

# BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of  
MATTHEW GEIS and SANDRA GROOM, )  
Appellant(s) )  
vs. )  
DEPARTMENT OF BUILDING INSPECTION, )  
PLANNING DEPARTMENT APPROVAL Respondent )

Appeal No. **25-055**

## **NOTICE OF APPEAL**

**NOTICE IS HEREBY GIVEN THAT** on December 4, 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 26, 2025 to Jason O'Connor, of an Alteration Permit (revision to Permit Application No. 202506309746; full in-kind replacement of the existing rear deck located in the rear yard setbacks per SF Planning Code Section 188.1; minor floor layout and structural modifications; update the heating to a boiler for radiant floor heating and domestic water heating) at 678 Vermont Street.

**APPLICATION NO. 2025/11/24/0260**

**FOR HEARING ON January 28, 2026**

Address of Appellant(s):

Address of Other Parties:

Matthew Geis and Sandra Groom, Appellant(s)  
c/o Andrew Catterall, Attorney for Appellant(s)  
Zacks & Freedman P.C.  
180 Montgomery Street, Suite 1950  
San Francisco, CA 94104

Jason O'Connor, Leanne O'Connor, Permit Holder(s)  
c/o Alex Santos, Agent for Permit Holder(s)  
Altos Engineering  
1865 Golden Gate Avenue # 2  
San Francisco, CA 94115



Date Filed: December 4, 2025

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

**PRELIMINARY STATEMENT FOR APPEAL NO. 25-055**

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I / We, **Matthew Wayne Geis and Sandra Groom**, hereby appeal the following departmental action: **ISSUANCE of Alteration Permit No. 2025/11/24/0260** by the **Department of Building Inspection** which was issued or became effective on: **November 26, 2025**, to: **Jason and Leanne O'Connor**, for the property located at: **678 Vermont Street**.

**BRIEFING SCHEDULE:**

Appellants' Brief is due on or before: 4:30 p.m. on **January 8, 2026, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: [boardofappeals@sfgov.org](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org) [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org) and [alex@altosengineer.com](mailto:alex@altosengineer.com)

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **January 22, 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](mailto:boardofappeals@sfgov.org), [julie.lamarre@sfgov.org](mailto:julie.lamarre@sfgov.org), [corey.teague@sfgov.org](mailto:corey.teague@sfgov.org), [joseph.ospital@sfgov.org](mailto:joseph.ospital@sfgov.org) [andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org) [acatterall@zulpc.com](mailto:acatterall@zulpc.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 28, 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](mailto:boardofappeals@sfgov.org). Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

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

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

See attachment to the Preliminary Statement of Appeal.

**Appellant or Agent:**

Signature: Via Email

Print Name: Andrew Catterall, attorney for appellants



December 3, 2025

San Francisco Board of Appeals  
49 South Van Ness Avenue  
Suite 1475  
San Francisco, CA 94103  
boardofappeals@sfgov.org

Via US mail and personal delivery

Re: Appeal for Building Permit No. 02511240260  
678 Vermont Street, San Francisco

Dear Board of Appeals:

On behalf of appellants Matthew Wayne Geis and Sandra Groom, owners of 674 Vermont Street, we are hereby appealing the decision of the San Francisco Department of Building Inspection's to issue building permit No. 02511240260, for the property located at 678 Vermont Street, San Francisco.

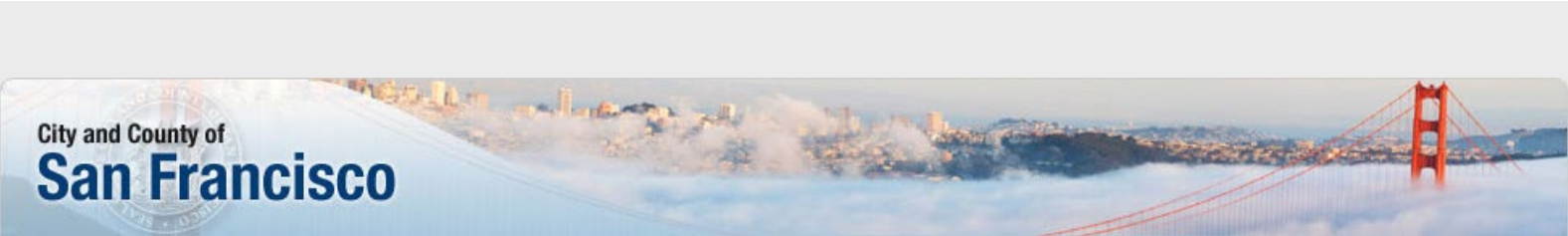
The appeal is based on the following grounds: Permit No. 02511240260 is a revision to Permit No. 202506309746. Permit No. 202506309746 was issued on July 11, 2025 and included "REAR DECK REPAIR (NOT TO PROCEED 50%)." Prior to the issuance of Permit No. 02511240260 on November 26, 2025, permit holder had already destroyed 100 percent of the deck and was proceeding with building an entirely new deck. Permit holder exceeded the scope of the original permit and now seeks to justify that under a new permit, which seeks to "full in kind replacement of existing rear year deck located in rear yard setback per sf planning code 188.1."

Appellants request that the subject permit be revoked and that Permit Holder be required to seek and justify variances under the law applicable at the time the work completed was fraudulently permitted and completed.

Very truly yours,

A handwritten signature in black ink, appearing to read "Andrew Catterall", is written over a horizontal line.

Andrew Catterall,



City and County of  
**San Francisco**

[Home](#)



Welcome to our Permit / Complaint Tracking System!

Permit Details Report

**Report Date:** 12/4/2025 9:20:01 AM

Application Number: 202511240260

Form Number: 8

Address(es): 4028 / 001G / 0 678 VERMONT ST

Description: revision to 202506309746. full in kind replacement of existing rear year deck located in rear yard setback per sf planning code 188.1. minor floor layout and structural modifications. Update heating to boiler for radiant floor heating and domestic water heating.

Cost: \$12,000.00

Occupancy Code: R-3

Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
11/24/2025	TRIAGE	
11/24/2025	FILING	
11/24/2025	FILED	
11/26/2025	APPROVED	
11/26/2025	ISSUED	

Contact Details:

Contractor Details:

License Number: OWN

Name: OWNER 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		11/24/25	11/24/25			11/24/25	MOK CALVIN	Administrative	
CP-ZOC		11/24/25	11/24/25			11/24/25	DONG MAGGIE	Approved	11/24/25: Full in-kind replacement on noncomplying deck within rear yard per Planning Code Section 188.1. Alter previously approved stairs to roof deck and sliding doors at rear. -MD
BLDG		11/25/25	11/25/25			11/25/25	HU CLAIRE	Approved	Approved OTC
MECH		11/26/25	11/26/25			11/26/25	TAN (PETER) JIA JIAN	Approved	
CPB		11/26/25	11/26/25			11/26/25	BROWN JANA E	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](#).

APPELLANT(S) DID NOT SUBMIT A BRIEF

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

Dear Members of the San Francisco Board of Appeals,

## **I. Introduction**

We submit this letter in response to the appeal filed by the owners of 674 Vermont Street regarding Building Permit No. 025/11/24/0260 for our property at 678 Vermont Street.

The core allegation in the appeal, that we demolished and rebuilt 100% of the rear deck prior to issuance of the revised permit, is incorrect.

## **II. Statement of Facts**

### **A. Permit Compliance**

Prior to the issuance of Permit No. 025/11/24/0260, less than 50% of the deck repair work had been completed, consistent with the scope allowed under the earlier permit (see Exhibit A). The remaining portion of the work was not performed until after the revised permit was issued on November 26, 2025 (see Exhibit B). At all times, work was performed in accordance with approved plans and applicable building and planning codes. No work was performed outside the scope of permitted approvals. The revised permit properly addressed the remaining work and reflects the scope reviewed and approved by the DBI and Planning Department.

### **B. Threats to Stop Work**

We would also like to provide relevant context regarding the appeal. In July 2025, we received a letter from appellants' attorney prior to the start of any



construction work (attached as Exhibit C) stating that unless we agreed to multiple demands related to our project, the appellants would appeal our permit and seek to halt construction. In an effort to act in good faith we agreed to some of their requests and chose not to infill a lightwell on the side of our property adjacent to theirs, preserving light and ventilation for their home even though this decision reduced our buildable square footage. This decision was made completely out of goodwill and benefits them, not us in any way. Despite these good-faith efforts, the appeal was ultimately filed as previously threatened.

We have consistently made efforts to act as considerate and cooperative neighbors. Notably, the appellants themselves maintain a deck located directly on the shared property line (see exhibit E), facing into our bathroom and bedroom windows. Rather than pursue enforcement or raise issues related to setbacks or fire separation, we chose a cooperative and non-adversarial approach by installing privacy film on our windows and refraining from filing any complaint with the DBI. We note that this deck also contains a propane barbecue and a tankless water heater located at or near the property line, conditions that we have not raised with the City despite our own safety concerns, further reflecting our intent to avoid enforcement actions and act in good faith. Additionally, this deck has a By contrast, during our permitted remodel, the appellants sought to use this process as an opportunity to challenge and seek the removal of long-existing windows

located on the property line—windows that predated our ownership and had never previously been questioned. This further suggests an attempt to leverage the appeal process to advance unrelated property improvements, resulting in an unfair burden on us despite our full compliance with City approvals.

### **C. Professional Oversight**

The DBI inspector visited the site prior to the commencement of the initial 50% deck repair work and again after that work was completed under the original permit, and at that time expressed satisfaction with the work performed. Only after the revised permit was issued did we proceed with the remaining repair work, completing a full repair in kind as allowed. The DBI inspector also visited the site again during the week of January 19, 2026, reviewed the completed deck work under the revised permit, and confirmed that the work was satisfactory and consistent with the approved permit.

### **D. Importance of the Rear Deck to the Livability of the Home**

The rear deck is an important part of our home. Given the limited interior square footage, it provides essential outdoor space, access to sunlight, and livability. We invested significant time and resources into materials, labor, and associated elements, including the bifolding door that connects the interior to the deck, with the intention of responsibly improving our home while fully complying with City approvals.

We are a young, hard-working couple who saved for many years to purchase this home, which represents a major milestone for us and something we have looked forward to for a long time. Our intention has always been to make this our long-term primary residence. We get along well with our other neighbors and have taken care to keep them informed, including walking them through the building to show our progress. While we have experienced ongoing challenges with the appellants since starting our remodel, our focus throughout this process has been to follow all City requirements, act in good faith, and complete our project responsibly and lawfully.

**E. In-Kind Repair to Improve Safety and Code Compliance**

The rear deck has existed in its current location for many years, and the scope of work does not increase the deck or alter its size in any way; rather, the scope of the project is limited to an in-kind repair intended solely to bring the existing structure up to current safety and structural standards. As reflected in the photographs included as Exhibit A, the existing railings and decking materials were deteriorated and not compliant with current safety standards, creating a potential hazard. The work performed brings the deck into compliance with applicable building codes and results in a structure that is significantly safer than its prior condition.

**F. Pattern of Harassment During Permitted Construction**

Since the commencement of demolition and construction activities, we have experienced ongoing and persistent interference from the appellants that has gone well beyond ordinary neighbor concerns. Notably, the appellant filed a complaint with the City approximately one hour after demolition work first commenced on the property, before any substantive work had occurred. This conduct has included repeated complaints to the City, confrontational behavior toward our subcontractors, and inappropriate interactions with professionals lawfully present on site, including Norcon special inspectors. On multiple occasions, the appellant has shouted at workers and created a hostile environment during permitted construction activities. The appellants have also refused to allow reasonable access to their property, including access to their roof, which was necessary to properly waterproof the shared side of our building and complete required exterior siding work. We contacted the appellants several months ago to request this access and received no response. We also possess video documentation showing the appellant climbing a ladder to look into our property during construction and engaging in repeated harassment of both us and our workers (See exhibit D). This pattern of conduct suggests that the appeal is not rooted in legitimate code or permit concerns, but rather reflects an ongoing personal dispute being advanced through the permit appeal process.

### **III. Conclusion**

For these reasons, we respectfully submit that the appeal is based on incorrect assumptions and does not establish any violation that would justify revocation of the permit or the imposition of variances. We respectfully request that the Board deny the appeal and allow the work to remain as it is, as the work preserves a long-existing condition, improves safety and structural integrity, complies with all applicable codes, and was undertaken only after full review and approval by the City.

Thank you for your time and consideration.

Sincerely,

Leanne & Jason O'Connor



[alex@altosengineer.com](mailto:alex@altosengineer.com)  
2443 Fillmore Street #413  
San Francisco, CA 94115  
415-497-2668

January 21, 2026

Board of Appeals  
City and County of San Francisco  
Department of Building Inspection  
49 South Van Ness Avenue  
San Francisco, CA 94103

Project Address: 678 Vermont Street, San Francisco, CA 94107 (Block/lot: 4028/001G)  
Bldg. Permit No.: 2025/1124/0260  
Scope of Work: Response to Appeal No. 25-055

Dear Board of Appeals:

This appeal concerns the in-kind replacement of an existing rear deck that has existed on this property for several decades.

### Historical Evidence

Historical aerial imagery, including views from approximately 1995, clearly documents the presence of the deck spanning the rear of the lot. Like many residential decks constructed in San Francisco prior to 1978, it was built without the benefit of a formal permit.

San Francisco 1938 to 2024



### Planning Code Compliance

Under San Francisco Planning Code Section 181.1, residential structures constructed without permits prior to January 1, 2003 are recognized as noncomplying structures and may be replaced in-kind with the same dimensions. This project meets that exact standard. There is no expansion, no enclosure, and no intensification of the existing condition.

San Francisco Planning Code Section 181.1: "Within a required yard, residential structures that were constructed without the benefit of a permit prior to January 1, 2003, shall be considered Noncomplying Structures and may be altered, relocated, or replaced in-kind with the same dimensions as they existed prior to 2003"

The subject rear deck at 678 Vermont Street is documented through historical aerial imagery, including views from approximately 1995, and clearly predates 2003. The proposed work is a true in-kind replacement with no expansion, enclosure, or increase in footprint. Accordingly, the project complies with Planning Code Section 181.1.

### Building Code Compliance

From a Building Code standpoint, SFEBC (San Francisco Existing Building Code) Section 502.1 governs existing buildings and structures. It allows repairs and alterations, including full in-kind replacement and allows existing architectural and structural features to remain, provided the repair does not create a new unsafe condition, and the building is not made less compliant than before.

Therefore the deck can be rebuilt as it was originally constructed up to property line without firewall protection.

### Plan Review & City Inspections

This project underwent multiple plan check reviews with both the San Francisco Planning Department and DBI. Several City building inspectors were on site during construction.

### Homeowners Hardship for Reconstruction

The appeal was filed shortly after permit issuance, after the replacement deck had already been constructed based on the approved permit. Requiring removal at this stage would impose a significant hardship on the owners despite the approved permit.

### Lack of Brief from Appellant

It is also worth noting that the appellant did not submit a written brief, nor did their counsel provide any formal technical or code-based argument for the Board's consideration. As the Engineer of Record, I have provided detailed code citations, historical documentation, and technical justification.

For these reasons, we respectfully request that the Board uphold the permit and allow the in-kind replacement at 678 Vermont Street to remain.

Thank you for your time and consideration.

Sincerely,



Alex Santos, P.E. (License No. C84144)  
Altos Engineering

## EXHIBIT A

### Photographs of Deck dated 19 Nov 2025


Repair of deck below 50% as per original permit



Add a Caption

Wednesday • 19 Nov 2025 • 12:45

[Adjust](#)

 IMG\_4610

Apple iPhone 16 Pro Max

JPEG



Main Camera — 24 mm f1.78

24 MP • 4284 × 5712 • 4.5 MB

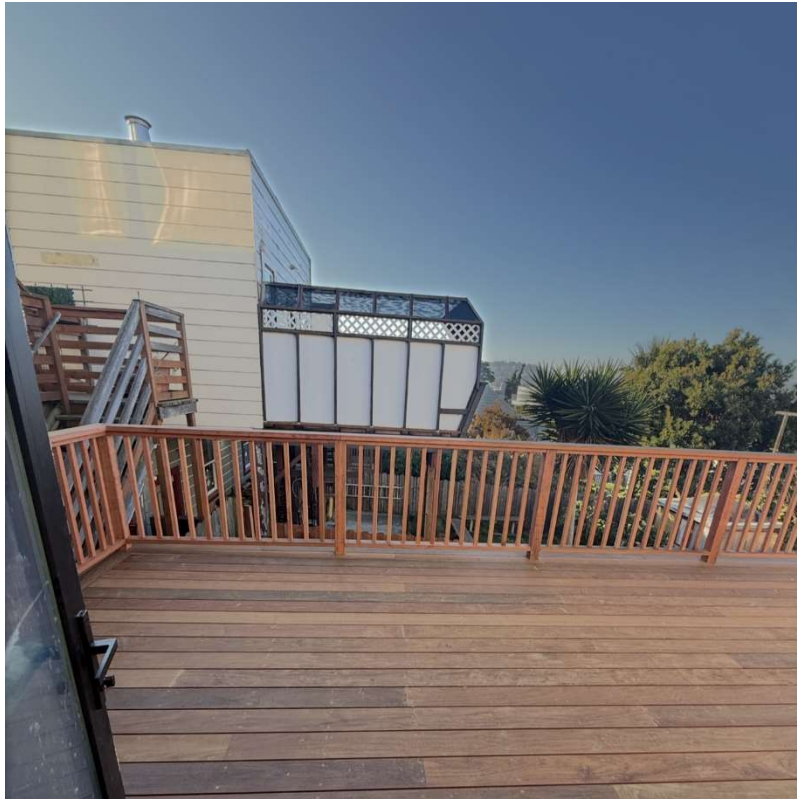
STANDARD



## EXHIBIT B

### Photographs of Deck dated 5 Dec 2025


### Repair of deck in-kind after permit revision



Add a Caption

Friday • 5 Dec 2025 • 14:43

[Adjust](#)

 IMG\_4765

Apple iPhone 16 Pro Max

JPEG



Ultra Wide Camera — 13 mm  $f2.2$

12 MP • 3024 × 4032 • 3.1 MB

STANDARD

ISO 64

14 mm

0 ev

$f2.2$

1/486 s

# EXHIBIT C

## July 2025 Letter from Appellants' Attorney



Leanne <leanneduncan9@gmail.com>

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### Your Proposed Project

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**Scott Emblidge** <emblidge@mosconelaw.com>

Wed, Jul 9, 2025 at 4:25 PM

To: "jocinspect@gmail.com" <jocinspect@gmail.com>, "leanneduncan9@gmail.com" <leanneduncan9@gmail.com>

Hello Jason and Leanne. I represent you neighbors Matt and Sandra. Thank you for offering to scale back your plans to fill in the lightwell. That is a step in the right direction, but it doesn't address my clients' privacy concerns relating to the windows proposed in your lightwell and sightlines from your rear deck. I would like to work out a mutually acceptable, written agreement. This would be in your interest because it would avoid an appeal of your permit that would raise many issues with the scope of your proposed project.

If you have any interest in this path to resolution, please let me know as soon as possible. If you are represented by an attorney, please have your attorney contact me. If you instead pull a permit based on the current drawings, we will immediately file an appeal and halt work on your project. I hope that won't be necessary.

Scott Emblidge

Moscone Emblidge & Rubens LLP

423 Washington Street, 7th Floor

San Francisco, California 94111

Direct 415.362-3591 | Main 415.362.3599 | Email: [emblidge@mosconelaw.com](mailto:emblidge@mosconelaw.com)  
[www.mosconelaw.com](http://www.mosconelaw.com)

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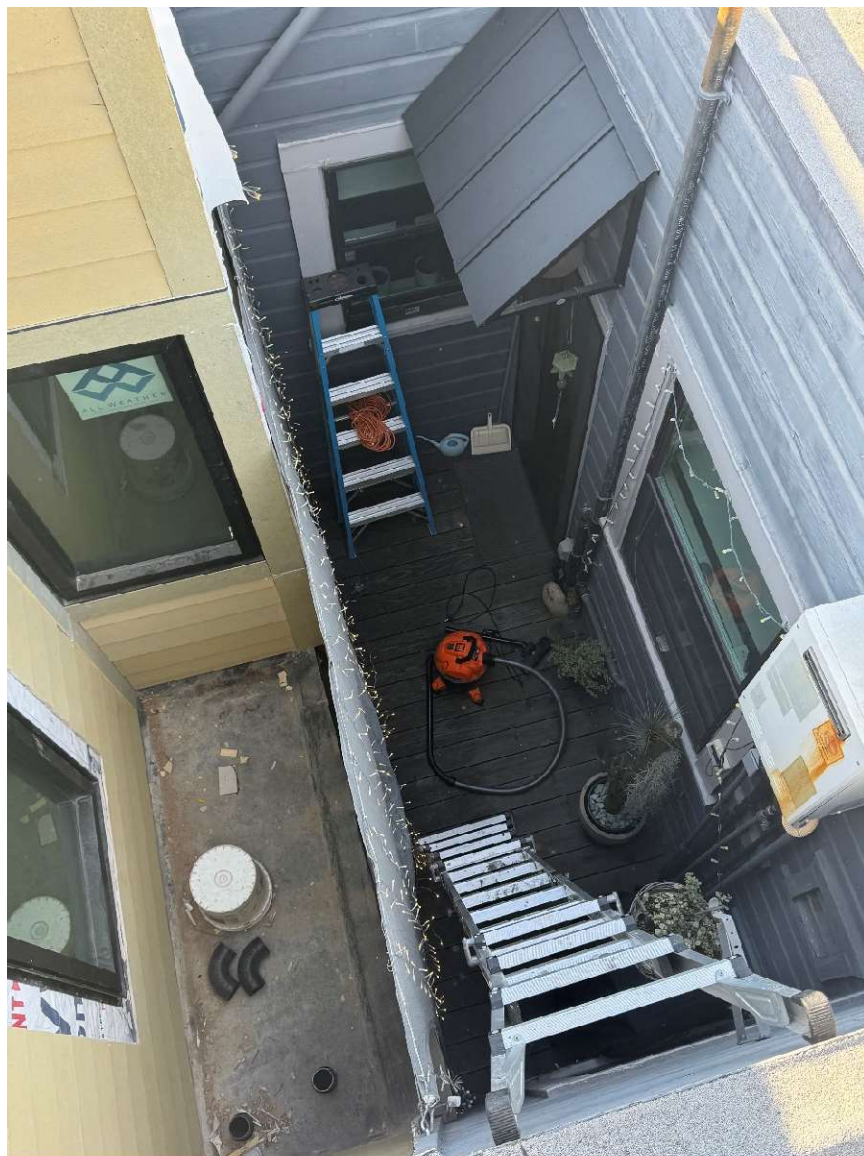
## EXHIBIT D

**Appellant climbing on ladder shouting at workers**



## EXHIBIT E

### Deck on our property line



# **BRIEF SUBMITTED BY THE PLANNING DEPARTMENT**



## BOARD OF APPEALS BRIEF

**HEARING DATE: January 28, 2026**

January 22, 2026

**Appeal No.:** 25-055  
**Project Address:** 678 Vermont Street  
**Block/Lot:** 4028/001G  
**Zoning District:** RH-3 (Residential-House, Three Family)  
**Height District:** 40-X  
**Staff Contact:** Corey A. Teague, AICP, Zoning Administrator – (628) 652-7328  
[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)

### Background & Analysis

Building Permit (BP) No. 202506309746 was issued on July 11, 2025, to (in part) repair the rear deck at the existing single-family home, not to replace more than 50% of the materials. BP No. 202509084734 was issued on September 9, 2025, as a revision permit to construct a new roof deck. BP No. 202511240260, which is the subject of this appeal, was issued on November 26, 2025, as another revision permit to fully replace the rear deck in-kind. That permit was reviewed and approved over-the-counter by the Planning Department.

The permit presented the deck as an existing, legally noncomplying deck within the required rear yard. Per Planning Code Section 188(a)(1), which was recently amended, such a deck can be replaced without the need for a rear yard variance. However, such a replacement may still be subject to other Planning Code controls or adopted guidelines, such as the Residential Design Guidelines. In this case the existing and proposed deck extended to each side property line with no setbacks. As discussed in



previous cases before the Board, they typical standard for rear decks is a 3-foot setback from side property lines in order to prevent the need for firewalls and to improve privacy issues. In this case, no such side setbacks were required.

Subsequent to this appeal, the Department of Building Inspection determined that the deck was in fact unpermitted. Aerial photography indicate the deck was likely constructed sometime between 1964 and 1995, but there is no building permit on record for the deck. If the deck is unpermitted, then the standard of review will instead be Planning Code Section 188.1, which allows unpermitted rear yard structures that have existed since at least 2002 to be legalized without a rear yard variance. However, these projects may also be subject to other Planning Code controls or adopted guidelines, such as the Residential Design Guidelines.

It's important to note that the Permit Holder has stated that the deck was already constructed prior to the appeal being filed. However, confirmation was not yet received as to whether the Appellant's claim that the deck was already demolished prior to the issuance of the subject permit.

## **Conclusion**

Regardless of the Planning Code provision permitting the replacement of the deck without a variance, the replacement deck should have included a 3-foot setback from the northern property line to be consistent with the Residential Design guidelines. It may also be necessary to provide the same setback from the southern property line, although the replacement deck does remove the enclosed portion of the deck that previously existed on that side, and therefore could be considered an improvement. That issue will be discussed and considered further at the hearing, where the Department will provide a more specific recommendation at that time.

cc: Alex Santos (Permit Holder)  
Matthew Wayne Geis and Sandra Groom (Appellants)  
Joe Ospital (Department of Building Inspection)



## **BRIEF SUBMITTED BY DBI**



# Board of Appeals Brief

**Hearing Date: January 28, 2026**

January 28, 2026

**Appeal #:** 25-055  
**Permit:** Alteration Permit #2025-1124-0260  
**Project Address:** 678 Vermont Street  
**Block/Lot:** 4028/001g  
**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 following:

Revision to Permit # 2025-0630-9746. Full in-kind replacement of existing rear yard deck located in the rear yard setback per SF Planning code 188.1. Minor floor layout and structural modifications. Update heating to boiler for radiant floor heating and domestic water heating.

After a thorough search of available records at DBI, no permit for the actual initial installation of the deck in the rear yard was applied for or issued. Therefore, the deck in question although physically existing, is not considered an existing deck per DBI as the installation was never approved and finalized. The project was submitted with plans for OTC approval. The project was reviewed and approved by SFDBI personnel, and all applicable agencies based on the information provided by the design professional of record.

**Conclusion:** The Department of Building Inspection believes that this project was approved in error; based on the information provided by the design professional of record. DBI recommends that the appeal be upheld, and the permit revised to indicate the scope of work for the deck be as follows: "Reconstruction and legalization of rear yard deck located in the rear yard setback per SF Planning code 188.1., maintaining all required fire separation distances from property lines. Minor floor layout and structural modifications. Update heating to boiler for radiant floor heating and domestic water heating."

Joseph Ospital, Senior Building Inspector.

# PUBLIC COMMENT

**From:** [Peggy Lopipero-Langmo](#)  
**To:** [BoardofAppeals \(PAB\)](#)  
**Subject:** Re: Appeal No. 25-055; 678 Vermont Street  
**Date:** Friday, January 23, 2026 7:27:12 PM

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

Dear Members of the Board of Appeals,

My name is Peggy Lopipero-Langmo. I live at 668 Vermont Street, within 150 feet of the residence named in the appeal.

I am in support of any changes my neighbors at 678 Vermont wish to make as long as they strictly adhere to all building codes, and if for some reason they haven't, that they rectify whatever may be out of compliance. For example, the deck, which has already been completely rebuilt, does not have the required 3 foot setback from a neighboring property. It is also unclear whether or not the deck extends out farther than permitted.

I would like to mention that my family and I welcome Jason O'Connor and his wife to our block. We are a tight knit group that looks out for and supports each other. We also solve any issues and concerns we might have had with each other amicably and we hope that they will do the same, starting with the rebuild of their property.

Thank you for this opportunity to comment.

Happy New Year,

Peggy Lopipero-Langmo  
668 Vermont Street, San Francisco CA 94107  
415-786-1464

**Karen and Lawrence Ames  
2212 19<sup>th</sup> Street  
San Francisco, CA 94107**

Dear Members of the San Francisco Board of Appeals,

We are writing to express our support for the work completed at 678 Vermont Street by our neighbor, Jason O'Connor.

My wife, Karen, and I live immediately next door and have been residents of this block since 1993. During the entire time we have lived here — more than thirty years — the deck at 678 Vermont Street has existed in the same location and configuration. It is not a new feature, nor is it an encroachment that has recently appeared. From our firsthand, long-term perspective, the recent work constituted a repair and rebuilding of a long-standing structure that had deteriorated over time, not a new construction or expansion.

Our block has historically been a cooperative and respectful one, and we believe it is in keeping with both the spirit of San Francisco's building policies and basic fairness to allow homeowners to maintain and repair existing structures that have been in place for decades. In this case, the deck's existence long predates Jason's ownership of the home and predates our own residency as well.

For these reasons, we respectfully urge the Board to consider the longstanding nature of this structure and support allowing the rebuilt deck to remain as an existing condition.

Sincerely,

Karen and Lawrence Ames

Dear Members of the San Francisco Board of Appeals,

My name is David Dezman, and I am writing to express my support for the work that has been completed at 678 Vermont Street for my neighbor, Jason O'Connor.

My Dad built the property directly behind 678 Vermont Street and I resided there for most of my life, having grown up in that home (2218 19<sup>th</sup> Street). I am now 65 years old and throughout my time living there, I have always known the property at 678 Vermont Street to have a rear deck in the same location and size as the existing deck today.

I have met Jason a number of times and he has been obliging and respectful throughout the project, causing no distress. The improvements have enhanced the appearance and safety of the home and deck.

I respectfully request that the Board allow the completed work to remain as it is. The improvements address safety concerns while preserving a structure that has existed for more than 60 years.

Sincerely,

David Dezman, 2218 19<sup>th</sup> Street, San Francisco