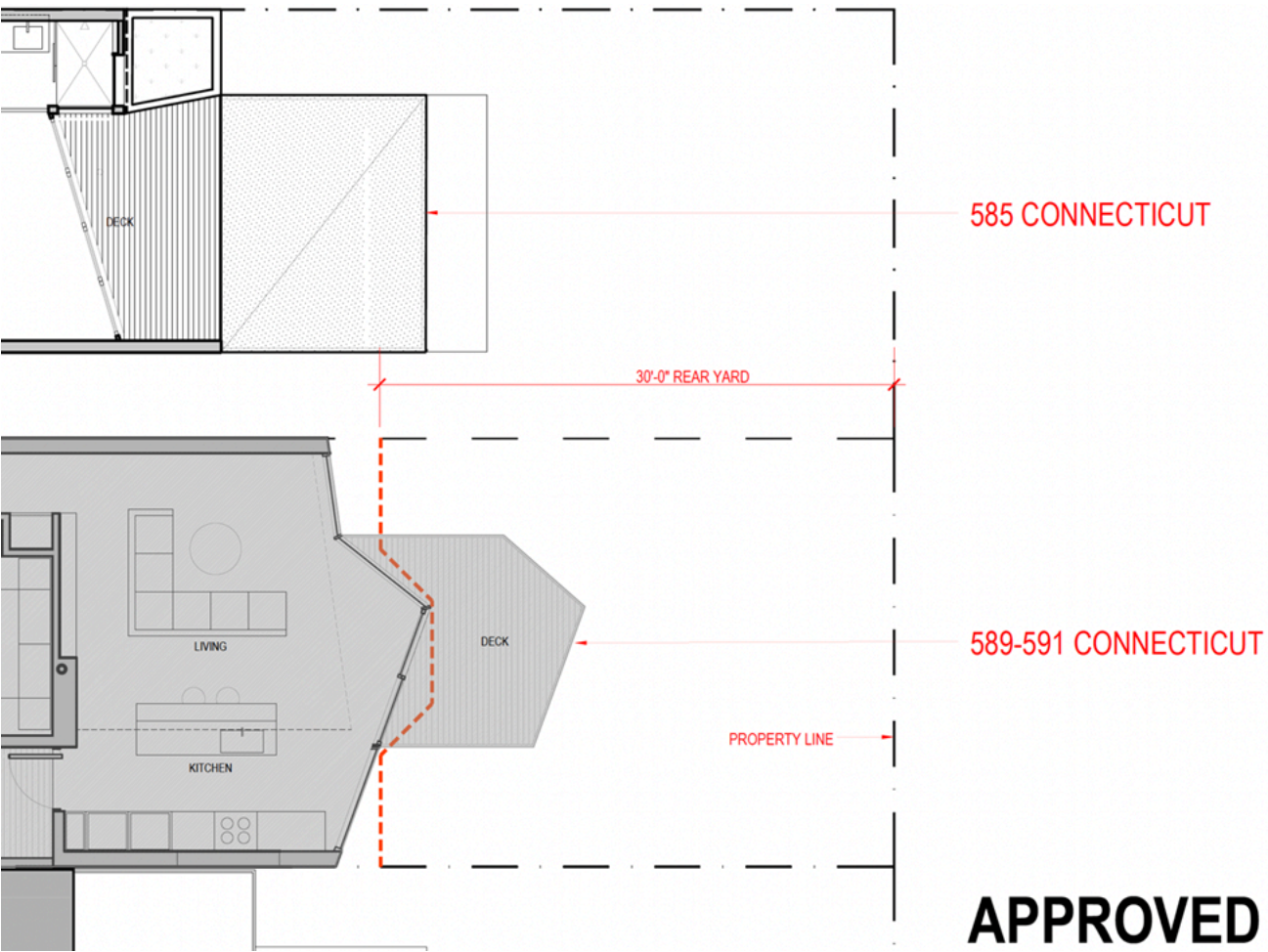
*View back 1-2' back from window K2 in the primary bedroom at 589-591 Connecticut***Ask 2: Add 'adult height' privacy screening to the second floor deck**

The new scheme that is being redesigned to meet planning requirements is set back 7.5'. As such, there are no views from the deck at 589-591 Connecticut into the Primary bedroom at 585 Connecticut. There are no views into the bedroom, bathroom or into the shower.

Please note the bay window at 579 Connecticut -highlighted in pink- can see into the living room and deck at 585 C. There are many bay windows and decks on the adjoining properties in the rear yard and none of them have adult height screening. Typically in San Francisco rear yards, decks and bays add much needed light and outdoor amenities to existing properties without requiring screening. As noted above this is a dense urban environment and these property owners are fortunate to have the level of privacy and exposure that these designs offer.



Revised second-floor plan.

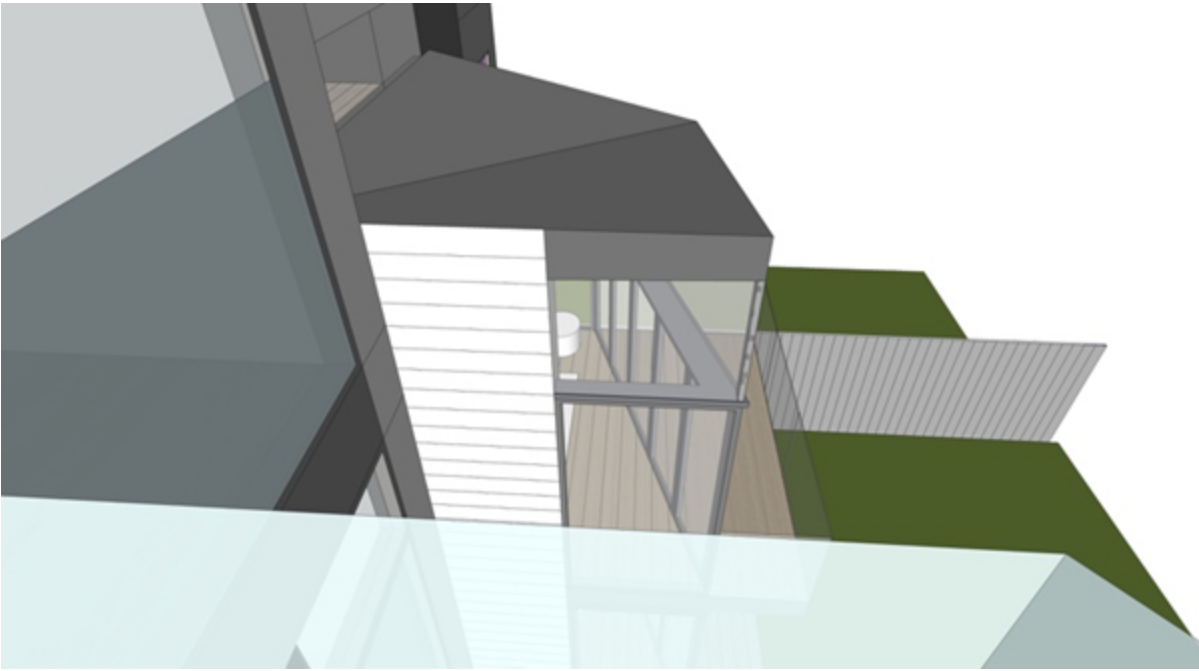


Second-floor plan as currently approved. See 3D view below



View from 589-591 Connecticut's second floor deck looking toward 585 Connecticut's primary bedroom.

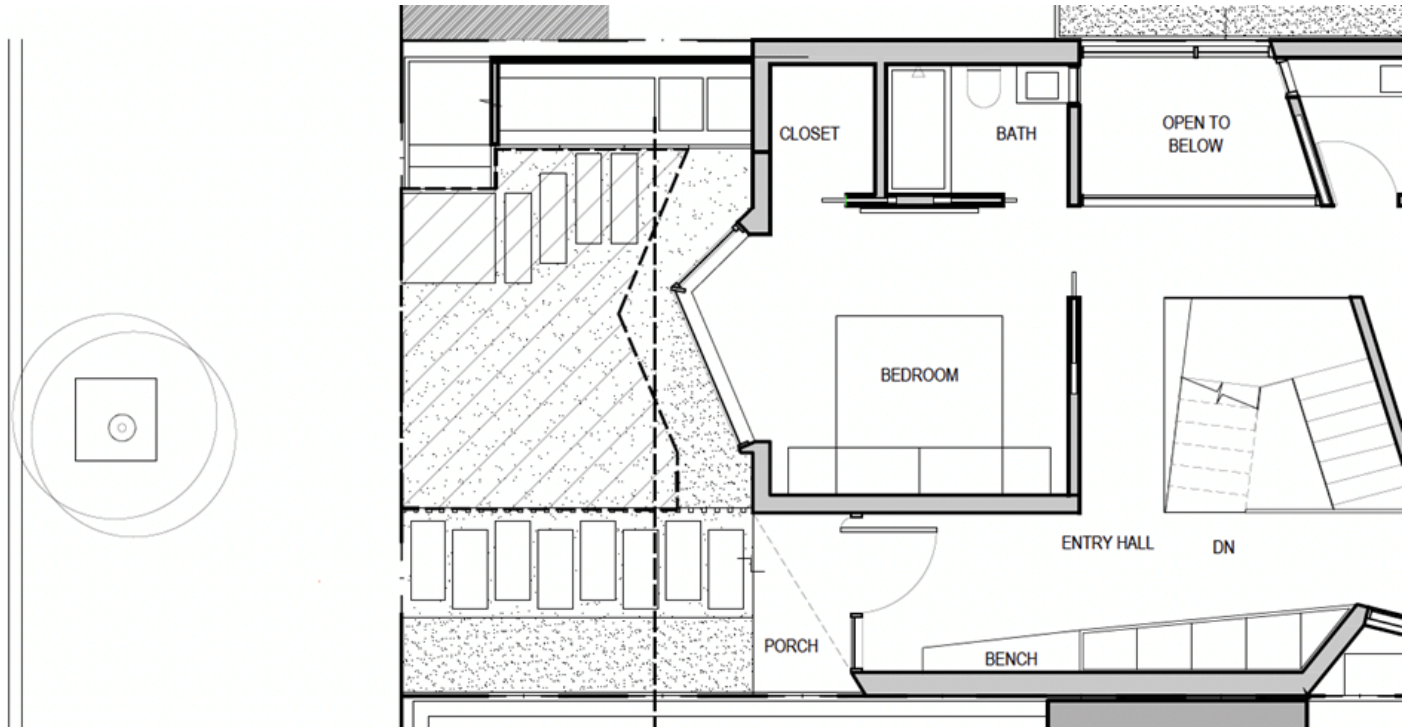
There is limited views into the living room and decks at 585 Connecticut from the top deck at 589-591 Connecticut. One suggestion for the owners of 585 C is to add screening to their windows-facing south towards 589 C-for optimum privacy. This screening would have the advantage of not impacting anyone's views from inside and from the two decks. See 3D view below.



View from 589-591 Connecticut's second floor deck looking toward 585 Connecticut's living room and deck.

Ask 3: Modify the transparent wall 'W' to be obscured glass

Transparent wall 'W' will be obscured.



First floor plan showing the transparent wall 'W' along the north property line.

In summary it is our belief that the future redesign efforts will address all reasonable concerns about privacy and that the design aligns with the patterns of development and level of privacy that can be expected in a dense urban environment. Further concerns about visibility into the appellant's home should be resolved with their own interior window treatments.

Thank you for your consideration.

Respectfully,
M. Corbin Jones
Sr. Associate, GBA Inc

A handwritten signature in black ink, appearing to read 'M. Corbin Jones', is written over a horizontal line.

BRIEF SUBMITTED BY THE PLANNING DEPARTMENT



BOARD OF APPEALS BRIEF

HEARING DATE: October 8, 2025

October 1, 2025

Appeal Nos.: 25-033
Project Address: 589-591 Connecticut Street
Block/Lot: 4100/021
Zoning District: RH-2 (Residential, House - Two-Family), Priority Equities Geography SUD
Height District: 40-X
Staff Contact: Corey Teague, Zoning Administrator – (628) 652-7328
corey.teague@sfgov.org

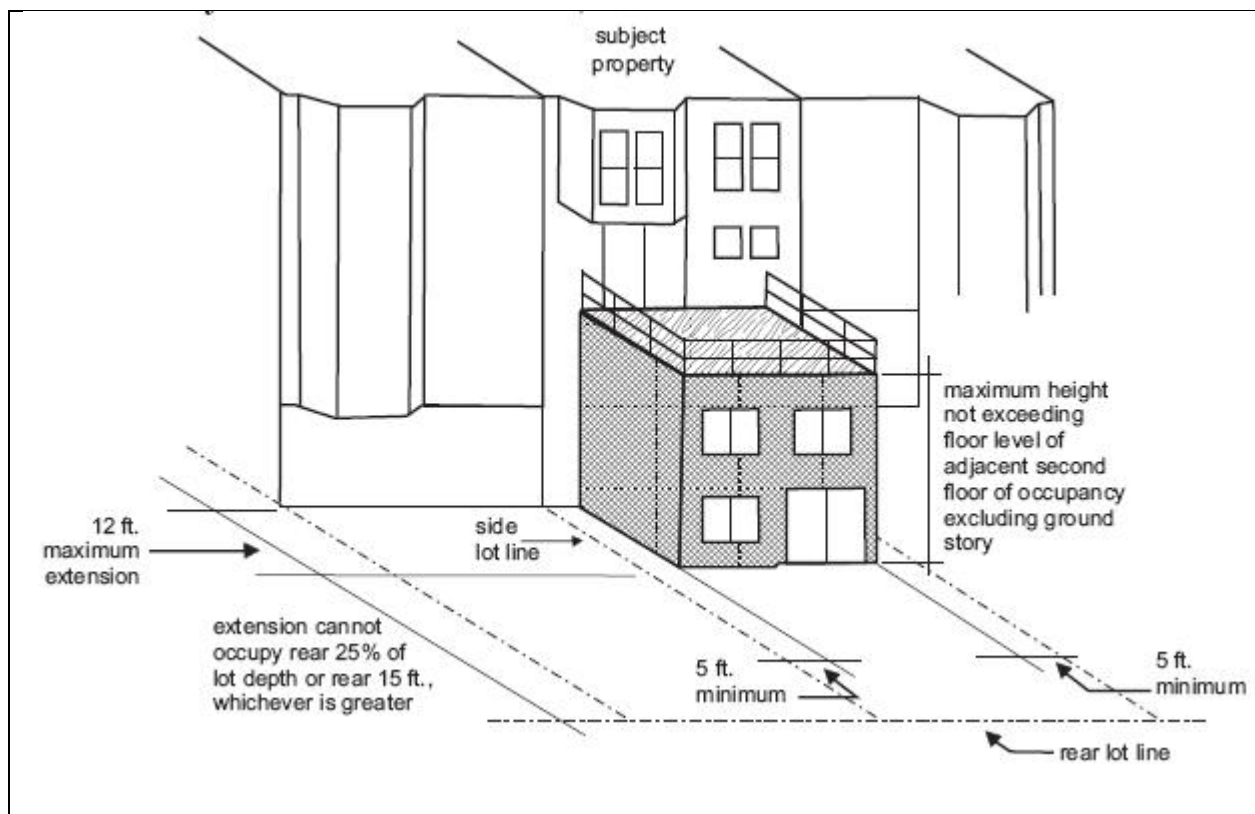
Background & Analysis

Building Permit No. 202310239219 was submitted on October 23, 2023. It was reviewed by the Planning Department and determined at that time to be consistent with the Planning Code and Residential Design Guidelines. Neighborhood notice was provided pursuant to Planning Code Section 311 between July 9th and August 8th, 2024. No request for Discretionary Review was filed and the Planning Department approved the permit on August 29th, 2024. However, the project underwent additional review and revisions and was re-approved by Planning on April 28th, 2025. The permit was eventually issued on August 18th, 2025.

However, upon the filing of this appeal, the permit was reviewed again and unfortunately found to be inconsistent with the Planning Code. Specifically, the proposal does not comply with the rear yard requirements of Planning Code Section 134 in two ways:

1. The subject lot is required to provide a rear yard equal to 30% of the lot depth, which is 30 feet for the subject lot. Planning Code Section 136(c)(25) allows for a 2-story “pop-out” to extend into the required rear yard if it meets all of the following requirements: 1) unobstructed 5-foot side setbacks must be provided, 2) the pop-out can extend no further than 12 feet into the required rear yard, and 3) no pop-out may extend into the rear 25% of the lot (see the Planning Code illustration in Figure 1, below). Due to the depth of this lot, any such pop-out can only extend an additional 5 feet into the required rear yard before it hits the rear 25%, which may not be obstructed. The subject permit approves a project that provides a full 12-foot deep pop-out that extends into the rear 25% of the lot, which is not permitted without obtaining a rear yard variance.

Figure 1 – Planning Code Section 136(c)(25) Illustration



2. Planning Code Section 136(c)(3) also allows bay windows to project up to 3 feet into the required rear yard, with other dimensional requirements. One of those requirements is that minimum head room of at least 7 feet 6 inches be provided below any bay window. The subject permit approves a project that provides a bay window directly atop the pop-out, but without providing the required 7 feet 6 inches of head height, which is not permitted without a variance.

Given the information above, the subject permit was issued in error and the appeal must either be 1) granted so that the permit may be modified to be compliant with the Planning Code, or 2) continued or revoked to allow the permit holder to go through a variance process for the proposed project (or a modified version). Either scenario will impact the rear of the building in a manner that may address privacy concerns raised by the Appellant. However, as proposed, the project was determined to be consistent with the privacy provisions of the Residential Design Guidelines, in part due to the 5-foot side setbacks and the angle of the windows.

Conclusion

Pursuant to the information provided above, the Planning Department respectfully requests that the appeal be heard, but then continued to allow the permit holder to take the necessary steps to bring the project into compliance with the Planning Code (either through revision, or variance).

cc: Jessica Myra and Mehmet Ozbek (Appellants)
Eric Hole (Permit Holder), c/o M. Corbin Jones (Agent for Permit Holder)
Joe Ospital (Department of Building Inspection)

BRIEF SUBMITTED BY DBI



Board of Appeals Brief

Hearing Date: October 08, 2025

October 08, 2025

Appeal #: 25-033
Permit: 2023-1023-9219
Project Address: 589/91 Connecticut Street
Block/Lot: 4100/021
DBI contact: Joseph Ospital, Senior Building Inspector. 628-652-3546,
Joseph.ospital@sfgov.org

Site Permit description: Remodel of existing 2-unit building including a horizontal addition at the rear, conversion of the existing unconditioned basement to habitable space, expansion of a portion of the 1st floor to accommodate a new entry for the lower unit, and upgrade the building systems.

The Site Permit before the Board this evening is Permit Application 2023-1023-9219. This site permit application was submitted for the alteration and horizontal addition at 589/91 Connecticut Street.

This project was reviewed, and signed off by SFDDBI, SFFD and all other required City agencies. The Department of Building Inspection believes that this project complies with all Building Code requirements, and was properly reviewed and approved.

Conclusion: Because this project complies with all applicable Building Code requirements, DBI contends the permit was properly reviewed and approved and therefore the permit be upheld and the appeal denied.

Joseph Ospital, Senior Building Inspector.

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



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

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

Architect:

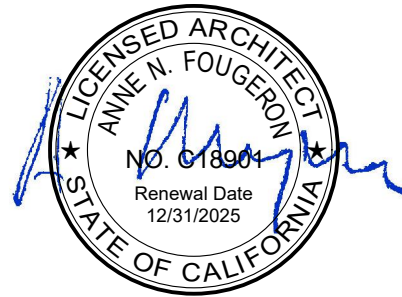
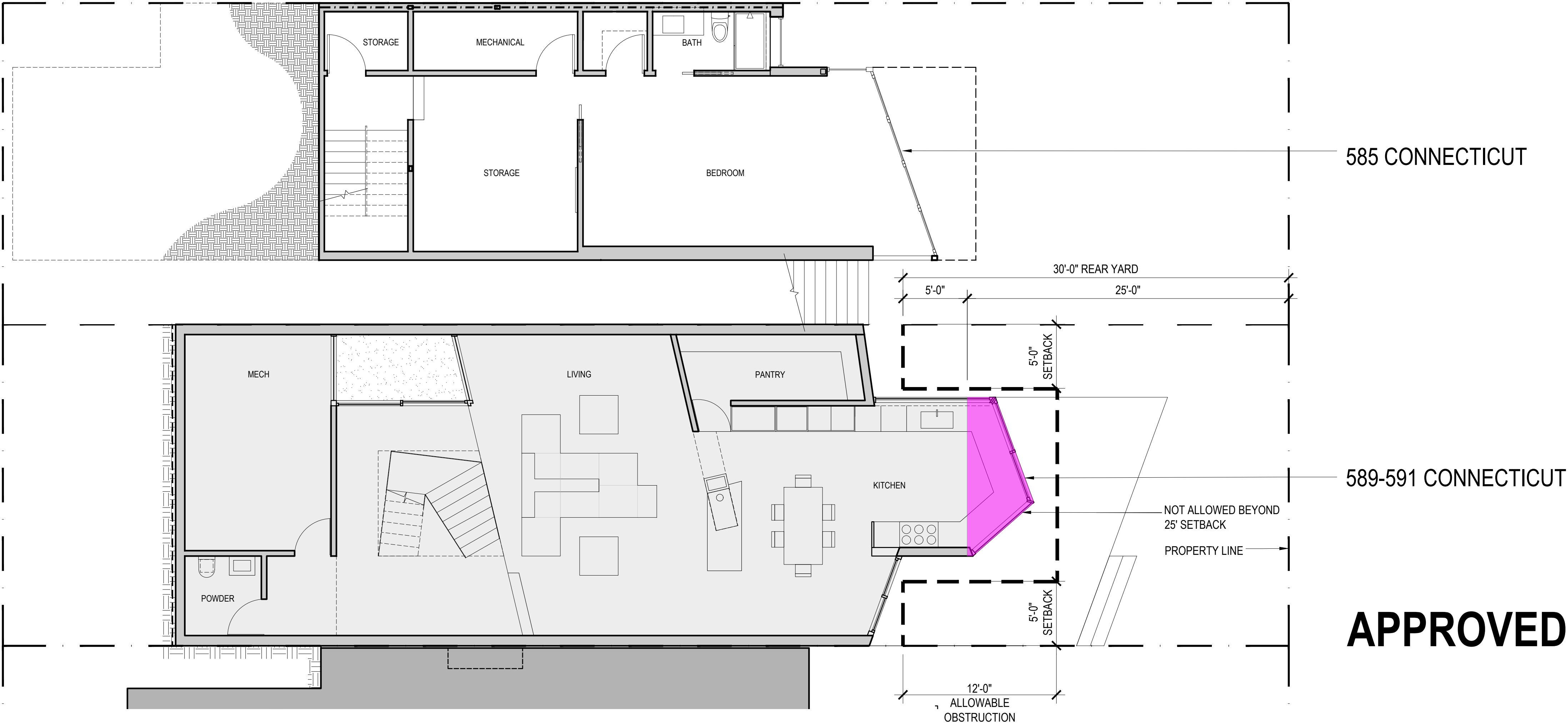
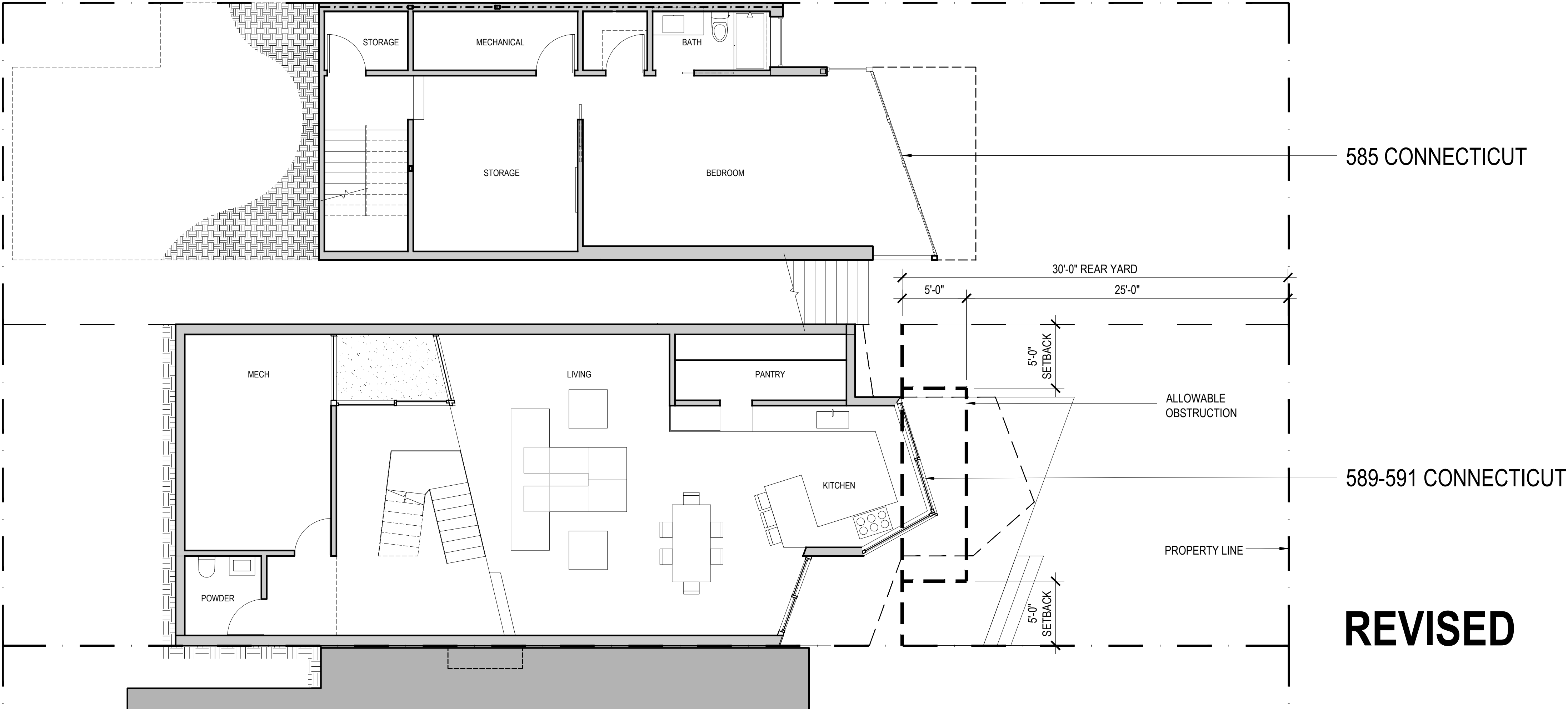
Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

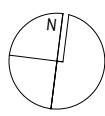
Client:

Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107



No.:	Date:	Issue:
	10.07.2025	Appeal Hearing

BASEMENT PLAN



A2.01

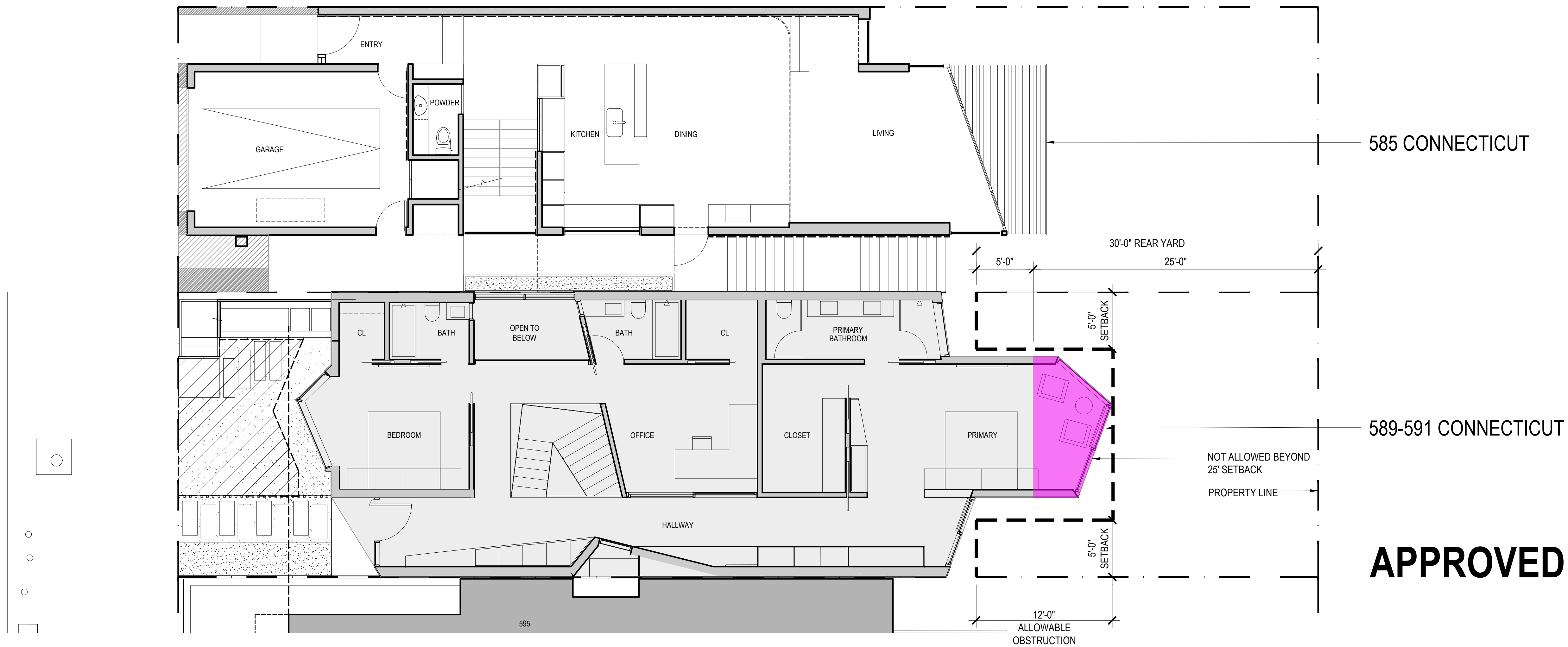
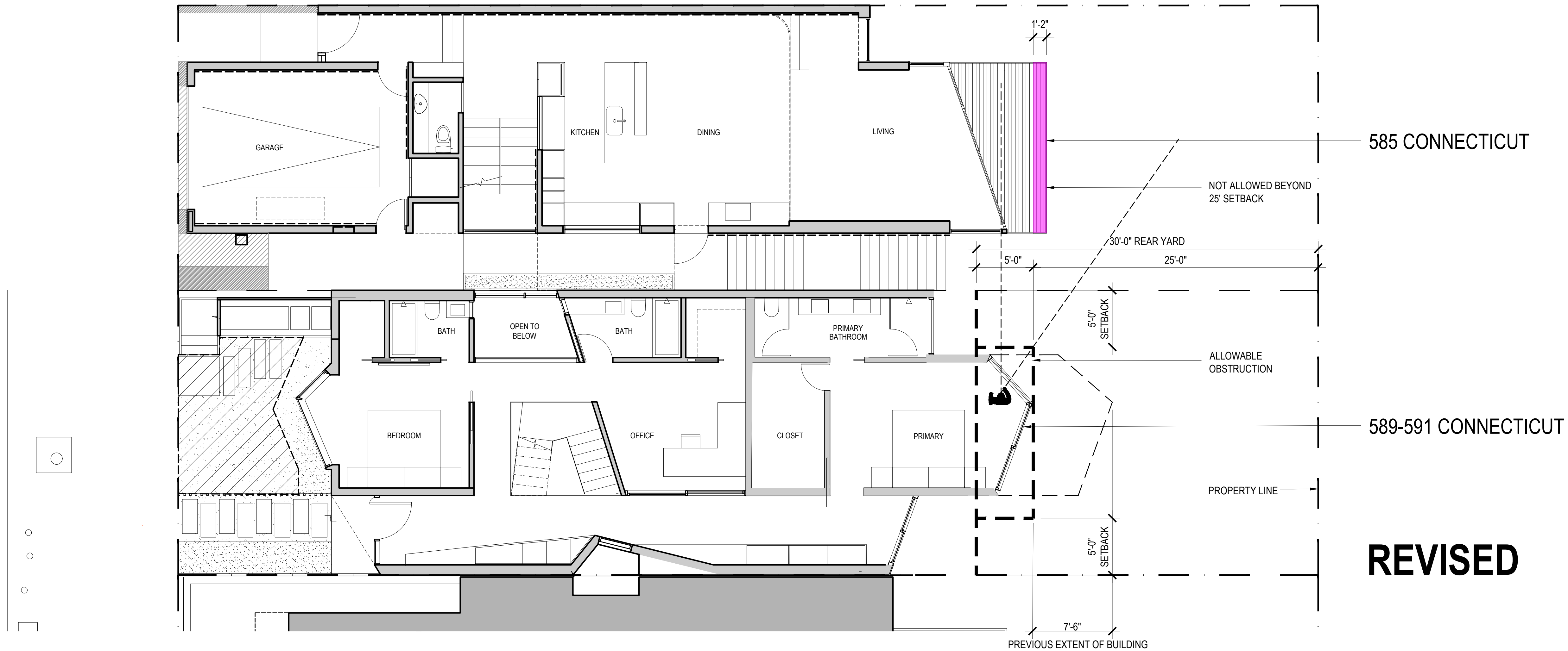
Scale: 3/16" = 1'-0"

Architect: Fougeron Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougeron.com

HOLE RESIDENCE

589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107



No.: Date: Issue:
10.07.2025 Appeal Hearing

FIRST FLOOR PLAN

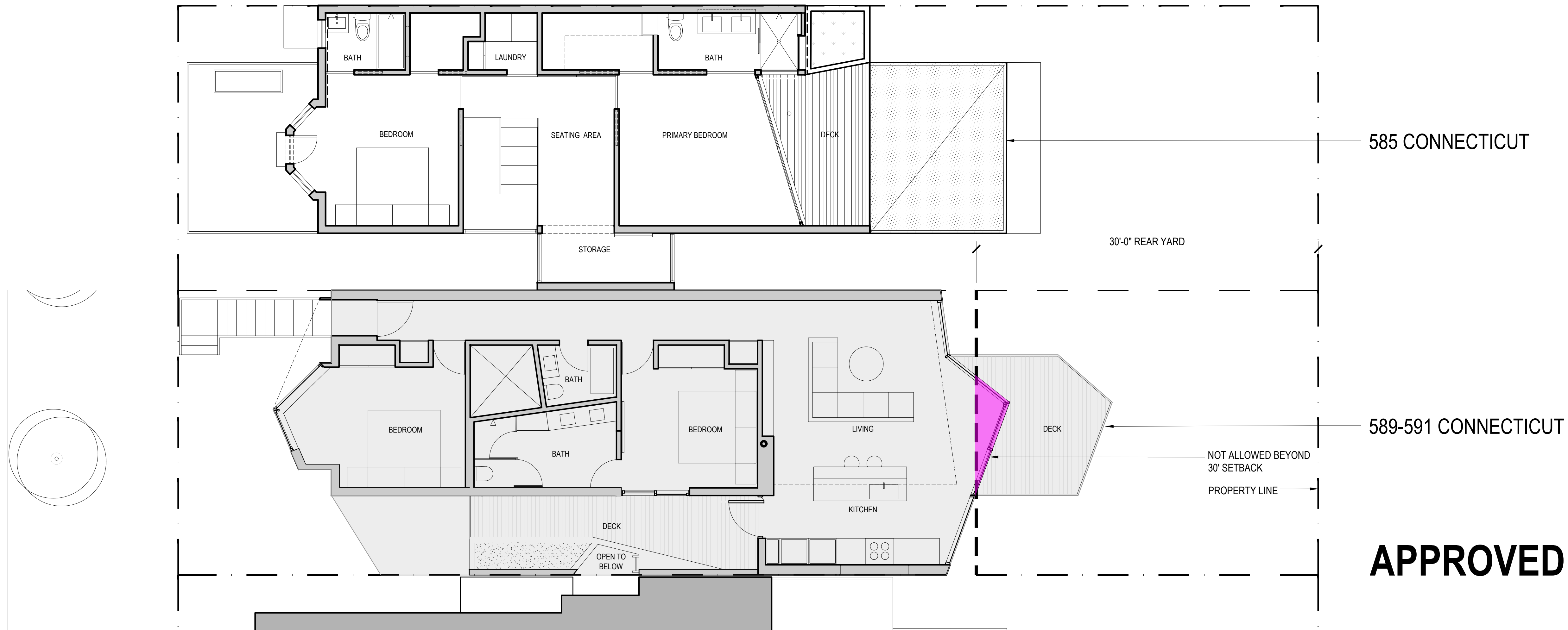
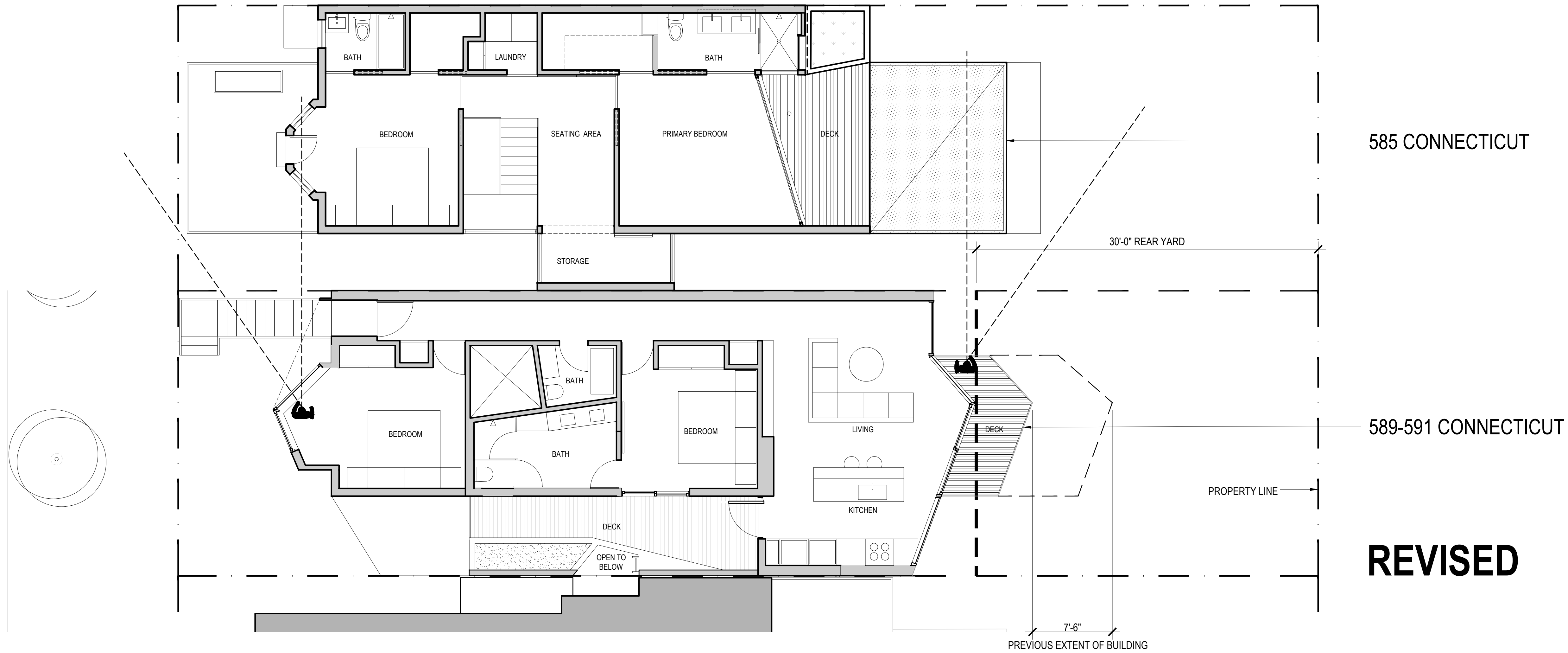
A2.02

Scale: 3/16" = 1'-0"

Architect: Fougerson Architecture
521 Francisco Street
San Francisco, CA 94133
415.641.5744
Registration: C18901
anne@fougerson.com

HOLE RESIDENCE
589-591 Connecticut St
San Francisco, CA 94107

Client: Eric Hole and Jane Wang
589-591 Connecticut St
San Francisco, CA 94107



No.: Date: Issue:
10.07.2025 Appeal Hearing

SECOND FLOOR
PLAN

A2.03

Scale: 3/16" = 1'-0"

Project name: Hole
Project No.: 20226
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