



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: MARCH 17, 2011

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San Francisco,
CA 94103-2479

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Date: March 10, 2011
Case No.: 2011.0048D
Project Address: 82 - 6th Avenue
Permit Application: 2010.0528.3473
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 1353/023
Project Sponsor: Mary Jane McRory and Mark de Vere White (property owners)
82 - 6th Avenue
San Francisco, CA 94118
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Take DR and approve project with modifications**

PROJECT DESCRIPTION

The proposal is to (1) construct a three-story rear addition and (2) modify the facade and roof form of a two-story over garage, single-family dwelling. In the project sponsor's original proposal (as sent out for Section 311 Neighborhood Notification), the proposed main and second floors would have a depth of approximately 52' and the proposed ground floor would have a depth of approximately 57'. In the project sponsor's revised proposal (in response to the Residential Design Team's comments), the proposed ground floor would have a side setback/notch (approximately 3' wide by 7' deep) along the north property line and the proposed ground floor would have a building depth of approximately 60'. The facade and roof form modifications would include new window and door openings (open vestibule), removal of the existing shed roof/over hang, and removal of the existing brick cladding and shingle and replacement with horizontal siding.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 82 - 6th Avenue, on the east side of 6th Avenue between Presidio and Lake Street; Lot 023 in Assessor's Block 1353 in an RH-1 (Residential, House, One-Family) Zoning District and a 40-X Height and Bulk District. The subject lot contains approximately 3,006 square feet and measures 25 feet wide and 120.25 feet deep. The subject building is an approximately 33-foot-tall, two-story over garage, single-family dwelling constructed in 1904. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance. However, the existing building is included in the Inner Richmond Information Survey area and in the San Francisco Architectural Heritage survey with a rating of "C". Preservation Planning Staff reviewed the project and determined that the proposed changes would not cause an adverse impact to the character-defining features of the building's exterior since its facade and roof form have been significantly altered as documented in the San Francisco Architectural Heritage survey and the proposed re-design of the building's facade would be in keeping with the character of the 1904-era cottage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Inner Richmond neighborhood. The neighborhood is within an RH-1 Zoning District with predominantly single and a few multi-family dwelling units. The subject and opposite blocks consists of buildings two-to-four stories in height. Most of the buildings on the block were constructed between 1900 and 1915.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 10, 2010 - January 10, 2011	January 10, 2011	March 17, 2011	57 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	March 7, 2011	March 7, 2011	10 days
Mailed Notice	10 days	March 7, 2011	March 2, 2011	15 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	6	1 (DR Requestor)	--
Other neighbors on the block or directly across the street	--	--	--
Neighborhood groups	--	--	--

The project sponsor submitted two support letters and a petition with four adjacent neighbors residing at 436 Lake Street and 446 Lake Street in support of the project.

DR REQUESTOR

Susan Bushnell (representatives Kevin Bushnell and Andy Gustavson), owner and resident of 80 - 6th Avenue, directly adjacent and north of the project site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated January 10, 2011.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 31, 2011.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (e) Additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet).

RESIDENTIAL DESIGN TEAM REVIEW

The Residential Design Team (RDT) reviewed the request for Discretionary Review and found that the project's overall massing does not create exceptional or extraordinary adverse impacts to the rear yard and mid-block open space areas as outlined by the DR Requestor. However, the RDT noted that the DR Requestor's adjacent building to the north contains an angled window at the property line, which is an extraordinary existing condition and determined that the proximity and depth of the project at the third floor may adversely impact light and air access to the adjacent angled window. The RDT determined that project should be modified to provide a 3-foot side setback that clears the angled window at the side property line.

In response to the RDT's comments, the project sponsors revised their proposal to include a 3' wide by 7' deep side setback/notch that clears the DR Requestor's angled window at the side property line. The project sponsors also modified the ground floor rear addition to extend 3' beyond the original proposal (from 5' to 8' beyond the proposed rear addition at the main and second floors).

Under the Commission's pending DR Reform Legislation, this project, if modified per the RDT's comments, would not be referred to the Commission, as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Take DR and approve project with modifications
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Context Photographs
- Section 311 Notice
- DR Application
- Response to DR Application dated January 31, 2011
- Reduced Plans

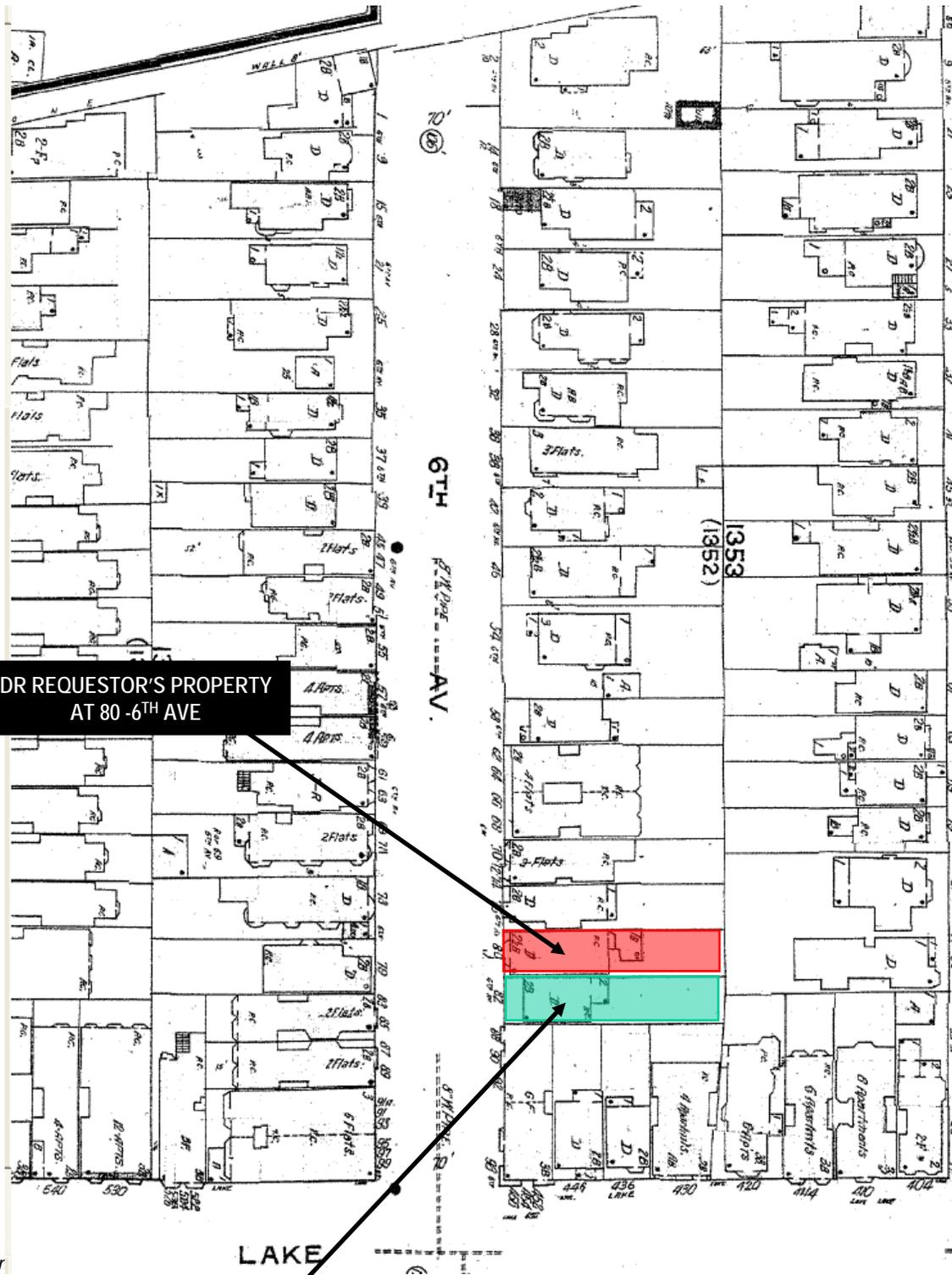
Zoning Map



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Sanborn Map*



DR REQUESTOR'S PROPERTY
AT 80-6TH AVE

SUBJECT PROPERTY
AT 82-6TH AVE

*The Sar

ditions.

Discretionary Review Hearing
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82 - 6th Avenue



Aerial Photo*



DR REQUESTOR'S PROPERTY
AT 80 - 6TH AVE

SUBJECT PROPERTY
AT 82 - 6TH AVE

**The Aerial Maps reflect existing conditions in March 2009.*



Aerial Photo*



**SUBJECT PROPERTY
AT 82 - 6TH AVE**

**DR REQUESTOR'S PROPERTY
AT 80 - 6TH AVE**

**The Aerial Maps reflect existing conditions in March 2009.*



Site Photo

SUBJECT PROPERTY ON 6TH AVENUE



DR REQUESTOR'S
PROPERTY AT 80 - 6TH AVE

SUBJECT PROPERTY
AT 82 - 6TH AVE

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Site Photo

REAR VIEW OF SUBJECT PROPERTY



**SUBJECT PROPERTY
AT 82 - 6TH AVE**

**DR REQUESTOR'S
PROPERTY AT 80 - 6TH AVE**

Discretionary Review Hearing
Case Number 2011.0048D
82 - 6th Avenue

APPLICATION FOR Discretionary Review Application

1. Owner/Applicant Information

DR APPLICANT'S NAME: Sylvia Bushnell		
DR APPLICANT'S ADDRESS: 80 Sixth Avenue, San Francisco, CA	ZIP CODE: 94118	TELEPHONE: (415) 751-0454
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: McRory - De Vore White Family		
ADDRESS: 82 Sixth Avenue, San Francisco, CA	ZIP CODE: 94118	TELEPHONE: ()
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 82 Sixth Avenue, San Francisco, CA		ZIP CODE: 94118
CROSS STREETS: Lake Street		
ASSESSORS BLOCK/LOT: 13531023	LOT DIMENSIONS:	LOT AREA (SQ FT):
ZONING DISTRICT:		HEIGHT/BULK DISTRICT:

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard

Present or Previous Use: _____

Proposed Use: _____

Building Permit Application No. 2010.05.28.3473Date Filed: 1/10/11

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

We discussed our concerns with the applicants after they invited us to review plans for the proposed project in April, 2010. We expressed our strong concerns regarding the impacts that the construction would have upon our property. However, the applicant was not inclined to alter the size and scale of the proposed extension. We also visited the Planning Department and were advised that it was too early to register our concerns because there was not yet an actual application on file and no planner had been assigned to the project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

See Attachment

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

See Attachment

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

See Attachment

Bushnell/Application for Discretionary Review

Questions 1 & 2

Approval of the third story of the new construction as proposed would adversely and dramatically impact the neighboring home at 80 Sixth Avenue, a home that has been owned and occupied by the Bushnell family for 49 years. The proposed project substantially threatens quality of life as well as the economic value of the neighboring home. The third story of the proposed new construction would extend approximately 13 feet beyond the existing rear wall and would extend laterally all the way to the edge of the property line. The effect of building more than five feet back from the existing third story — beyond the corner of the neighboring home — would be to create an incompatible design and to construct a wall directly against the diagonal window in the neighbor's master bedroom. This window is designed to receive Eastern and Southern exposure and currently receives full sunlight during the morning and early afternoon throughout the year. As the attached drawing demonstrates, the proposed construction would deprive the neighbor of virtually all sunlight from the diagonal window. The attached drawing further shows how the proposed construction would substantially reduce sunlight to a second, adjoining window that faces Eastward in the same master bedroom. The proposed project would have the added impact of "boxing in" other properties located on Lake Street.

These significant negative impacts upon the neighboring property appear to be at odds with the attached provisions of the Residential Design Guidelines calling for:

- (a) maintaining light to adjacent properties [Design Principles, p. 5; and Rear Yard Guideline, pp. 16-17];
- (b) respecting existing patterns of side spacing. [Side Spacing between Buildings, p. 15]; and
- (c) preserving mid-block open space and providing setbacks for upper floors [Building Scale at Mid-Block Open Space Guideline, pp. 25-26].

We also are concerned about compromised fire safety that could result from locating a wall directly against a neighboring window.

Question 3

The adverse effects of the proposed construction can be alleviated by leaving the plan for the bottom two stories intact while "stepping back" the upper story and limiting new construction of the third level to a maximum of five feet beyond the existing back wall. [See attached drawings] This would make the new construction align evenly with the neighboring home and retain the compatibility of the design of the two houses.

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: Sylvia Bushnell

Date: 1-10-11

Print name, and indicate whether owner, or authorized agent:

Sylvia Bushnell
 Owner Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and signed by the applicant or authorized agent.

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" type="checkbox"/>
Photocopy of this completed application	<input checked="" type="checkbox"/>
Photographs that illustrate your concerns	<input type="checkbox"/>
Covenant or Deed Restrictions	<input type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material.

Optional Material.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



82 6th Avenue

80 6th Avenue



The height of the proposed addition at the rear of 82 6th Street is 33 feet is the same height as the top of the third floor rear window at the rear of the Bushnell residence located at 80 6th Avenue.

EXISTING BUILDING REAR WALL

The majority of the rear wall of the existing building lies behind the neighbor's rear wall and does not obstruct solar access (see following photograph)



Existing rear wall of house behind neighbor's third floor wall and window

Existing rear wall of house at neighbor's rear wall

PROPOSED REAR YARD ADDITION

The proposed addition extends 8 feet beyond the neighbor's adjoining wall and obstructs their existing solar access



REAR ELEVATION SOLAR IMPACT

-  Rear yard extension of 2nd and 3rd floor 5 feet beyond neighbor's rear wall
-  Rear Yard extension of basement floor 8 feet beyond neighbor's rear wall

PROPOSED MODIFICATION

Maintain neighbor's existing solar access by setting the third floor addition at or behind the neighbor's adjoining 3rd floor window and the second floor addition at the neighbor's adjoining rear wall.



Rear yard extension of 3rd floor at or behind neighbor's third floor window



Rear yard extension of 2nd floor 3 feet beyond neighbor's rear wall



Rear yard extension of basement floor 8 feet beyond neighbor's rear wall





The proposed rear yard addition isolates the yards of the lots in the south west corner and encroaches upon the existing mid block open space.

Organization

The Residential Design Guidelines are organized in a hierarchy, from large-scale neighborhood character issues to small-scale building details. Special guidelines that apply only to historic buildings are also included. Each topic begins with a Design Principle, which is a discussion of the ideas and goals regarding a specific subject. It is followed by a “guideline”, which further explains the design principle.

Because some of the guidelines may conflict, and certain guidelines may not apply to a project, it is necessary to identify the particular issues related to a project to use this document effectively.

Thoughtful application of the Guidelines and a sensitive design that is well detailed, using quality materials, will assist in creating a project that is compatible with neighborhood character and reduces the potential for conflict and delay.

The illustrations typically show existing buildings on 25-foot wide lots in low-density neighborhoods. However, the illustrations also apply to alterations and new construction on wider lots and in higher density settings, such as those found in RM (Residential Mixed) Districts.

Design Principles

The Residential Design Guidelines focus on whether a building’s design contributes to the architectural and visual qualities of the neighborhood. The Design Principles found in this document indicate the aspects of a project that will be evaluated in making a determination of compliance with the Guidelines.

Following is an overview of the Design Principles:

- Ensure that the building’s scale is compatible with surrounding buildings.
- Ensure that the building respects the mid-block open space.
- Maintain light to adjacent properties by providing adequate setbacks.
- Provide architectural features that enhance the neighborhood’s character.
- Choose building materials that provide visual interest and texture to a building.
- Ensure that the character-defining features of an historic building are maintained.

With an encroachment permit from the Department of Public Works, planting can be provided in front of a building without a setback



Planning Code Section 132(g) requires that 20% of the required front setback area be unpaved and devoted to plant material.

On properties where there is no front setback, landscaping is still encouraged. Planting opportunities include the following:

- Provide street trees.
- At the ground level, incorporate planters into porches, stairways and recessed building entrances.
- At the upper levels, incorporate planters on decks and balconies.
- Install trellises on the front facade.

The use of native vegetation or climate appropriate plantings is encouraged. Consider irrigation and maintenance issues in selecting plant materials. When outdoor lighting is incorporated in the front setback, provide lighting that is energy efficient and is shielded to avoid excess glare.

SIDE SPACING BETWEEN BUILDINGS

Planning Code Section 133 requires setbacks in RH-1(D) Districts only. Planning Code Section 136 limits projections into the side yard to three feet or 1/6 of the required side yard, whichever is less.

GUIDELINE: Respect the existing pattern of side spacing.

Side spacing is the distance between adjacent buildings. In many cases, only a portion of the building is set back from the side. Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. **Projects must respect the existing pattern of side spacing.**



Although features such as bays and chimneys project into the side yards, the overall side yard pattern is consistent, creating a defining characteristic of the block face.

REAR YARD

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

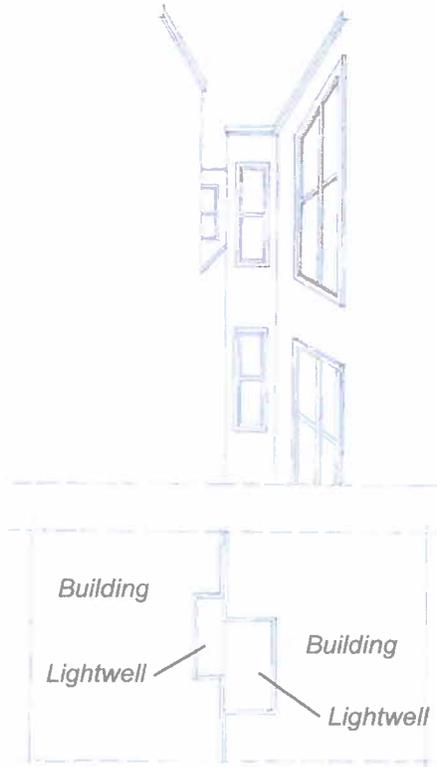
Rear yards are the open areas of land between the back of the building and the rear property line. When expanding a building into the rear yard, the impact of that expansion on light and privacy for abutting structures must be considered. This can be challenging given San Francisco's dense pattern of development, however, modifications to the building's design can help reduce these impacts and make a building compatible with the surrounding context.

Light

In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- Eliminate the need for parapet walls by using a fire-rated roof.

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.



Provide shared light wells to maximize light to both properties.

Privacy

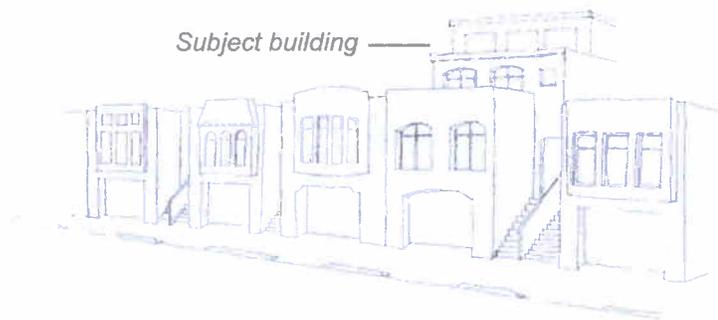
As with light, some loss of privacy to existing neighboring buildings can be expected with a building expansion. However, there may be special situations where a proposed project will have an unusual impact on privacy to neighboring interior living spaces. In these situations, the following design modifications can minimize impacts on privacy; other modifications may also be appropriate depending on the circumstances of a particular project. Some of these measures might conflict with the “light” measures above, so it will be necessary to prioritize relevant issues:

- Incorporate landscaping and privacy screens into the proposal.
- Use solid railings on decks.
- 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.

In modifying the height and depth of the building, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:

- Set back the upper story. The recommended setback for additions is 15 feet from the front building wall.
- Eliminate the building parapet by using a fire-rated roof with a 6-inch curb.
- Provide a sloping roofline whenever appropriate.
- Eliminate the upper story.

On this block face of two-story buildings, it is possible to preserve the building scale at the street by setting back the third floor. However, an additional setback for a proposed fourth floor is not sufficient. The fourth floor must be eliminated to respect the neighborhood scale.



The three-story scale of the block face is maintained by setting the fourth floor back so it is subordinate to the primary facade.

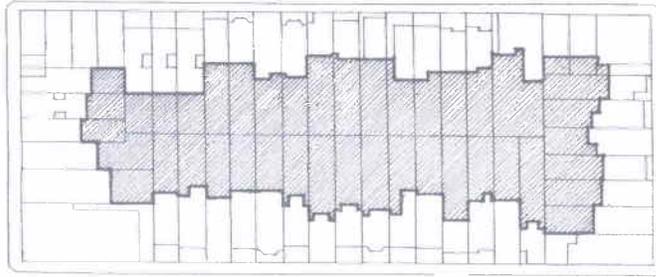


Building Scale at the Mid-Block Open Space

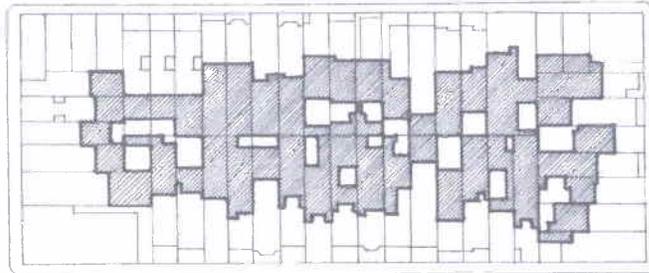
GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.

Block with a strong mid-block open space pattern.



Block with an irregular mid-block open space pattern. The rear yards of many of the parcels are developed with structures.



The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.

The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project:

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.

Planning Code Section 134 establishes minimum depths for required rear yards in all residential districts. Planning Code Section 136 summarizes permitted rear yard projections.



Although the Planning Code allows a three-story addition extending into the rear yard, the addition is substantially out of scale with surrounding buildings and impacts the rear yard open space.



A two-story addition with a pitched roof lessens the impacts of the addition and is more in scale with the rear of the adjacent buildings.



This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.



This addition extends the full width of the lot but is set back at the second floor so the building steps down to the rear yard.



The rear stairs are setback from the side property line and their projection into the rear yard is minimized, in order to maintain the mid-block open space.



SAN FRANCISCO PLANNING DEPARTMENT

RESPONSE TO DISCRETIONARY REVIEW

Case No.: 2011.0048D

Building Permit No.: 2010.05.28.3473

Address: 82 6th Ave

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Sponsor's Name: Mary Jane McEory & Mark de Vere White

Telephone No.: 415.342.1726 (for Planning Department to contact)

- Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.

PLEASE SEE ATTACHED

- What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes. Indicate whether the changes were made before filing your application with the City or after filing the application.

PLEASE SEE ATTACHED

- If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

PLEASE SEE ATTACHED

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

4. Please supply the following information about the proposed project and the existing improvements on the property.

<u>Number of</u>	<u>Existing</u>	<u>Proposed</u>
Dwelling units (only one kitchen per unit –additional kitchens count as additional units)	<u>1</u>	<u>1</u>
Occupied stories (all levels with habitable rooms) ...	<u>2</u>	<u>3</u>
Basement levels (may include garage or windowless storage rooms)	<u>1</u>	<u>1</u>
Parking spaces (Off-Street)	<u>2</u>	<u>2</u>
Bedrooms	<u>3</u>	<u>3</u>
Gross square footage (floor area from exterior wall to exterior wall), not including basement and parking areas....	<u>1,859</u>	<u>3,169</u>
Height	<u>33'</u>	<u>closer to 32' at additi. b/c of 1 hou. roof.</u>
Building Depth	<u>49' - 3/4"</u>	<u>57' - 3/4"</u>
Most recent rent received (if any)	<u>—</u>	<u>—</u>
Projected rents after completion of project	<u>—</u>	<u>—</u>
Current value of property	<u>1,650,000</u>	<u>?</u>
Projected value (sale price) after completion of project (if known)	<u>—</u>	<u>—</u>

I attest that the above information is true to the best of my knowledge.


Signature

1/31/2011
Date

Mary Jane McKay
Name (please print)

1. Given the concerns of the DR requestor and other concerned parties, why do you feel your proposed project should be approved?

Our property sits in a unique position on the block. We have a total of seven neighbors, three of which are multi-unit buildings. Prior to choosing our current plan, we spoke with several planners in an effort to choose the most equitable option for all parties. We were told that our addition could extend as far as 25% of our lot (30 feet back from our rear property line). We felt that this large of an addition would be unfair to our neighbors. Instead, we chose to create a plan to maximize green space and minimize impact to our multiple neighbors. Our proposed first floor sits below the fence line and is 57 feet back from our rear property line (creating 1,425 sq. ft. of green space). The proposed second and third floors sit 62 feet back from our rear property line.

Our adjacent neighbor to the north (80 6th Avenue) has a four story house that sits 3'-6" back from the front property line on all four levels (our property sits back 4'-3" at garage, 12'-0" at the 2nd floor, 9'-1" at the 3rd floor). 80 6th avenue also has three dormers on the 4th floor that sit on or near the property line between 80 and 82 6th avenue (see photo). The main house at 80 6th avenue currently sits 9 feet past our rear wall on all four levels and has a multi-story extension on the north property line between 78 & 80 that extends another 22 feet into the rear yard, 31 feet past our rear wall (please see attached site plan). The scale of 80 6th avenue (one of the larger homes on 6th avenue and neighboring lake street) and the number of property line windows makes the expansion of our house with zero impact virtually impossible. If we were to add a fourth floor, we would block their property line windows and tower over our neighbors at 446 Lake (please see attached photo). If we mimic the footprint of 80 6th avenue creating a similar extension along the property line between 80 & 82 6th avenue (following an existing pattern for rear yard expansions on 6th avenue) we would create the same boxed-in effect their home creates for their neighbors at 78 6th avenue (please see attached photo) and would create "more house" and less green space for 436 Lake, 430 Lake, 420 Lake, 85 5th Avenue, and 80 6th Avenue.

We have designed a plan that meets the growing needs of our family while keeping in mind the best interests of our seven neighbors. The Residential Guidelines clearly state, "In areas with dense building pattern, some reduction of light between neighboring buildings can be expected with building expansion" (RDG pg. 16). There are a total of 16 windows at the rear of 80 6th avenue; 11 facing east, 3 facing southeast, 1 facing northeast, and 2 facing south. Our expansion will impact some of the direct light into only one window facing southeast during the winter (there will still be ambient light). In the summer months the impact will be much less because of the location of the sun (it is basically directly overhead for much of the morning hours). The adjoining window will receive sunlight throughout the year as is demonstrated in the Bushnell's solar diagram (please see attached). We believe that our design proposal took into consideration the impact to all our neighbors and that it allows for more than adequate light, air, privacy, and fire protection to the Master Bedroom at 80 6th avenue (see planning code section 101).

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet the neighborhood concerns, please explain those changes. Indicate whether those changes were made before filing your application with the city or after filing the application.

We strongly believe that the proposed design is the most equitable solution for the neighboring properties (please see attached approval sheet). However, in an effort to maintain goodwill between neighbors we offered to either increase the size of the existing east facing window at the master bedroom at 80 6th avenue, or to add an additional window in that room (please see attached). Mrs. Bushnell declined this offer.

We are not willing to alter our proposed project because we do not feel that the stated impact to 80 6th avenue meets the DR requirement of "exceptional and extraordinary circumstances" as outlined by the planning commission (Please see DR Reform Package). Additionally, we will build a one-hour roof on the proposed extension to eliminate the need for a parapet (RDG Pg. 16).

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel like your project would not have any adverse effect on the surrounding properties. Please explain your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

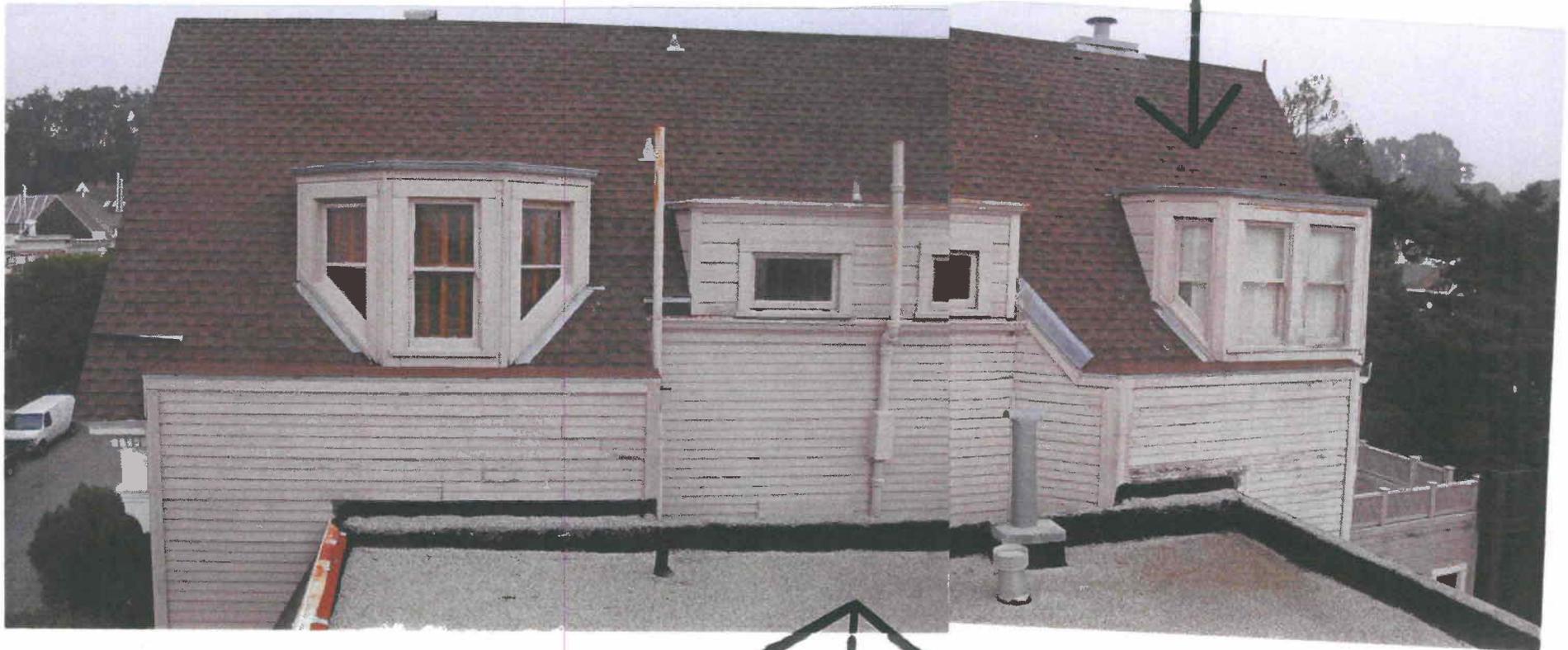
We sent out an invitation to all our neighbors to discuss our proposed extension. We spoke with everyone and met directly with those that were interested. Mrs. Bushnell declined to meet with us to view the plans. Everyone else we spoke to and met with were pleased with the design and happy we chose to maintain such a large portion of our yard. Even with our extension we will still have one of the larger rear yards on 6th avenue (please see attached Google map).

We made every effort to create a design that would minimize the amount of "house" our neighbors view by creating a largest expansion below the fence line and stepping back the 2nd and 3rd floors 5'-0" (RDG Pg. 16). The space provided at the third floor is important to us. We currently have 2 children, but plan to have one more. In addition, both of our parents spend a good amount of time with us. Having a least two bedrooms for the children and guests, and one room for my office (I work from home) is an important factor in our quality of life. My husband, who spends 50% of his time working out of our home, will use the space provided at the basement level for his office. In addition, we currently only have one bathroom in the entire house, we want the space at the third floor to provide room for a second bathroom where are bedrooms are located.

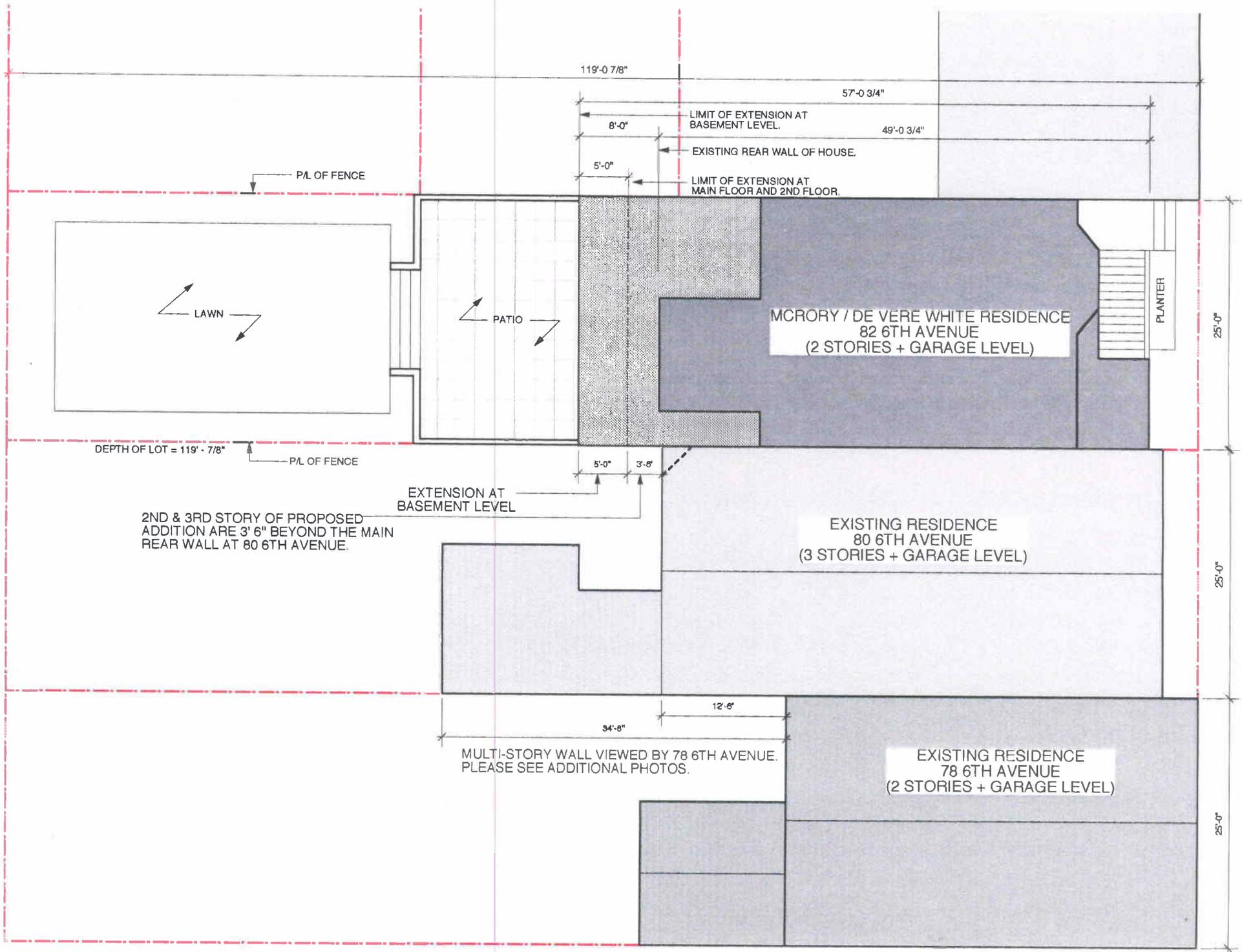
The property at 80 6th avenue is listed as 3,832 sq. feet. Our home is currently 1,700 sq. feet. The proposed expansion brings us to 2,968 sq. ft., 864 sq. ft. smaller than 80 6th

avenue. Their proposal to setback our 3rd floor three feet behind their rear wall would further reduce our plan by 185 sq. ft., forcing us to forgo a bedroom or bathroom. We feel that the suggested modifications filed in the DR, considering we are well under our buildable area and have the support of our other neighbors (with the exception of Mrs. Bushnell), to be without merit. We feel our design is appropriate for our location and meets the intent of the Residential Guidelines. We ask that you please consider our Discretionary Response to be with merit, and decline the requests made in the DR filed by our neighbors at 80 6th avenue.

FOURTH FLOOR WINDOWS FACING SOUTH AT 80 6TH AVENUE



ROOF AT 82 6TH AVENUE



DEPTH OF LOT = 119' - 7/8"

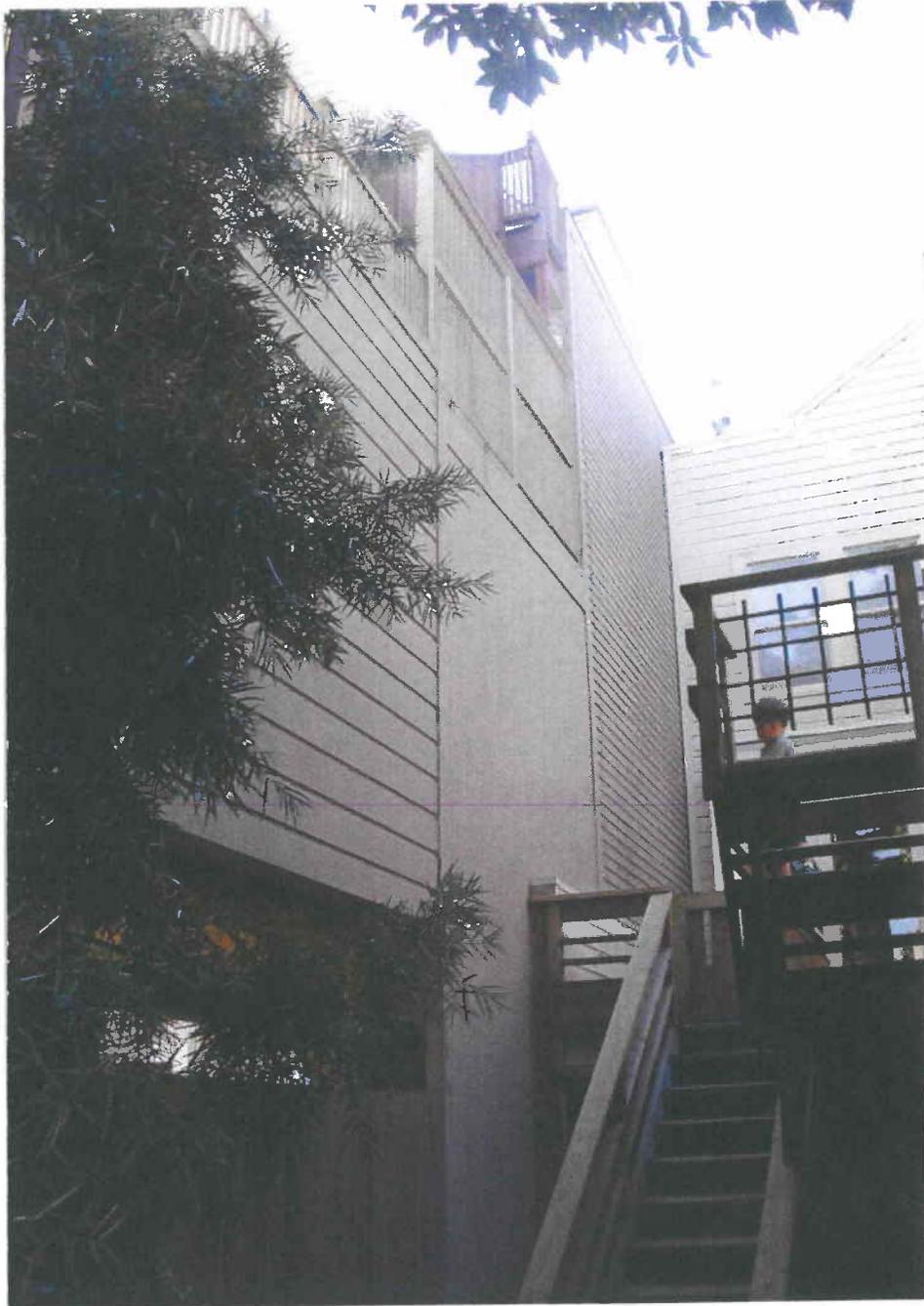
2ND & 3RD STORY OF PROPOSED ADDITION ARE 3' 6" BEYOND THE MAIN REAR WALL AT 80 6TH AVENUE.

MULTI-STORY WALL VIEWED BY 78 6TH AVENUE. PLEASE SEE ADDITIONAL PHOTOS.

SITE PLAN

IMPACT OF 80 6TH AVENUE ON ADJACENT NEIGHBORS
AT 78 6TH AVENUE.

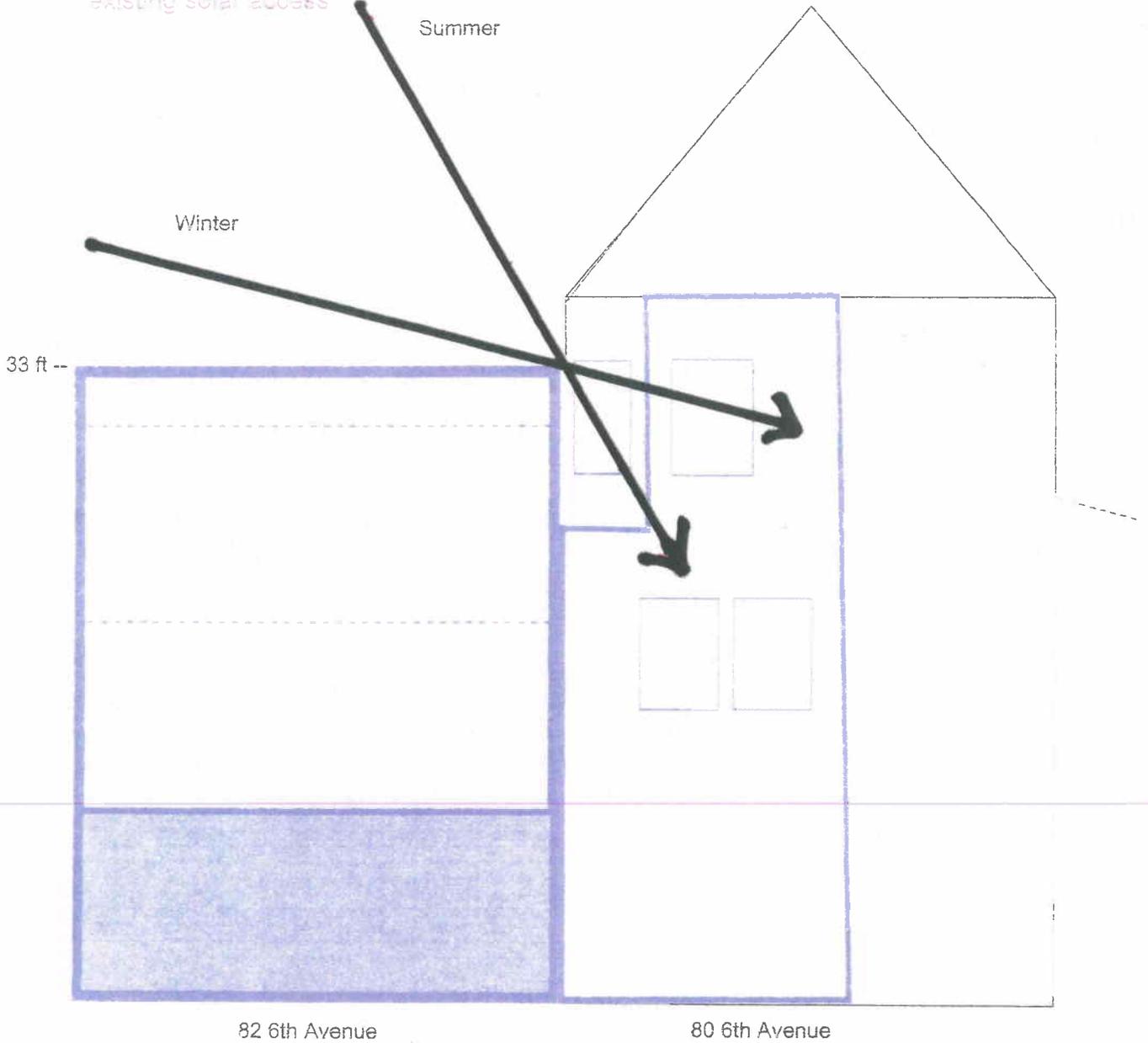
80 6TH AVENUE



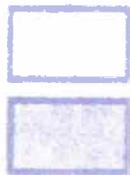
78 6TH AVENUE

PROPOSED REAR YARD ADDITION

The proposed addition extends 8 feet beyond the neighbor's adjoining wall and obstructs their existing solar access



REAR ELEVATION SOLAR IMPACT



Rear yard extension of 2nd and 3rd floor 5 feet beyond neighbor's rear wall

Rear Yard extension of basement floor 8 feet beyond neighbor's rear wall

January 29, 2011

We would again like to show our support for the renovation project at 82 6th avenue. We discussed the project with the property owners in the spring of 2010 and were happy with the design. We viewed the design again via the 311 mailing in December of 2010, and we continue to believe the project should be built as it is currently designed.

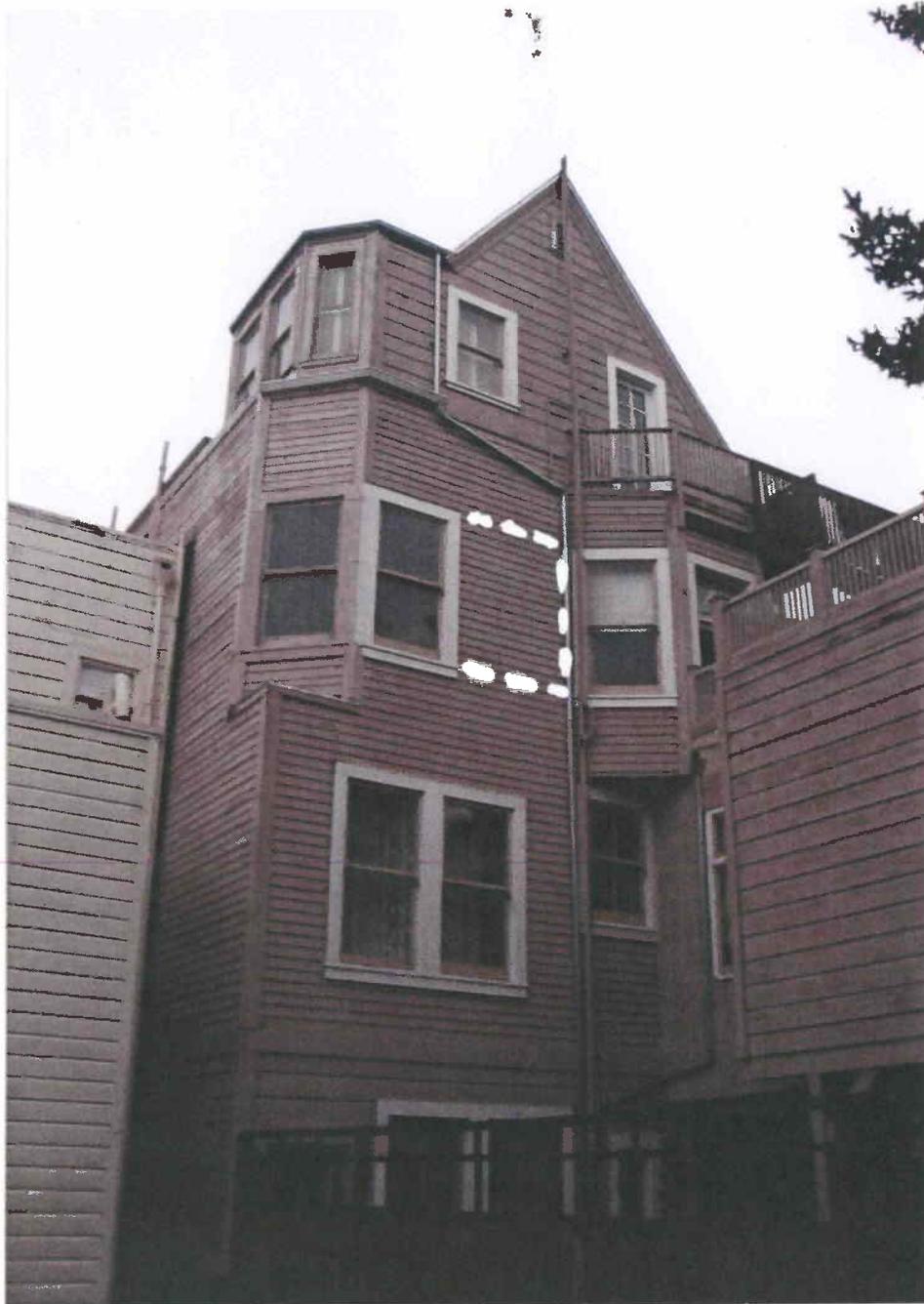

Date 1/29/11
Owner of 446 Lake Street


Date 1/29/11
Owner of 446 Lake Street


Date 1/29/11
Owner of 436 Lake Street


Date 1-29-11
Owner of 436 Lake Street

DASHED LINE DEMONSTRATES THE OFFER TO INCREASE THE SIZE OF THE EXISTING EAST FACING WINDOW AT THE MASTER BEDROOM, OR ADD AN ADDITIONAL WINDOW.



REAR FACADE OF 80 6TH AVENUE



Although features such as bays and chimneys project into the side yards, the overall side yard pattern is consistent, creating a defining characteristic of the block face.

REAR YARD

GUIDELINE: Articulate the building to minimize impacts on light and privacy to adjacent properties.

Rear yards are the open areas of land between the back of the building and the rear property line. 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.

Light



In areas with a dense building pattern, some reduction of light to neighboring buildings can be expected with a building expansion. However, there may be situations where a proposed project will have a greater impact on neighboring buildings. In these situations, the following design modifications can minimize impacts on light; other modifications may also be appropriate depending on the circumstances of a particular project:

- * • Provide setbacks on the upper floors of the building.
- Include a sloped roof form in the design.
- Provide shared light wells to provide more light to both properties.
- Incorporate open railings on decks and stairs.
- * • Eliminate the need for parapet walls by using a fire-rated roof.

Planning Code Section 101 states that one of the purposes of the Planning Code is to provide adequate light, air, privacy and convenience of access to property in San Francisco.

GOOGLE MAP OF 6TH AVENUE (82 6TH AVENUE SHOWN IN YELLOW)



LINE DEPICTS LIMIT OF EXTENTION ON 2ND AND 3RD FLOORS

WHITE LINE = REAR YARD PROPERTY LINE

3/1/2011

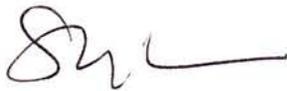
RE: McRory / de Vere White Remodel (82 6th Avenue)

To the Discretionary Review Committee,

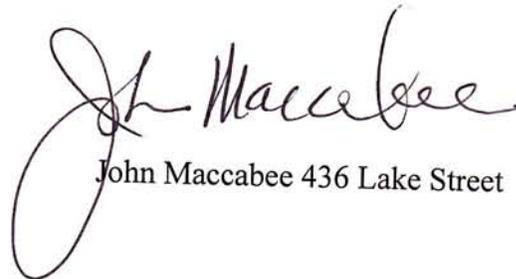
We wanted to share our support for the remodel project submitted by Mary Jane and Mark. In addition to being good neighbors since their arrival in the neighborhood, the de Vere White family has been very considerate and solicitous throughout the design process. We most recently met with them to review their new submittal that has the first floor extending 3 feet further than the original submittal. We discussed this together and gave Mary Jane and Mark our approval of the project, as we currently understand it, for the 3-foot extension on the 1st floor exterior. We understand that the fence line will change to maintain privacy between our properties.

We hope that the Discretionary Review Committee rules in favor of the de Vere White's so that they can start on their project, one that will fit their growing family and improve the neighborhood and its home values.

Sincerely,



Sherry Morse 436 Lake Street



John Maccabee 436 Lake Street



Mary Conrad
<conradt@sbcglobal.net>
03/08/2011 09:20 AM

To sharon.m.young@sfgov.org
cc
bcc
Subject Support for BP Application 2010.05.28.3473/ Discretionary review

San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA, 94103-2479

March 7, 2011

RE: Building Permit Application: 2010.05.28.3473
Case Number: 2011.0048D

Dear Ms. Sharon M. Young:

We are writing in support of the renovation project proposed for 82- 6th Avenue. We have lived across the street since 1999. We are delighted that the new owners are planning to make improvements to the property.

It is a small house, and to fit a family, no doubt they will be required to enlarge the property, but we are delighted that they intend to make improvements to the façade and make it more suitable for a family to live in. The other building across from me, 80 Sixth Avenue, an immense four-story building, has not seen any substantial legal repairs since we have been on this block and we daresay since 1960. We believe it to be record that 80 – Sixth Avenue, practically a health and fire hazard because of chronically deferred maintenance, was required by the City of San Francisco to paint their outside because of flaking lead paint or face fines.

We think we speak for all responsible homeowners on the block when we say that we are delighted to have a young family planning thoughtful, responsible and necessary improvements to the building and thereby upholding the safety and quality of housing on the block.

Although we cannot attend discretionary review, we did want to express my unequivocal support for the project.

Best regards,

Tony and Mary Conrad
73 Sixth Avenue
San Francisco CA 94118



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On May 28, 2010, the Applicant named below filed Building Permit Application No. 2010.05.28.3473 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Mary Jane McRory	Project Address:	82 - 6 th Avenue
Address:	82 - 6 th Avenue	Cross Streets:	West Pacific Ave. / Lake St.
City, State:	San Francisco, CA 94118	Assessor's Block /Lot No.:	1353 / 023
Telephone:	(415) 342-1726	Zoning District:	RH-1 / 40-X

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION (S)
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
FRONT SETBACK	± 5'	No Change
BUILDING DEPTH.....	± 50'	± 58'
REAR YARD.....	± 65'	± 57'
HEIGHT OF BUILDING (at rear).....	± 33'	No Change
NUMBER OF STORIES.....	3	No Change
NUMBER OF DWELLING UNITS	1	No Change
PROJECT DESCRIPTION		

The proposal is to construct a three-story rear addition and facade modifications to the existing single family dwelling. See attached plans.

PLANNER'S NAME: Sharon M. Young
 PHONE NUMBER: (415) 558-6346
 EMAIL: sharon.m.young@sfgov.org

DATE OF THIS NOTICE: 12-10-10

EXPIRATION DATE: 1-9-11



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 32 6th Ave.
 Cross Streets: West Pacific Ave / Lakes Block/Lot: 1353/023
 Case No. _____ Permit No. 2010.0528.3473

1650 Mission St.
 Suite 400
 San Francisco,
 CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16.*)

- Category A: Known Historical Resource** **Proceed to Step 3.**
 Preservation Technical Specialist Review
- Category B: Potential Historical Resource** **Proceed to Step 3.**
- Category C: Not a Historical Resource** **Proceed to Step 4.**
 No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: 5/20/10

- Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
SAC	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2.</i>
	8. Installation of garage opening that meets the requirements of <i>Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	12. Sign installation at Category A properties.
SAC	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	16. Misc.

STEP 4: RECOMMENDATION

- No Further Historical Resource Review Required.
- Further Historical Resource Review Required: File *Environmental Exemption Application.*

Notes: façade + roof form have been significantly altered as documented in Heritage Survey + 1974 photos + plans. Work will not remove any original material + will be in keeping with character of 1903-era cottage.

Planner Name: STARON YOUNG

Signature: Sharon Young Date: 10/13/10

Preservation Technical Specialist Name: Shelley Cottigione

Signature: Shelley Cottigione Date: 10/13/10

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

**SAN FRANCISCO INNER RICHMOND - PHASE I
EVALUATION SHEET**

Address 22 6th Avenue

Name _____

A. ARCHITECTURE

- | | | | | | | | |
|----|----------------------------|--|---|----|-----|-----|-----|
| 1. | Building Type | <u>two story above basement dwelling with one attached apartment</u> | E | VG | G | (F) | P |
| 2. | Construction | <u>wood frame</u> | E | VG | (G) | F | P |
| 3. | Architect/Designer/Builder | <u>Antoine H. Klint, builder</u> | E | VG | G | (F) | NK |
| 4. | Design | <u>craftsman/colonial period dwelling</u> | E | VG | G | (F) | P |
| 5. | Interior | _____ | E | VG | G | F | (I) |

B. HISTORY

- | | | | | | | | |
|----|----------|---------------------------------------|-----|------|---|------|----|
| 6. | Age | <u>1908 (water hook - up)</u> | (E) | VG | G | F | NR |
| 7. | Person | <u>Antoine H. Klint, builder</u> | E | VG | G | NK | |
| 8. | Event | _____ | E | VG | G | (NK) | |
| 9. | Patterns | <u>early 20th c. real estate boom</u> | E | (VG) | G | NK | |

C. INTEGRITY

- | | | | | | | | |
|-----|-------------|---|---|----|---|-----|---|
| 10. | Alterations | <u>thorough alterations: several floors. Reorient tracks, veneer, garage door; new entrance, all new windows, mansard parapet</u> | E | VG | G | (F) | P |
|-----|-------------|---|---|----|---|-----|---|

D. ENVIRONMENT

- | | | | | | | | |
|-----|-----------------|--|---|----|-----|-----|---|
| 11. | Continuity | <u>undisturbed by scale & massing of block face</u> | E | VG | (G) | F | P |
| 12. | Setting | <u>street view, hedge defines grounds, potted plants</u> | E | VG | (G) | F | P |
| 13. | Visual Landmark | <u>building of major composition</u> | E | VG | G | (F) | P |

E. DEVELOPMENT PATTERN

- | | | | | | | | |
|-----|-------|-------|---|----|---|---|---|
| 14. | Group | _____ | E | VG | G | F | P |
|-----|-------|-------|---|----|---|---|---|

Identification: Name _____ Map _____

Comments _____

Evaluated by _____ Date _____

PRELIMINARY RATING:

Individual Building: C Group: _____ Date _____

Tentative National Register Eligibility:

NR Evaluation Code: _____ Individually Eligible _____ Eligible as District _____ Ineligible ✓

SOHP: Reviewed by _____ Date _____ Approved _____

Review by Local Authorities:

Reviewed by _____ Date _____ Approved _____ See Comment Sheet _____

Reviewed by _____ Date _____ Approved _____ See Comment Sheet _____

Reviewed by _____ Date _____ Approved _____ See Comment Sheet _____

Reviewed by _____ Date _____ Approved _____ See Comment Sheet _____

Reviewed by _____ Date _____ Approved _____ See Comment Sheet _____

FINAL RATING:

Individual Building: C Group: _____ Date 4-21-93 WB

The Foundation for San Francisco's Architectural Heritage

Address (file) 82 6th Ave UTM _____
 Address (field) 82 6th Ave _____
 xref: Group _____
 Block/Lot 1253-23 _____
 Historic Name(s) _____

BLDG. PERMIT/CONTRACT NOTICE

(original unless otherwise noted)
 BBI (Permit# _____)
 A&E D.P.B. Ed. Ab Other WD *
 Vol. _____ Date _____ Page _____
 Builder/Contractor _____
 Architect/Engineer _____
 Owner/Developer _____
 Use _____
 Construction _____
 Class _____
 Cost _____
 Lot Size _____ Bldg. size _____
 Height (feet) _____ Stories _____
 Location description _____
 Architectural description _____

* (3-14-03, WD) A.S. KLINT.

REALDEX (11th ed., 1980)

Address 82 6th Ave
 Owner Christ-Edmond & Cynthia M
 Land use Res
 Rooms 7 Bath 1 Constr. Frame
 Year 1904 Bldg. sq. ft. 2,050
 Units: dwl. 1 Bus. _____
 Stories 2 1/2 Zone code R-1
 Map page 130 Block/Lot 1253-23

SANBORN MAPS more info on maps

Date of base map 1913 Rev. _____
 Vol. 5 Page 439
 Bldg. name _____
 Address(es) 82 6th Ave
 Use F, S, AB, Other _____
 Units: Dwl. 1 Bus. _____
 Stories 1 1/2 Height _____ Elevation _____
 Date of Construction _____
 Plan (see copy)
 Skylight(s) _____ Lighting # of stories _____
 Well hole(s) _____ Lighting # of stories _____
 Construction
 Yellow Wood frame _____
 Pink Brick _____
 Blue Stone, concrete or conc. blk. _____
 Orange Fireproof _____
 Gray Iron _____
 Structural details (columns, trusses, walls, etc) _____



726 of 17

Slate/Metal Composition Shingle
 Mansard roof _____
 Parapet: Height _____
 House on roof _____
 HVAC
 Steam boiler
 Independent electric plant
 Elevator Patent & storage
 Miscellany
 Brick or metal cornice Frame cornice
 Bay windows Side(s) Rear
 Foundations _____
only rear side

AERIAL PHOTOS see sketch
 Source _____ Date _____

HISTORIC STATUS
 Bayfill _____
 Fire limits 1907 1924 1939 _____
 1906 burned district
 1921 zoning district
 first second residential
 light heavy industrial
 commercial unrestricted

PUBLIC STATUS
 Current zoning: Date 1991
 R-1 R-2 R-3 R-4 RH-1
 C-1 C-2 C-3 _____ C-M
 M-1 M-2 P
 DCP Planning areas
 Neighborhood Conserv. Interim Controls
 Residential Design Guidelines (RH & RN zoning)
 South of Market
 Van Ness corridor
 Mid Market
 Tenderloin
 Rincon Hill
 Market/Van Ness TDR Area
 Mission/Howard TDR Area

Showplace Square

 BCDC jurisdiction (100' from shore)
 Redevelopment areas
 Yerba Buena Center
 Golden Gateway Center
 Embarcadero Center
 Western Addition A-1 A-2
 Rincon Point
 South Beach
 Historic Districts
 Civic Center (NR)
 Jackson Square (City)
 North Waterfront (City pending)
 South End Warehouse (City pending)
 Chinatown (City pending)
 Haight-Ashbury (City pending)
 Buena Vista North (City pending)
 Showplace Square (City potential)
 Dolores Street (City pending)
 Tenderloin (City potential)

 Preservation status
 City Landmark
 National Register
 State Historic Resources Inventory
 HABS
 HAER
 Other _____
 Other Surveys/Ratings
 AQS _____
 Chinatown _____
 North Beach _____
 Telegraph Hill _____
 Other _____

PLAN See copy
 L-plan U-plan H-plan E-plan _____
 Rectangular Other _____

F.A.R.
 Bldg. sq. ft. _____ = _____ = _____
 Site sq. f. (pft. book) _____

1908 Struss-20; Roof composition; floor
 addn - 2nd, & intended 3's

SAN FRANCISCO INNER RICHMOND - PHASE I
TALLY SHEET

Address 82 6th Avenue
Name _____

						TOTAL	ADJUSTED TOTAL
1.	Building Type	12	6	3	(1)	0	
2.	Construction	12	6	(3)	1	0	
3.	Architect/Designer/Builder	8	4	2	(1)	0	
4.	Design	25	12	6	(3)	0	
5.	Interior	8	4	3	2	(0)	
ARCHITECTURE						7	7
6.	Age	(10)	5	3	1	0	
7.	Person	15	8	4		0	
8.	Event	12	6	3		(0)	
9.	Patterns	15	(8)	4		0	
HISTORY						17	18
10.	Alterations	0	-4	-8	(-10)	-15	
Integrity						-10	-10
11.	Continuity	25	12	6	3	0	
12.	Setting	10	5	(3)	1	0	
13.	Visual Landmark	10	5	3	(1)	0	
ENVIRONMENT						10	10
14.	Group	E	VG	G	F	P	
DEVELOPMENT PATTERN							
Cumulative Total for Individual Building						26	26
Total with Group Status						C	C

(Max. 40)

(Max. 25)

(Max. 25)

(Max. 90)

No
National Register
Eligibility

EXTERIOR MATERIAL(S) (Indicate type, location on building; specify color if stained or painted)

- Wood siding _____
- Shingles Brown wood 2 1/2" x 8" on facade
- Brick red bricks on basement
- Stucco _____
- Sandstone _____
- Granite _____
- Artificial stone _____
- Terra Cotta _____
- Tile _____
- Terrazzo _____
- Cast concrete _____
- Concrete block _____
- Copper _____
- Bronze _____
- Galvanized iron _____
- Cast iron _____
- Wrought iron _____
- Metal _____
- Vitrolite _____
- Glass block _____
- Other _____

ROOF

- Gable Hip Gambrel
- Shed Flat Mansard
- Parapet (specify shape) _____
- Other (note if composite of types) _____

WINDOWS

- Type
- double-hung _____
 - awning _____
 - casement _____
 - jalousie _____
 - sliding Aluminum frame (11' x 7')
 - stained glass large window in front
 - fixed sash _____
 - Palladian _____
 - plate glass _____
 - projected _____

Special Location

- Transom _____
- Clerestory _____
- Other _____

ENTRANCE FLOOR TREATMENT

(specify location and all treatments)

- Porch/Portico front on N side
- Door hood _____
- Pediment _____
- Arch _____
- Stairs 15 exterior red brick / parallel
- Other _____
- Glazed _____

Exterior Vestibule Detailing

- decorative paving _____
- wall panelling _____
- coffered ceiling _____
- light fixture / wall _____
- sculpture _____
- Other black wrought iron hand rail and porch rail

Door (principal entry - specify construction material; if secondary access visible describe under "Other")

- flush _____
- paneled (note no. of panes) 6 panes white door
- carved _____
- glazed (note framing material and glass type) _____
- screen _____
- Other Basement entry on E side at the edge of the sidewalk. Painted green

Interiors

- Inaccessible _____
- Accessible (describe) _____

STOREFRONTS

- Windows (indicate type & location) _____
- Doors(s) (indicate type & location) _____
- Base (specify type, location, color) _____
- Tile _____
- Other _____

Interiors

- Inaccessible _____
- Accessible (describe) _____

Other outstanding features (describe) _____

ACCESSORIES (specify location, material)

- Signage (specify legend; copy words on reverse of sheet) _____
- Balcony _____
- Fire Escape _____
- Canopy _____
- Other garage door black lifts out on N ground floor

REMODELING (specify exterior materials, color, approximate dimensions; sketch on site plan if not represented)

- Ground floor _____
- Rear (if visible from street) _____
- Fencing/walls re-surfaced probably
- Secondary structures _____
- Above presumed original roofline (check research) _____

RELATIONSHIP TO SURROUNDINGS (check if compatible, specify distinctions)

- Scale _____
- Height _____
- Material _____
- Setback/Projecting _____
- Cornice _____
- Focal point or anchor _____
- Massing _____
- Other _____

Distinctiveness

	<u>Style</u>	<u>Siting</u>	<u>Part of Cluster</u>
Excpt'l	_____	_____	No
Imp	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Yes No _____
None	_____	_____	Split Cluster No. _____

VISIBLE CONDITION

- Good Fair Poor

LANDSCAPE (note specimens and location)

- Planters beds in front of stairs
- Street trees 2 sidewalk
- Potted trees _____
- Ground cover _____

SIDEWALK

- Street lights _____
- Terrazzo _____
- Sidewalk or curb markers _____
- Other _____

PARKING

- At front (basement garage)
- At rear _____
- At side _____

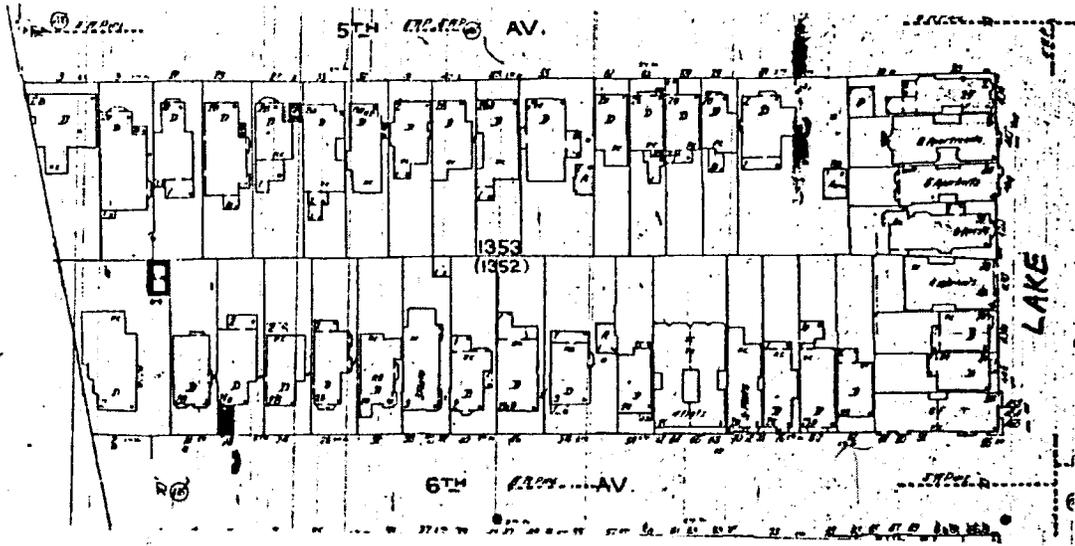
COMMENTS

The basement garage on the N side is projected and its roof becomes the floor for the porch above. The entry stairs run parallel to the sidewalk up the E side of the garage.

The Foundation for San Francisco's Architectural Heritage

FIELD SURVEY FORM

Revised September 1989



SANBORN
1913, REV 1950

Address 32 6th ave UTM _____
 xref-Group Address _____
 Address (field) _____
 Name (field) _____
 Block/Lot _____ Map page _____
 Principal tenant _____
 Identifier _____

Vacant/Parking Frwy above

RELATIONSHIP TO LOT (if different from attached Sanborn map describe)

Corner _____
 At sidewalk _____ Setback all
 Secondary structures on lot _____

RESIDENTIAL BLDG. TYPE (Indicate use if different)

Attached Detached Subdivided
 Single Family _____
 Row/Group (specify number of units) _____
 Flats (no. of units) _____
 Apartment (number of units) 11 (basement)
 Condominiums (number of units) _____
 Residential Hotel (no. of units) _____
 Comm'l with dwl. units (no. of units) _____

NON-RESIDENTIAL BLDG. TYPE (Indicate use if different)

Commercial _____
 Industrial _____
 Warehouse _____
 Garage Incorporated _____
 Service _____
 Parking _____
 Showroom _____
 Office _____
 Bank _____
 Church _____
 Government _____
 Library _____
 School _____

Post Office
 Firehouse
 Utilities bldg
 Power substation
 Transportation Depot
 Theater
 Club

STORIES 2

Special features Mezzanine
 Attic High Basement
 High Basement garage

STRUCTURAL TYPE (check via research)

Wood/Timber frame (spec.) _____
 Reinforced Concrete _____
 Concrete block _____
 Hollow Tile _____
 Iron/Steel Frame (spec.) _____
 Brick (type) _____
 Stone (type) _____
 Other _____

MASSING (specify vertical/horizontal emphasis)

Rectangular _____
 Compound (specify L, U, E, H, T, courtyard plan) _____
 Irregular Compound _____
 Other _____

COMPOSITION

Symmetrical Asymmetrical
 Central block with flanking wings
 One-part comm'l 2-part comm'l
 Temple front 2-part vertical block
 Enframed window wall 3-part block
 Enframed block
 Bay windows cut away from 1st story
 Other _____

STYLISTIC DESIGNATION (check no more than two)

Hispanic tradition
 Greek Revival
 Italianate
 Gothic Revival
 Eastlake/Stick
 Queen Anne modified
 Second Empire
 Romanesque Revival
 Chateausque
 Colonial (Anglo)
 Beaux-Arts Classicism
 Arts and Crafts
 Secessionist
 Islamic Revival
 Mission Revival
 Spanish Colonial Revival
 Mediterranean Revival
 Medieval Revival
 Monterey Revival
 Pueblo Revival
 Moderne/Art Deco (specify Zigzag, Streamline, PWA)
 California Ranch House
 International Style
 Brutalism
 Late Modern
 Post Modern

Outstanding decorative features (describe)

Richmond special like facade of work -
shingled mansard half roof w/9 roof
brackets & alternates w/ inset panels underneath
w/overhangs, 1st and 2nd stories had wood
shingle facades w/wood window surrounds
(white). Basement facade is red brick in
linear pattern, white masonry panels in
wood under the bay.
Brown wood shingles w/white window
surrounds.

SOURCES CONSULTED

Card Catalogues and Files

- 1. Bancroft Library General index Photo index Portrait index Manuscript index _____
- 2. C.E.D. Documents Collection Drawings Photographs Other _____
- 3. California Historical Society Subject file Photo file Manuscript file _____
- 4. Heritage Architect file S.S. file C-3 file Outer downtown file BUILDER FILES: KLINT, ANTOINE H.
- 5. San Francisco Public Library General catalog S.F. History Room _____
- 6. Society of California Pioneers _____
- 7. State Library General catalog Newspaper index Photo index Obit. index OLF
- 8. San Francisco Historic Records Index _____
- 9. Other _____

Books

- 10. Bancroft *History of California* vol. _____ page _____
- 11. Byington *History of San Francisco*
- 12. Crocker-Langley/Polk's City Directories 1911 1923
 1937 Other
- 13. Davis *Commercial Encyclopedia*
- 14. Gebhard *A Guide to Architecture in San Francisco and Northern California*
- 15. *Here Today*
- 16. Himmelwright *The San Francisco Earthquake and Fire*
- 17. Hubbard, "Cities within the City"
- 18. Kirker *California's Architectural Frontier*
- 19. *Men of California*
- 20. *Men Who Made San Francisco*
- 21. Millard *History of the San Francisco Bay Region*
- 22. *San Francisco Blue Book*
- 23. *Social Register*
- 24. *Splendid Survivors*
- 25. U.S. Census Directories
- 26. U.S. Geological Survey *Bulletin #324*
- 27. Waldhorn and Woodbridge *Victoria's Legacy*
- 28. *Who's Who in America*
- 29. *Who's Who in California*
- 30. *Who's Who on the Pacific Coast*
- 31. Withey *Biographical Dictionary of American Architects, Deceased*
- 32. Woodbridge, *Architecture San Francisco: The Guide*
- 33. Woodbridge, *Bay Area Houses*
- 34. Lowell, *Architectural Records in the San Francisco Bay Area*
- 35. 1906 SF BLOCK BOOK - p. 653: ANT. H. KLINT.
- 36. _____
- 37. _____

Periodicals

- 38. *Richmond Banner*
- 39. *American Builders Review*
- 40. *The Architect/Pacific Coast Architect/Building Review/California Arts and Architecture*
- 41. *The Architect and Engineer—Index*
- 42. *Avery Index to Architect's Obituaries*
- 43. *Avery Index to Architectural Periodicals*
- 44. *San Francisco Real Estate Circular*
- 45. *Building and Industrial News*
- 46. *California Architect and Building News—Index*
- 47. *New York Times Obituary Index*
- 48. *San Francisco Chronicle*
- 49. *San Francisco Examiner*
- 50. Other _____

Architectural Drawings

- 51. Location _____
Publicly accessible Government Documentation and Miscellaneous
- 52. City Landmarks Case Report
- 53. National Register nomination—Determination of eligibility
- 54. State Historic Resources Inventory form
- 55. Other _____

SOURCE

PAGE #s and NOTES

*12 C-L (1904) - p. 1215: MAURER, FEDERICK J., ARCHITECT, 1 82 6TH AVE.

C-L (1911) - p. 939: KLINT, ANTOINE H., BLDG., 254 5TH AVE.

C-L (1923) - p. 1221: MORRISON, RALPH F., (KATE M.), ELECTN., 1 82 6TH AVE.

PSC-L (1937) - p. 1003: MORRISON, RALPH F., (KATE M.), INSTRUMENT MGR., CITY & COUNTY DEPT. OF ELEC., 1 82 6TH AVE.

October 1, 2010

Dear Sharon and Shelley,

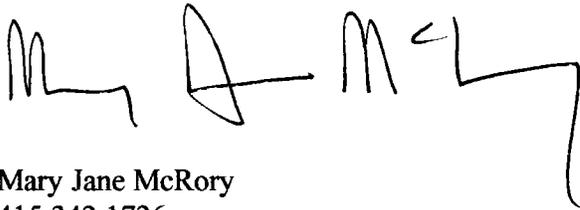
I want to thank you for taking the time to evaluate 82 6th avenue for the possibility of an administrative environmental review. Please let me know if I can provide additional information.

I have included the existing elevation, the new elevation and the construction details for the facade remodel done in 1974. There was another facade remodel that took place in the 1960's, but there is no record of it. Basically, in 1974 the previous owner placed wood shingles over the vertical siding. The owners kept the 1960's metal windows and simply placed wood trim around them. In addition, they built an overhang in an attempt to create a "cottage" type appearance.

I contacted Cynthia Grubb, the previous owner, and she promised to send me the photo of the house before the 1974 construction. I should have the photo early next week and I will bring it to the planning department.

Thanks again for your help in this matter.

Best,

A handwritten signature in black ink, appearing to read 'Mary Jane McRory'. The signature is stylized and cursive, with a large 'M' at the beginning and a long, sweeping line at the end.

Mary Jane McRory
415.342.1726

Photographs of 82 6th
Avenue prior to the
1974 Remodel.



Dear Sharon & Shelley,

I hope these photographs are helpful. Please let me know if I can provide you with any additional information.

Thank You,

Mary Jane McRory
415. 342. 1726



SAN FRANCISCO PLANNING DEPARTMENT

RESIDENTIAL DESIGN TEAM REVIEW

DATE: 2/2/11 RDT MEETING DATE: Thu 2/3/11

PROJECT INFORMATION:

Planner: Sharon Young
 Address: 82 - 6th Avenue
 Cross Streets: West Pacific Ave. & Lake St.
 Block/Lot: 1353/023
 Zoning: RH-1
 Height/Bulk District: 40-X
 BPA/Case No. 2010.05.28.3473
 Project Status Initial Review Post NOPDR DR Filed

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposal is to construct a three-story rear addition and facade work at front which includes window replacement to the existing single family dwelling.

PROJECT CONCERNS:

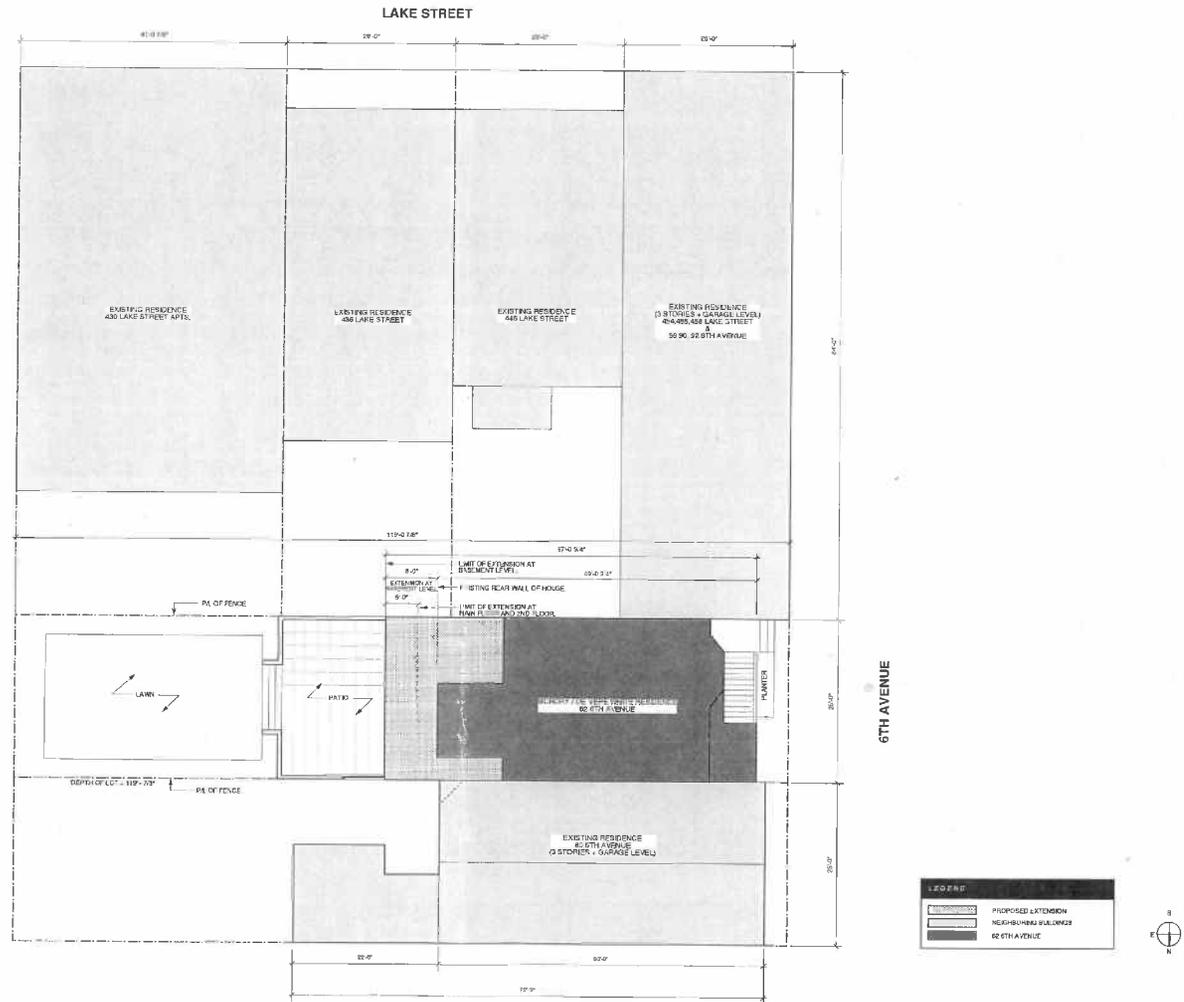
Request for RDT to re-review project to determine if proposed rear addition is consistent with the Residential Design Guidelines. The adjacent property at 80 - 6th Ave has filed a request for Discretionary Review. The DR requestor's concerns are that the third story of the proposed new construction would extend approximately 13 ft beyond the existing rear wall and would extend laterally all the way to the edge of the property line. The effect of building more than 5 ft back from the existing 3rd story – beyond the corner of the neighboring home – would be to create an incompatible design and to construct a wall directly against the diagonal window in the neighbor's master bedroom. This window was designed to receive eastern and southern exposure and currently receives full sunlight during morning and early afternoon throughout the year. The proposed construction would deprive the neighbor of virtually all sunlight from the diagonal window and would substantially reduce sunlight to a second, adjoining window that faces eastward in the same master bedroom. The proposed project would have the added impact of "boxing in" other properties located on Lake Street. In addition to concerns about compromised fire safety that could result from locating a wall directly against a neighboring window.

The DR requestor's suggested alternative would be "stepping back" the upper story and limiting new construction of the 3rd level to a maximum of 5 ft beyond the existing back wall. This would make the new construction align evenly with the neighboring home and retain the compatibility of the design of the two houses.

RDT COMMENTS:

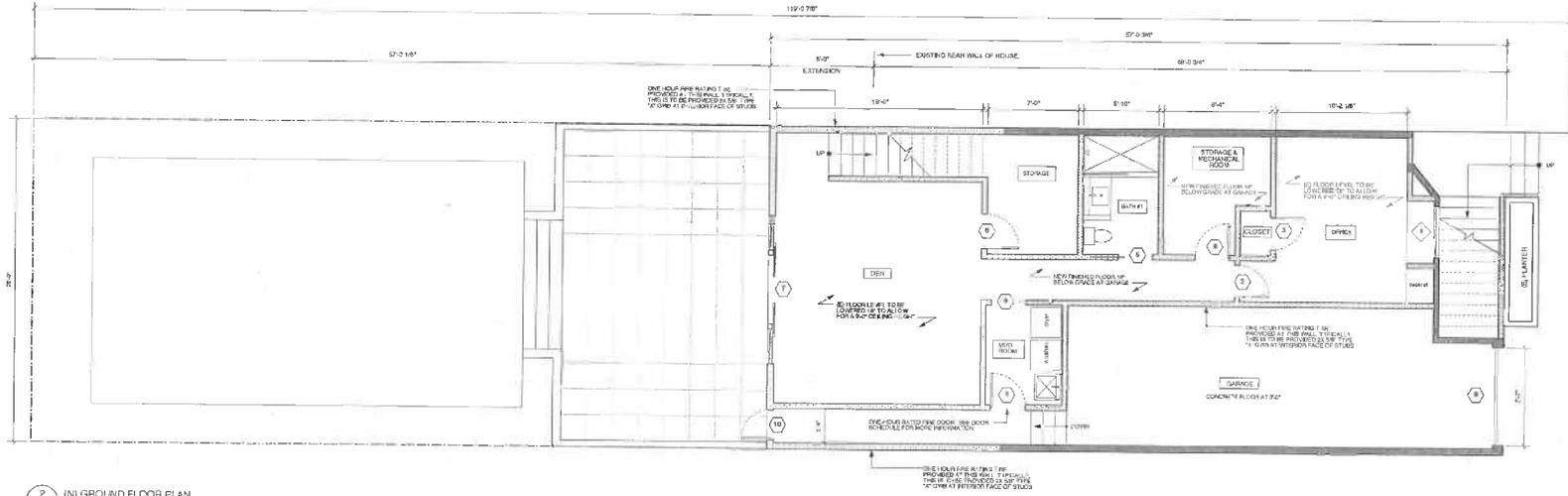
- OVERALL MASSING OF PROJECT IS NOT FOUND TO HAVE A SIGNIFICANT IMPACT TO THE REAR YARD AND MID-BLOCK OPEN SPACE AREAS. THE MASSING IS NOT FOUND TO BE EXCEPTIONAL OR EXTRAORDINARY.
- ADJACENT BUILDING TO THE NORTH CONTAINS AN ANGLED WINDOW AT THE PROPERTY LINE, WHICH IS AN EXTRAORDINARY EXISTING CONDITION. THE PROXIMITY AND DEPTH OF THE PROJECT AT THE THIRD FLOOR MAY ADVERSELY IMPACT LIGHT AND AIR ACCESS TO THE ADJACENT ANGLED WINDOW. THE PROJECT SHOULD BE MODIFIED TO PROVIDE A 3-FOOT SIDE SETBACK THAT CLEARS THE ANGLED WINDOW AT THE SIDE PROPERTY LINE (APPROXIMATELY 6 FEET DEEP FROM THE PROPOSED REAR WALL AT THE THIRD FLOOR).
- IF THE PROJECT IS REVISED TO PROVIDE A SIDE SETBACK/NOTCH, THE PROJECT WOULD NOT CREATE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES AND AN ABBREVIATED DR ANALYSIS SHOULD BE PROVIDED.
- IF THE PROJECT IS NOT REVISED, PROJECT SHOULD BE FOUND TO CREATE AN EXTRAORDINARY CONDITION WITH REGARD TO LIGHT AND AIR ACCESS. A FULL DR ANALYSIS SHOULD BE PROVIDED, REQUESTING THE COMMISSION MODIFY THE PROJECT.

CASE NO. 2011.0048D
 82 - 6TH AVE
 ORIGINAL PROPOSAL

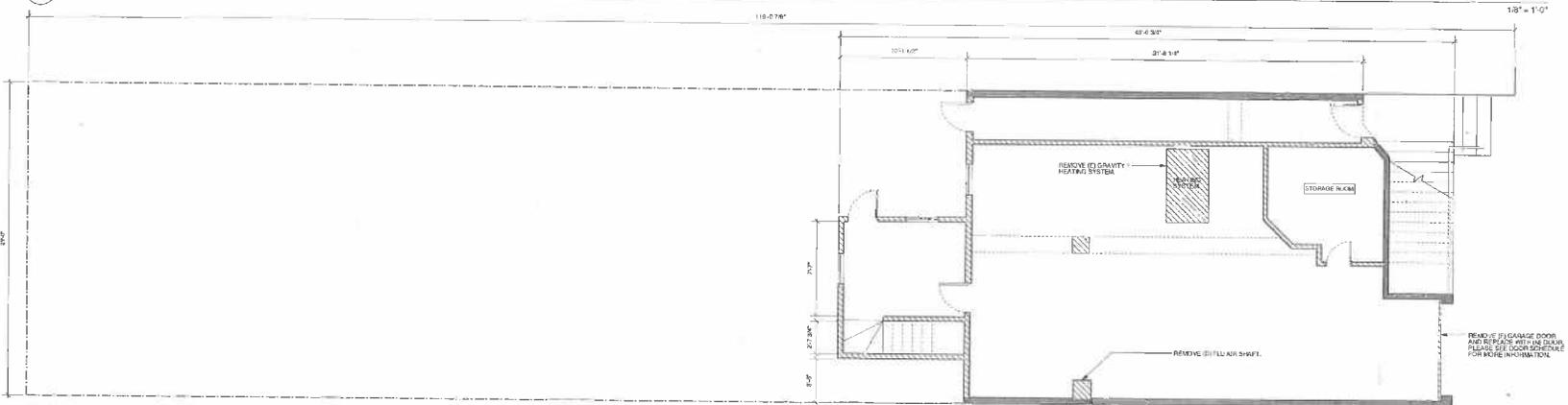


1 (N) SITE PLAN
 A10

1/16" = 1'-0"



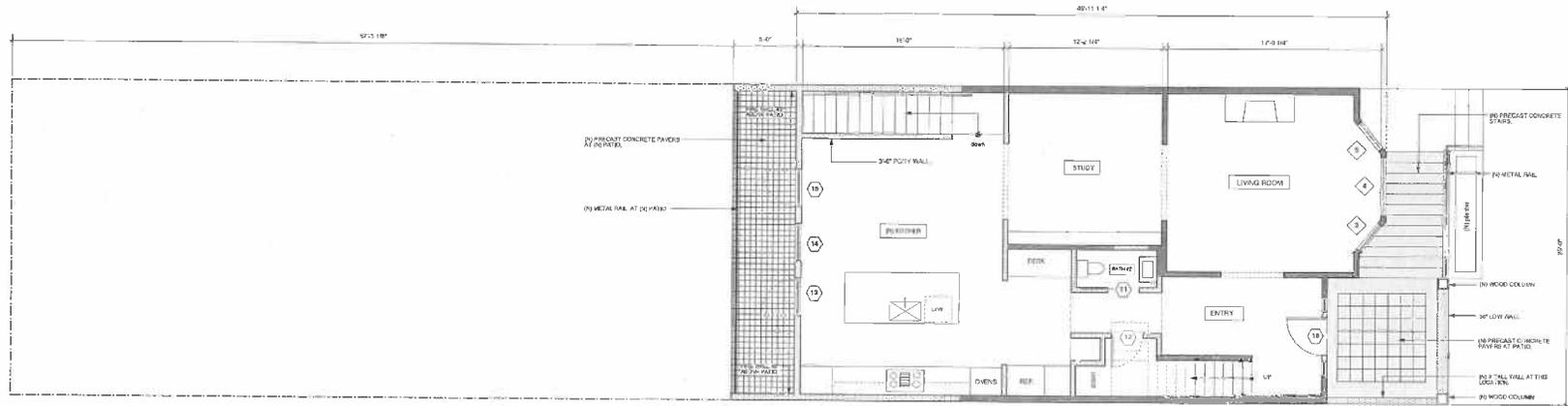
2 (N) GROUND FLOOR PLAN



1 (E) GROUND FLOOR PLAN

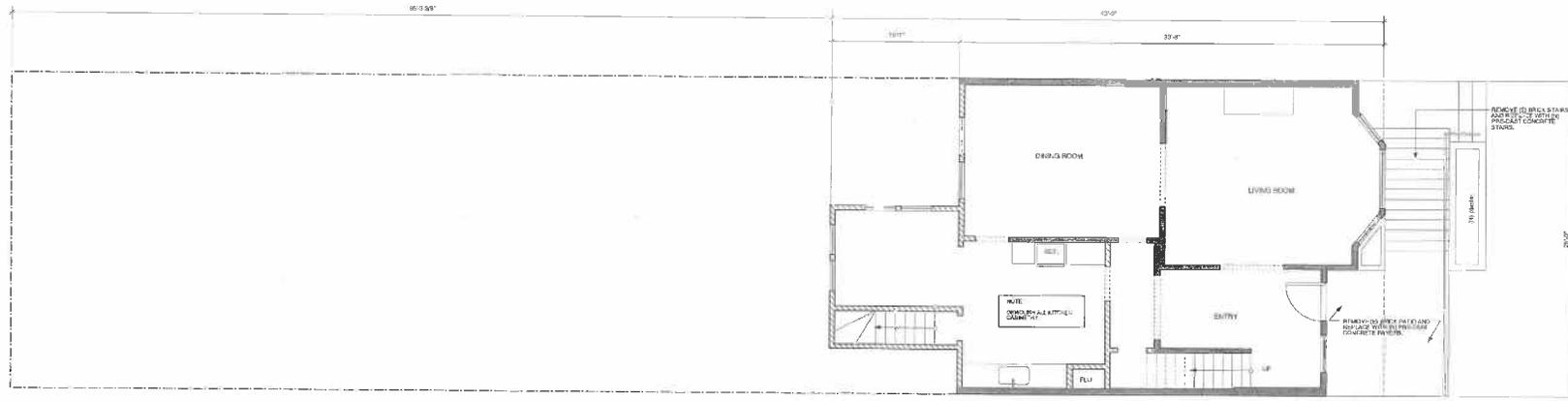
LEGEND	
	AREAS TO BE REMOVED
	END WALLS
	END WALLS TO REMAIN





2 (N) MAIN FLOOR PLAN

1/8" = 1'-0"



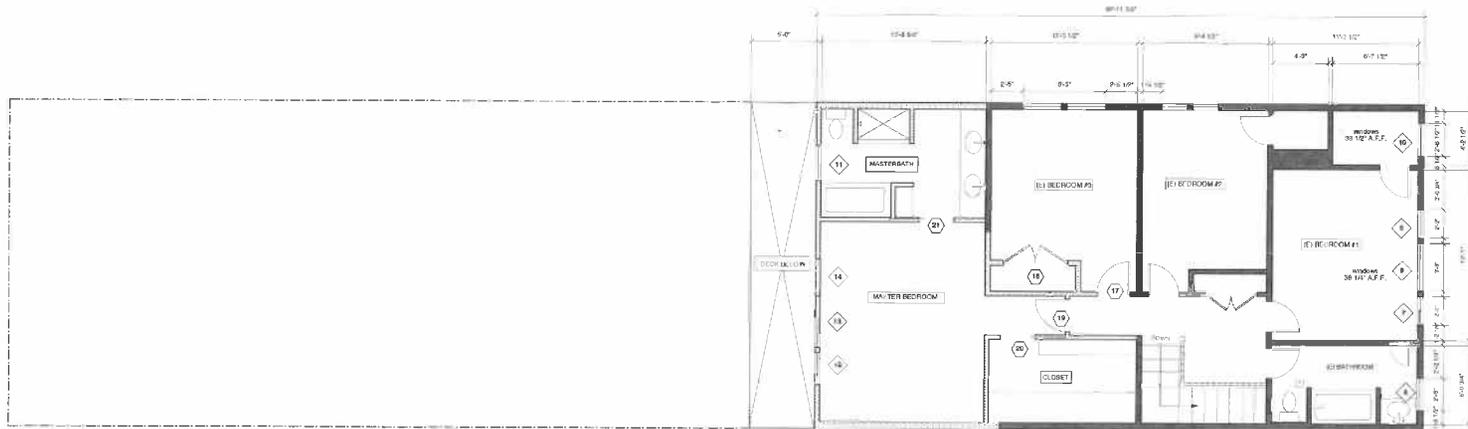
1 (E) MAIN FLOOR PLAN

1/8" = 1'-0"

LEGEND

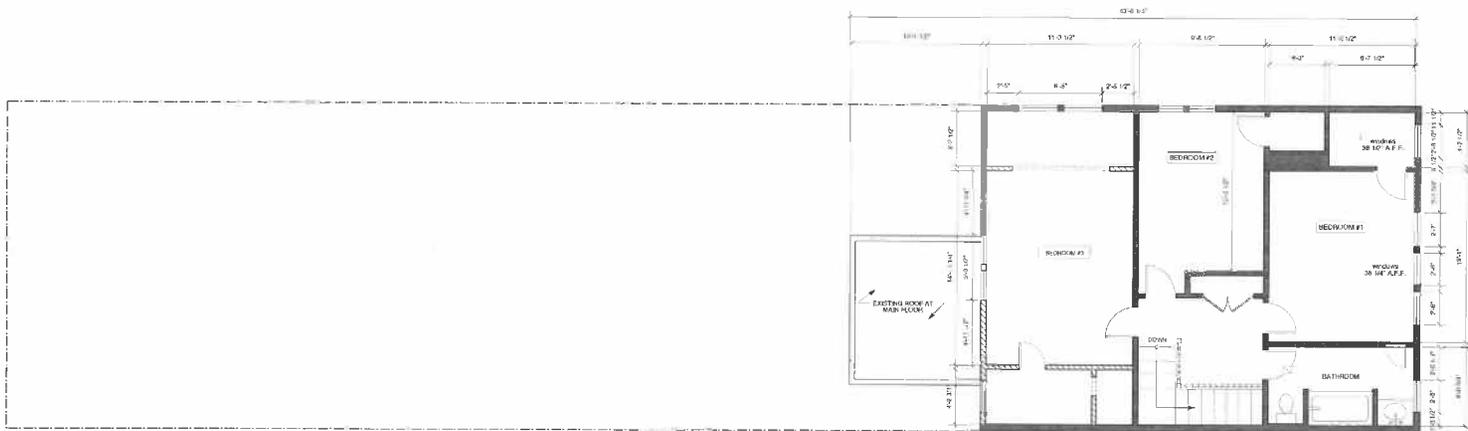
	AREAS TO BE REMOVED
	NO WALLS
	1/2" WALLS TO REMAIN





2 (N) SECOND FLOOR PLAN

1/8" = 1'-0"

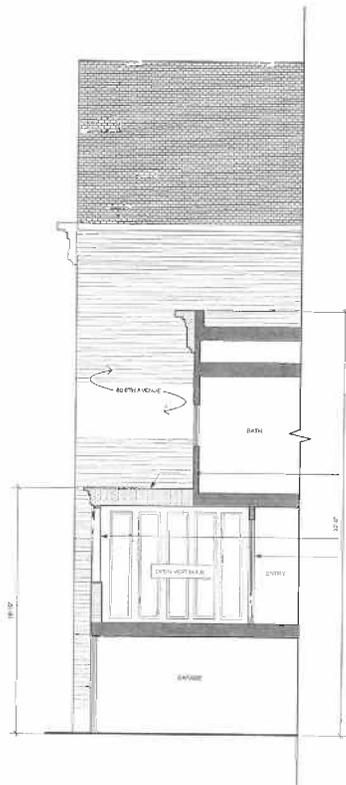


1 (E) SECOND FLOOR PLAN

1/8" = 1'-0"

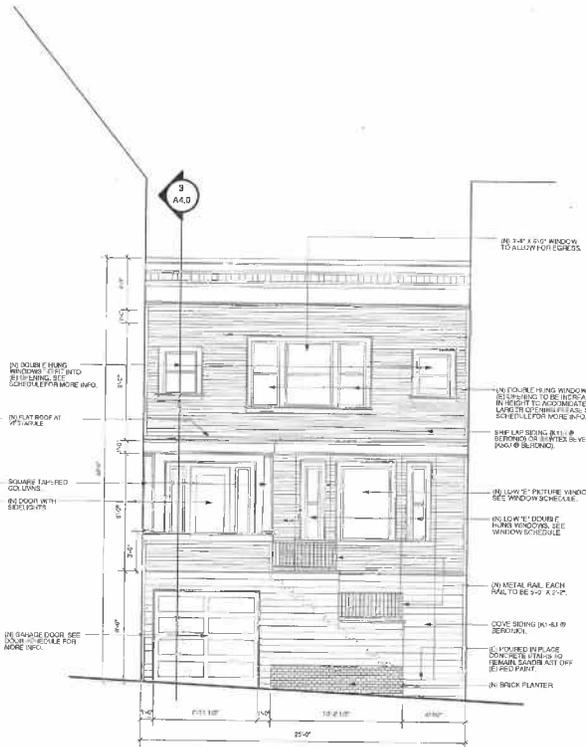
LEGEND	
	AREAS TO BE REMOVED
	(N) WALLS
	(E) WALLS TO REMAIN





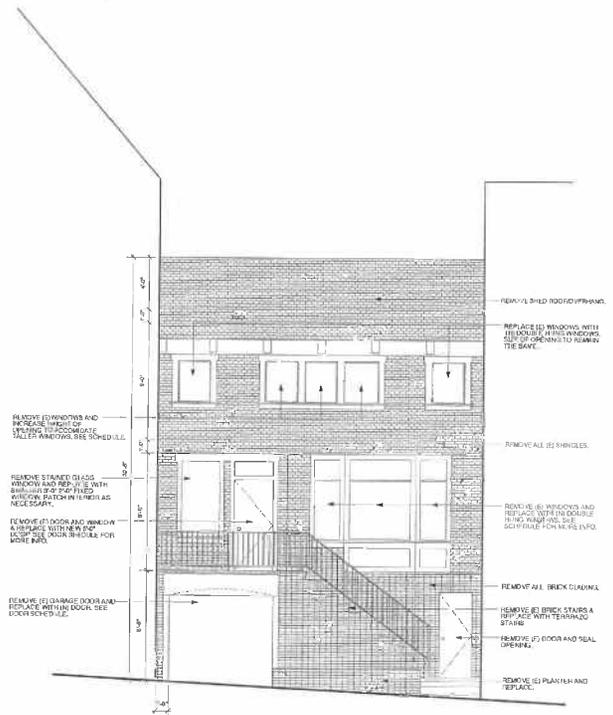
3 (N) SECTION THROUGH OPEN VESTIBULE
A4.0

1/8" = 1'-0"



2 (N) FACADE AT 82 6TH AVENUE, SAN FRANCISCO
A4.0

1/8" = 1'-0"



1 (E) FACADE AT 82 6TH AVENUE, SAN FRANCISCO
A4.0

1/8" = 1'-0"

LEGEND	
	(C) CONSTRUCTED
	(R) WALLS TO REMAIN

March 8, 2011

Dear Planning Commission President Christina Olague,

Our property sits in a unique position on the block. We have a total of seven neighbors, three of which are multi-unit buildings. Prior to creating our plan, we spoke with several planners in an effort to choose the most equitable option for all parties. We were told that our addition could extend as far as 25% of our lot (30 feet back from our rear property line). We felt that this large of an addition, although common on 6th avenue, would be unfair to some of our 7 neighbors. Instead, we chose to create a plan to maximize green space and minimize the amount of "house" our neighbors would view by creating our largest expansion below the fence line and stepping back the 2nd and 3rd floors 5'-0" .

The property at 80 6th avenue is one of two 4-story residences on the block and our home is currently one of the smallest residences on the block. Even with the proposed expansion, our home will still be one of the smaller homes on 6th Avenue.

The scale of 80 6th avenue, and the number of property line windows (many of which sit on the south side of the home at the 4th floor), makes the expansion of our house with zero impact of light or air virtually impossible. There are a total of 16 windows at the rear of 80 6th avenue; 11 facing east, 3 facing southeast, 1 facing northeast, and 2 facing south. Our expansion will impact some of the direct light into only one window facing southeast during the winter (there will still be ambient light). In the summer months the impact would be much less because of the location of the sun (it is basically directly overhead for much of the morning hours). The adjoining window would receive sunlight throughout the year.

If we were to add a fourth floor, we would block their property line windows and tower over our neighbors at 446 Lake. If we were to mimic the footprint of 80 6th avenue creating a similar extension along the property line between 80 & 82 6th avenue (following an existing pattern for rear yard expansions on 6th avenue) we would create the same boxed-in effect their home creates for their neighbors at 78 6th avenue and would create "more house" and less green space for 436 Lake, 430 Lake, 420 Lake, 85 5th Avenue, and 80 6th Avenue.

We currently have 2 children, but plan to have one more. In addition, both of our parents spend a good amount of time with us. Having at least two bedrooms for the children and guests, and one room for my office (I work from home) is an important factor in our quality of life. My husband, who spends 50% of his time working out of our home, will use the space provided at the basement level for his office. In addition, we currently only have one bathroom in the entire house; we want the space at the third floor to provide room for a second bathroom where our bedrooms are. Setting the 3rd floor back to the

beginning of the window in question, as is requested in the Bushnell's D.R., would not allow us to have either a 3rd bedroom upstairs, or a second bathroom.

When we received the recommendation from the Planning Department to create the "notch" (so that it allowed for more light and air for the one window in question), we made these changes although it took a good amount of space out of our master bedroom and bath area, and altered our rear facade. In this process we spoke with our planner Sharon Young about the option to regain the loss of square footage by increasing the ground level expansion by 3'-0" (Please see attached drawings). This modification has been reviewed and approved by our neighbor at 436 Lake Street. (See attached letter).

We have followed the process regarding neighborhood outreach and the subsequent Discretionary Review process. It is very important for us to have a neighborly rapport with people who live adjacent to us and we believe that you will see from the attached timeline that we have made extensive efforts to reach out and address any concerns that have been expressed (please see attached timeline).

We truly believe we have designed a plan that meets the growing needs of our family, while keeping in mind the best interests of our seven neighbors. The Residential Guidelines clearly state, "In areas with dense building pattern, some reduction of light between neighboring buildings can be expected with building expansion". We believe that our design proposal took into consideration the impact to all our neighbors and that it allows for more than adequate light, air, privacy, and fire protection to the Master Bedroom at 80 6th avenue.

We respectfully request approval of the current revisions dated March 5, 2011 without further modification.

Thank you for your consideration,



Mary Jane McRory & Mark de Vere White

CC: Ron Miguel, Michael J. Antonini, Gwyneth Borden, Katherin Moore, Hisashi Sugaya, Rodney Fong, Scott Sanchez, Sharon Young, Andy Gustavson, Kevin Bushnell, Sylvia Bushnell

Timeline

1) May 2, 2010 - Pre-application meeting.

Invited all neighbors and met with all adjacent neighbors (in this session or at more convenient alternate dates) to review the proposed project. Mrs. Bushnell declined to review the drawings, at this meeting or an alternate, stating that, "Whatever we did would be fine".

2) Mid-May 2010 - Mrs. Bushnell states that one of her sons, Kevin Bushnell, wants to view the drawings and we should give her a copy of the set. We provided a set to her the next day in her mailbox per her instruction.

3) Late-May 2010 - Kevin Bushnell first calls Mark de Vere White (project sponsor) to discuss the project. Mark explains the plans and that we are not going back as far as we can based on our rear yard setback. He encourages Kevin Bushnell to speak with Mary Jane (project sponsor and designer). Kevin and Mary Jane speak later that evening. Kevin states his concern that the 3rd floor extension is going to block the view provided by 1 window (see drawings) and that we should not go back so far and block this view. Mary Jane explains all of the planning considerations taken and why we needed to increase the 3rd floor to accommodate our family. Kevin expresses to Mary Jane that we have a smaller house for a reason; "specifically it has always been smaller" so should remain such. Mary Jane tries to explain the visits we have had with the planning department, and the fact that our design tried to take into consideration all 7 neighbors that surround our property.

4) May 28, 2010 - Submitted Application.

5) December 10, 2010 - 311 notice is sent out to the neighborhood.

6) January 10, 2010 (the last day of the posting) the Bushnell's file D.R.

7) January 14, 2010 - Mark de Vere White calls Mrs. Bushnell to discuss the D.R. Mark expresses surprise that Mrs. Bushnell never called directly to discuss the project or her concerns prior of filling the D.R. Mrs. Bushnell tells Mark that her son Kevin is handling the issue, and that our plans make her home feel boxed in. Mrs. Bushnell explicitly asks Mark to not speak with Scott Bushnell (current resident at 80 6th avenue) about the matter. Mark asks for Kevin's office and cell number. Mrs. Bushnell gives Mark only Kevin's office number.

8) January 21 - Mark de Vere White calls Kevin Bushnell and leaves a voice mail message.

9) January 24, 2010 Kevin Bushnell returns call. In the conversation Mark expresses

9) January 24, 2010 Kevin Bushnell returns call. In the conversation Mark expresses surprise that no dialogue followed the one set of conversations in May 2010. Mr. Bushnell expresses again that the impact to the light and view caused by the remodel creates a real issue for his mother. Mark offers to add an additional window to the east facing room in question (Mrs. Bushnell's bedroom) or extend the window so more light comes in and the view is larger in the room in question. Mark offers to pay for the installation of such window.

10) Later in the week of January 24th - Kevin Bushnell informs Mark de Vere White that Mrs. Bushnell declines the offer and "wants the city to decide".

11) February 7, 2011 - Receive RDT recommendation. Mary Jane McRory speaks with Sharon Young regarding the proposed notch and the option to offer the notch to the Bushnell's in an effort to have the D.R. retracted.

12) February 8 - Sharon Young informs Mary Jane McRory that Andy Gustavson (Bushnell's consultant) wants to review drawings based on RDT recommendation.

13) February 11, 2010 - Mary Jane McRory responds to Bushnell's that drawings will be provided by following week. Mary Jane McRory speaks with Sharon Young about offsetting the loss of sq. footage by increasing the size of ground floor. Sharon Young confirms that the ground floor option is possible under the design guidelines and says to speak with the adjacent neighbors at 346 Lake Street to obtain consent (see attached letter of support from 346 Lake).

14) February 15, 2011 - Mary Jane McRory speaks with neighbors at 346 Lake and confirms their willingness to allow an additional 3'-0" at the ground level. (See attached letter).

15) February 17, 2011 - Mary Jane McRory sends sketch of proposed notch at 2nd floor and 3'-0" feet at ground level to Sharon Young. Sharon Young confirms that the proposed revisions are fine.

16) February 18, 2011 - Revised sketch of plans depicting the "notch" and additional 3'-0" are emailed to Andy Gustavson and Kevin Bushnell with an offer to meet in person to discuss them. Andy Gustavson replies that they will reply via phone or email by the end of the following week as he was traveling.

17) March 8, 2011- We have still had no response from Kevin Bushnell, Andy Gustavson, or Mrs. Bushnell regarding the proposed changes to our design to address their concerns.

3/1/2011

RE: McRory / de Vere White Remodel (82 6th Avenue)

To the Discretionary Review Committee,

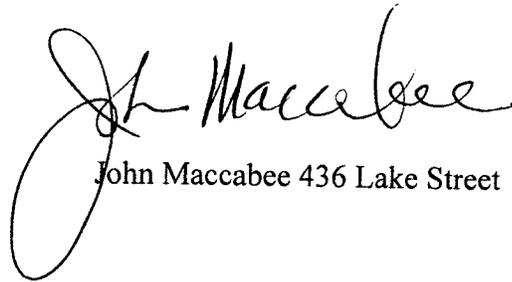
We wanted to share our support for the remodel project submitted by Mary Jane and Mark. In addition to being good neighbors since their arrival in the neighborhood, the de Vere White family has been very considerate and solicitous throughout the design process. We most recently met with them to review their new submittal that has the first floor extending 3 feet further than the original submittal. We discussed this together and gave Mary Jane and Mark our approval of the project, as we currently understand it, for the 3-foot extension on the 1st floor exterior. We understand that the fence line will change to maintain privacy between our properties.

We hope that the Discretionary Review Committee rules in favor of the de Vere White's so that they can start on their project, one that will fit their growing family and improve the neighborhood and its home values.

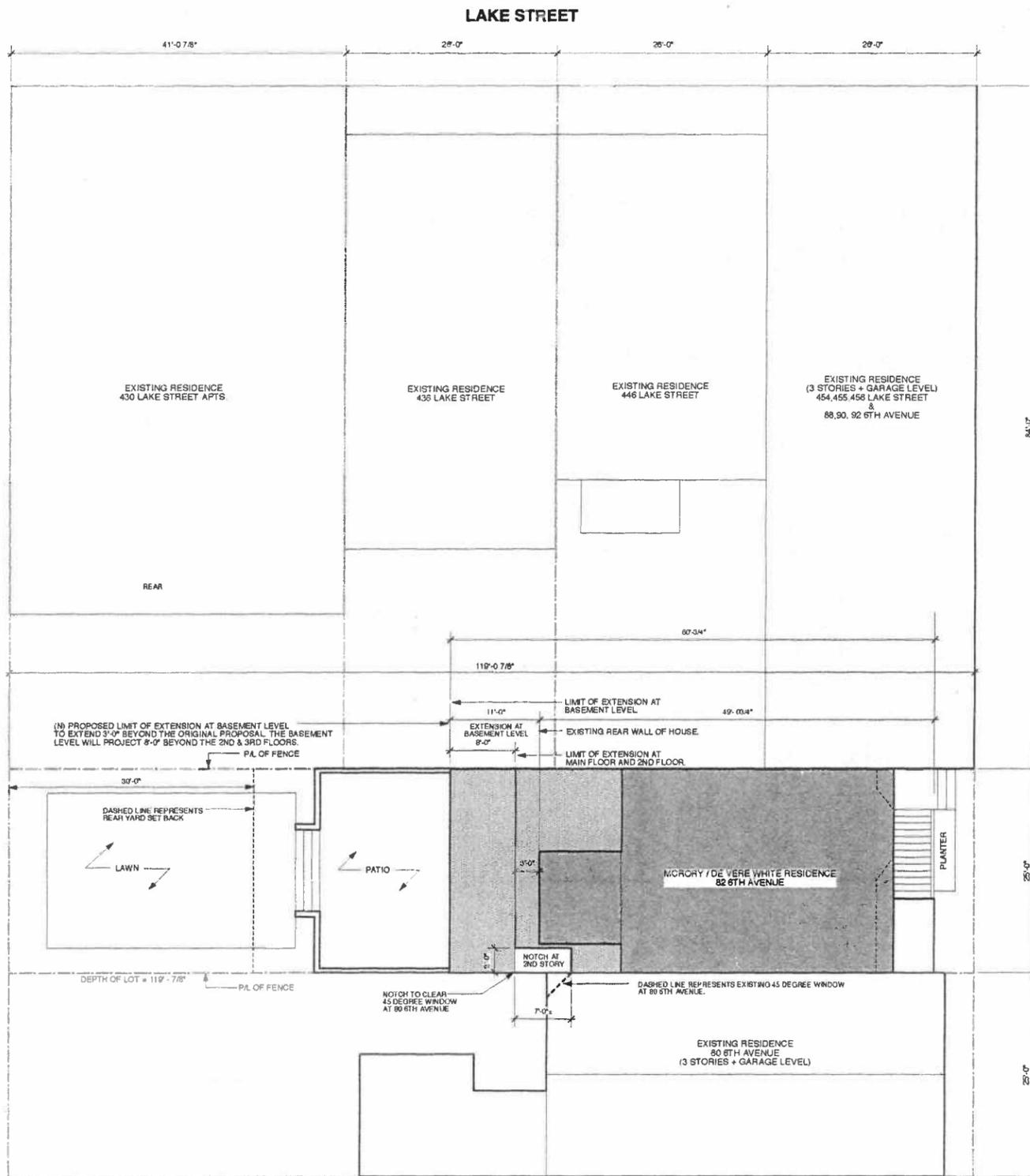
Sincerely,



Sherry Morse 436 Lake Street



John Maccabee 436 Lake Street



CASE NO. 2011.0048D
 82 - 6TH AVE
 REVISED PROPOSAL

6TH AVENUE

LEGEND

- PROPOSED EXTENSION
- NEIGHBORING BUILDINGS
- 82 6TH AVENUE



1/8" = 1'-0"

**McRORY- DE VERE WHITE
 RESIDENCE**
 82 SIXTH AVENUE, SAN FRANCISCO, CA
RENOVATIONS & REAR EXTENSION

MJD
 DESIGN
 82 6TH AVENUE
 SAN FRANCISCO, CA 94118
 415342.1726

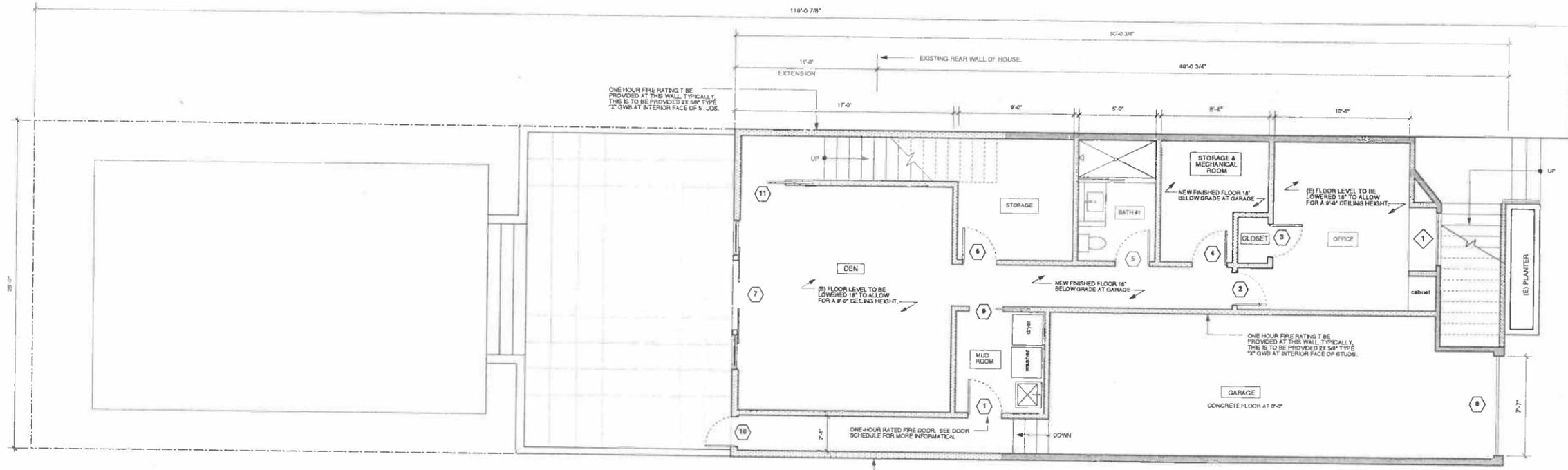
S _ C _ A _ L _ L _ E
 A _ P _ P _ R _ O _ V _ E _ D
 D _ R _ A _ W _ N _ B _ Y
 MJD
 D _ A _ T _ E
 M A Y 2 0 , 2 0 1 0
 P _ E _ R _ M _ I _ T
 P _ E _ R _ M _ I _ T
 J _ O _ B _ N _ U _ M _ B _ E _ R
 0 0 0 1 0
 R _ E _ V _ I _ S _ I _ O _ N _ S
 M A R C H 6 , 2 0 1 1

SITE PLAN

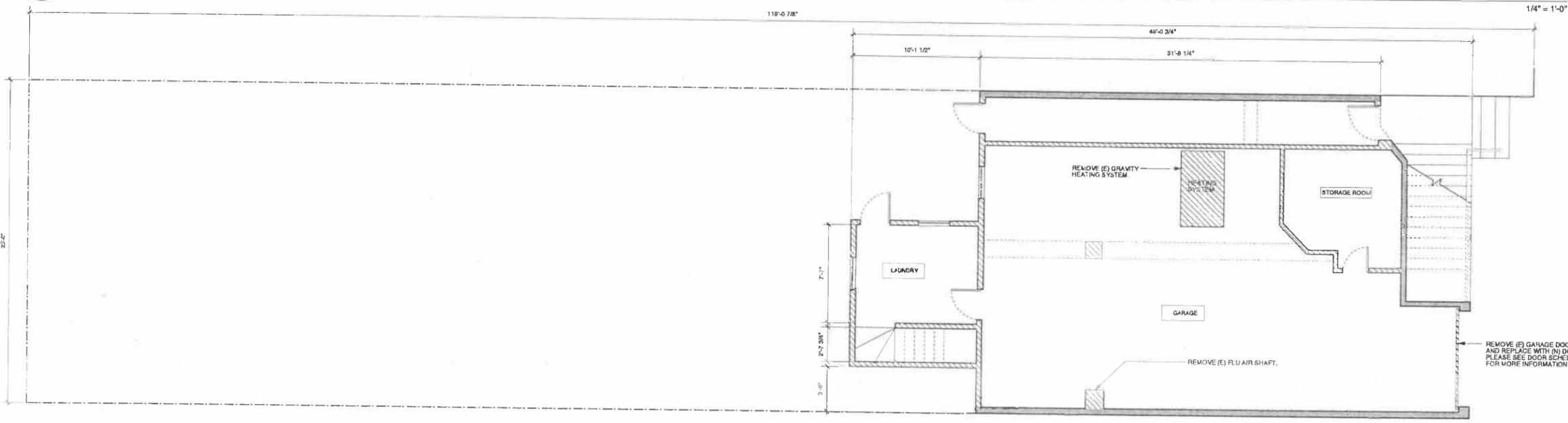
A1.0

1 (N) SITE PLAN
 A1.0

**McRORY- DE VERE WHITE
RESIDENCE**
82 SIXTH AVENUE, SAN FRANCISCO, CA
RENOVATIONS & REAR EXTENSION



2 (N) GROUND FLOOR PLAN
A3.0



1 (E) GROUND FLOOR PLAN
A3.0

LEGEND

	AREAS TO BE REMOVED
	(N) WALLS
	(E) WALLS TO REMAIN



MJD
DESIGN
82 6TH AVENUE
SAN FRANCISCO, CA 94118
415.342.1728

SCHEDULE
AS NOTED

DRAWN BY
MJM

DATE
MARCH 5, 2011

PERMIT SET

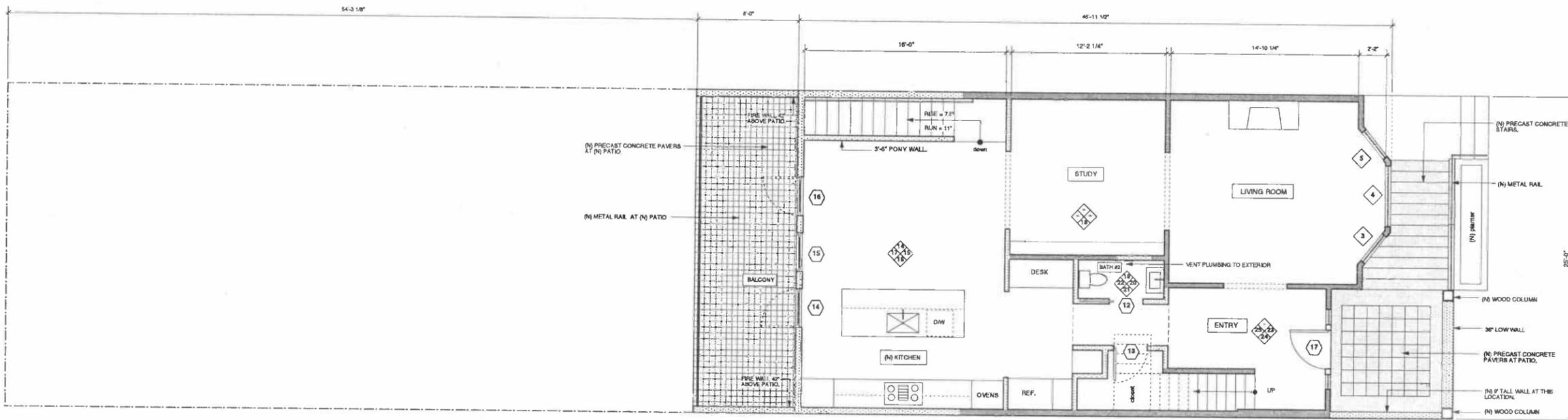
JOB NUMBER
00010

REVISIONS
MARCH 5, 2011

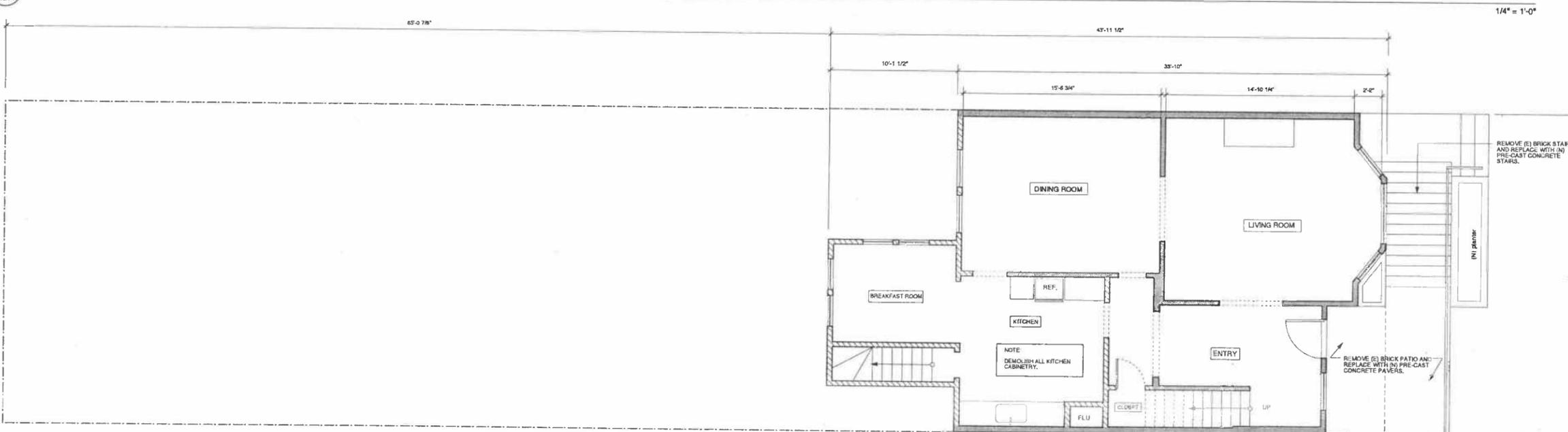
(E) & (N) GROUND FL. PLANS

A3.0

**McRORY- DE VERE WHITE
RESIDENCE**
82 SIXTH AVENUE, SAN FRANCISCO, CA
RENOVATIONS & REAR EXTENSION



2 (N) MAIN FLOOR PLAN
A3.1



1 (E) MAIN FLOOR PLAN
A3.1

LEGEND

	AREAS TO BE REMOVED
	(N) WALLS
	(E) WALLS TO REMAIN



MJD
DESIGN
82 8TH AVENUE
SAN FRANCISCO, CA 94118
415.342.1726

SCALE
AS NOTED

DRAWN BY
MJD

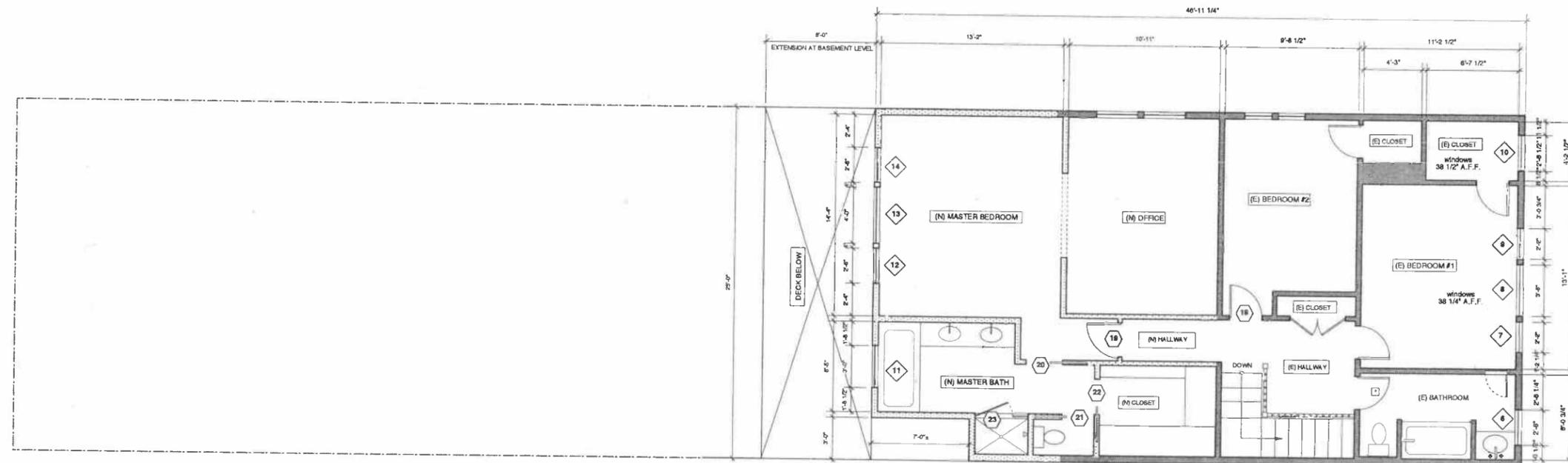
DATE
MAY 20, 2010

PERMIT SET

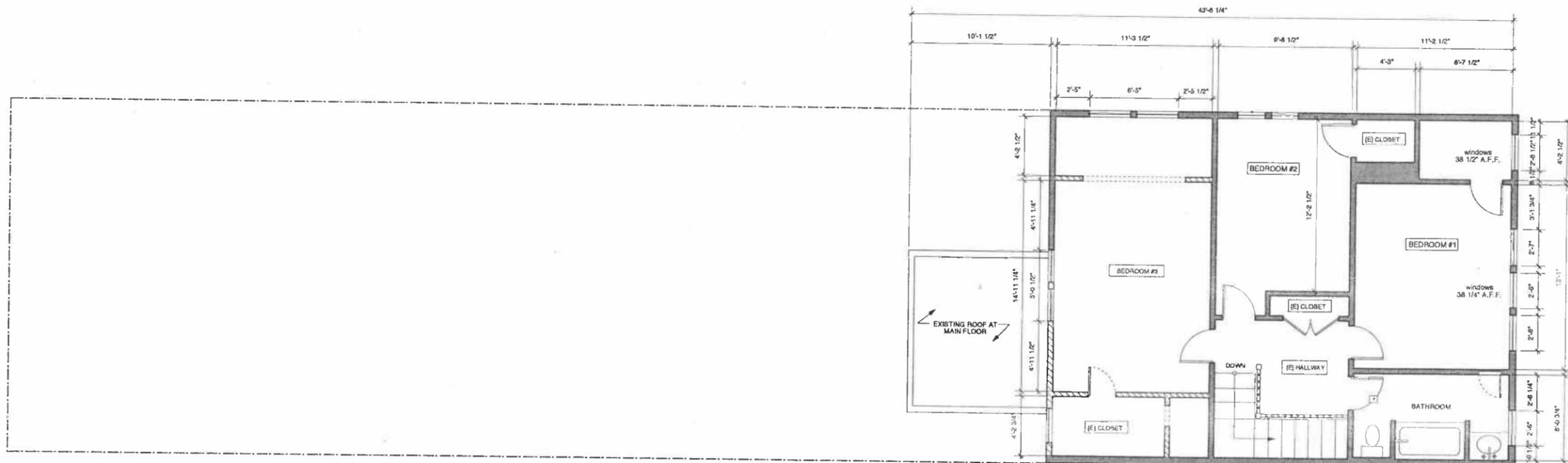
JOB NUMBER
00010

REVISIONS
MARCH 6, 2011

(E) & (N) MAIN FLOOR PLANS



2 (N) SECOND FLOOR PLAN
A3.2



1 (E) SECOND FLOOR PLAN
A3.2

LEGEND

	AREAS TO BE REMOVED
	(N) WALLS
	(E) WALLS TO REMAIN



MCRORY- DE VERE WHITE
RESIDENCE
 82 SIXTH AVENUE, SAN FRANCISCO, CA
 RENOVATIONS & REAR EXTENSION

MJD
 DESIGN
 82 6TH AVENUE
 SAN FRANCISCO, CA 94118
 415.342.1726

S C A L E
 A S S U M E D
D R A W N B Y
 MJD
D A T E
 MARCH 5, 2011
P L A N N I N G P E R M I T S E T
J O B N U M B E R
 0001D
R E V I S I O N S
 NOVEMBER 26, 2010
 MARCH 5, 2011

(E) & (N) SECOND FL. PLANS

A3.2

**McRORY- DE VERE WHITE
RESIDENCE**
82 SIXTH AVENUE, SAN FRANCISCO, CA
RENOVATIONS & REAR EXTENSION

MJD
DESIGN
82 6TH AVENUE
SAN FRANCISCO, CA 94118
415.342.1726

S C A L L E
AS NOTED

D R A W N B Y
BLM

D A T E
26 MAY, 2010

P E R M I T G E T

J O B N U M B E R
00010

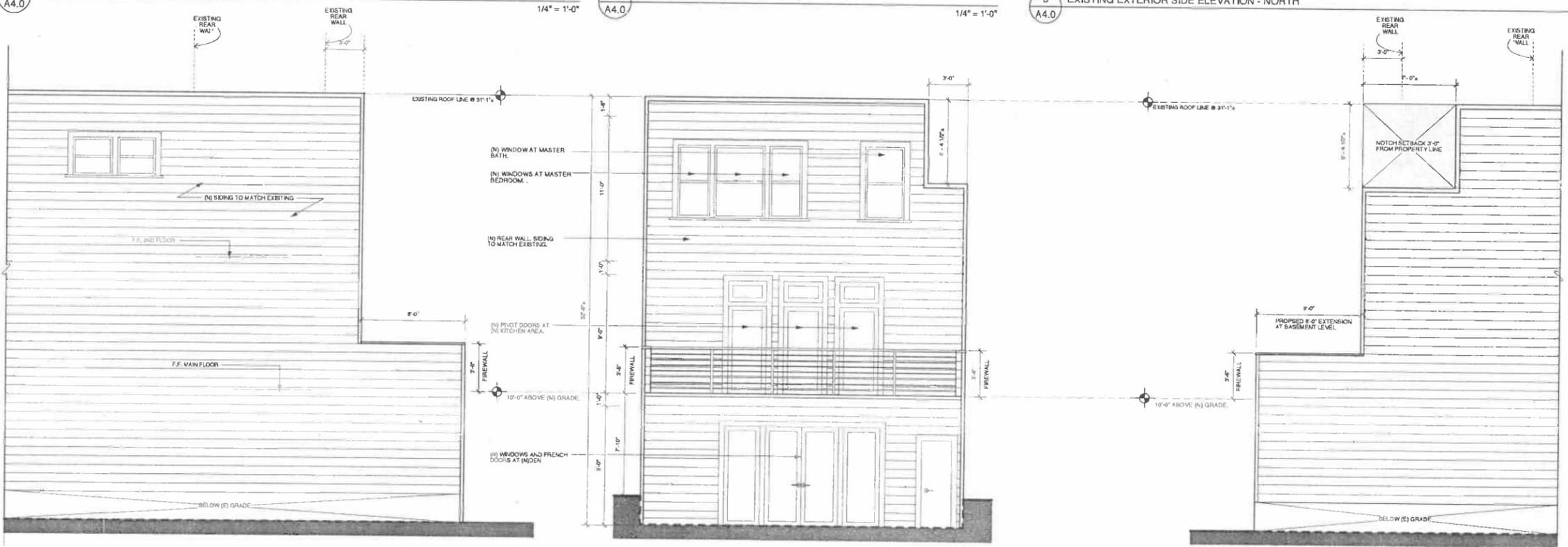
R E V I S I O N S
NOVEMBER 26 2010
MARCH 15, 2011

(E) & (N) REAR FACADE

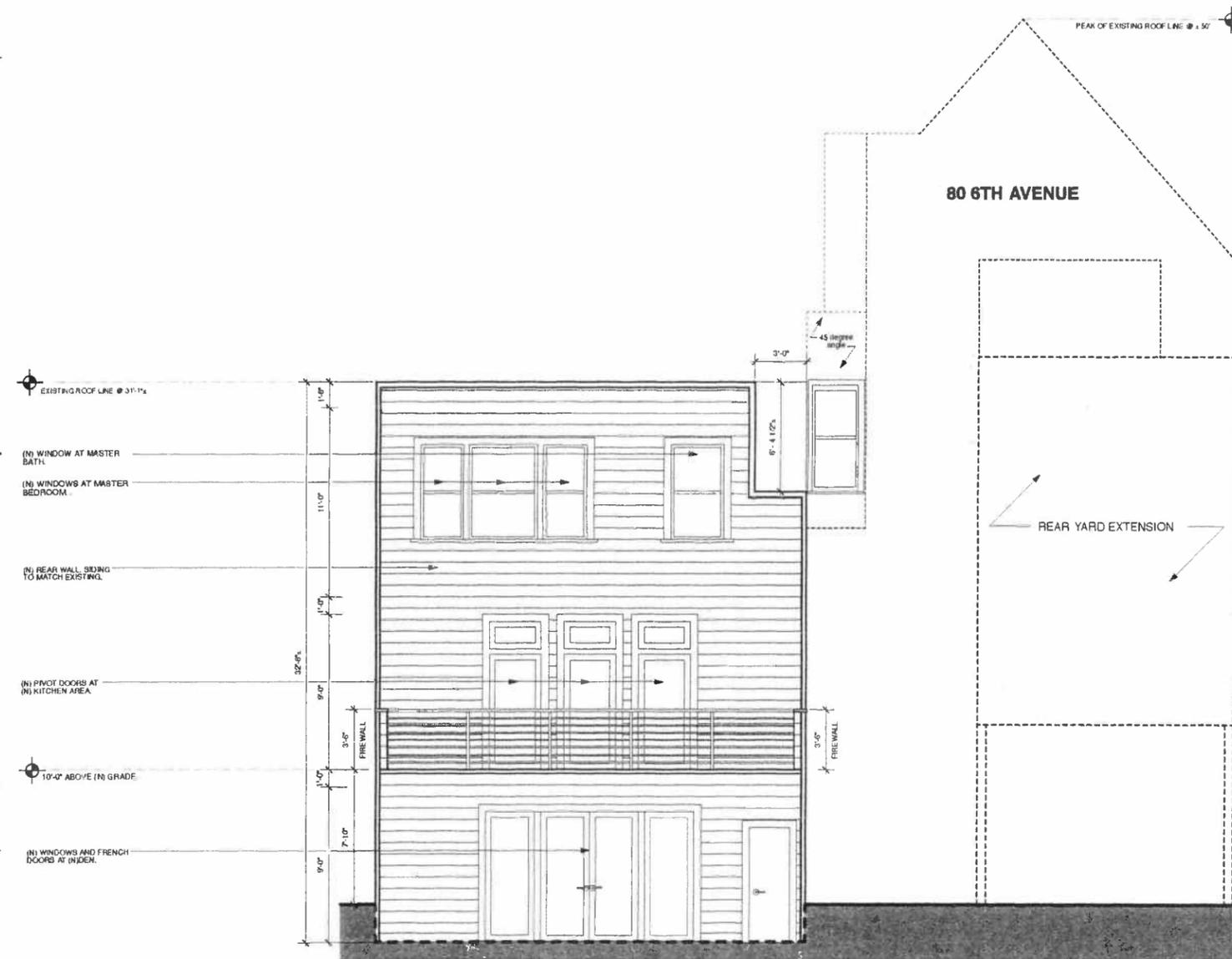
A4.1



4 EXISTING REAR SIDE ELEVATION - SOUTH
5 EXISTING REAR ELEVATION - EAST
6 EXISTING EXTERIOR SIDE ELEVATION - NORTH



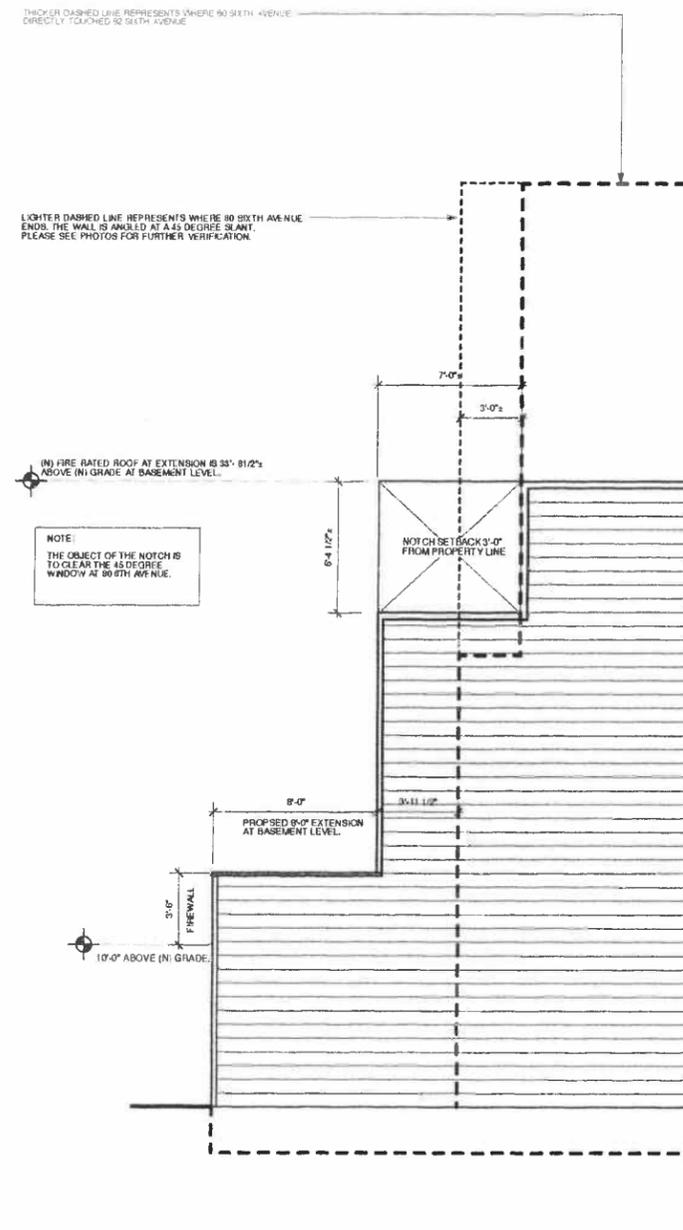
1 (N) EXTERIOR ELEVATION - SOUTH
2 (N) EXTERIOR ELEVATION - EAST
3 (N) EXTERIOR ELEVATION - NORTH



1 (N) EAST EXTERIOR ELEVATION DEPICTING RELATIONSHIP BETWEEN 80 & 82 6TH AVENUE

A4.2

1/4" = 1'-0"



2 (N) NORTH EXTERIOR ELEVATION DEPICTING RELATIONSHIP BETWEEN 80 & 82 SIXTH AVENUE

A4.2

1/4" = 1'-0"

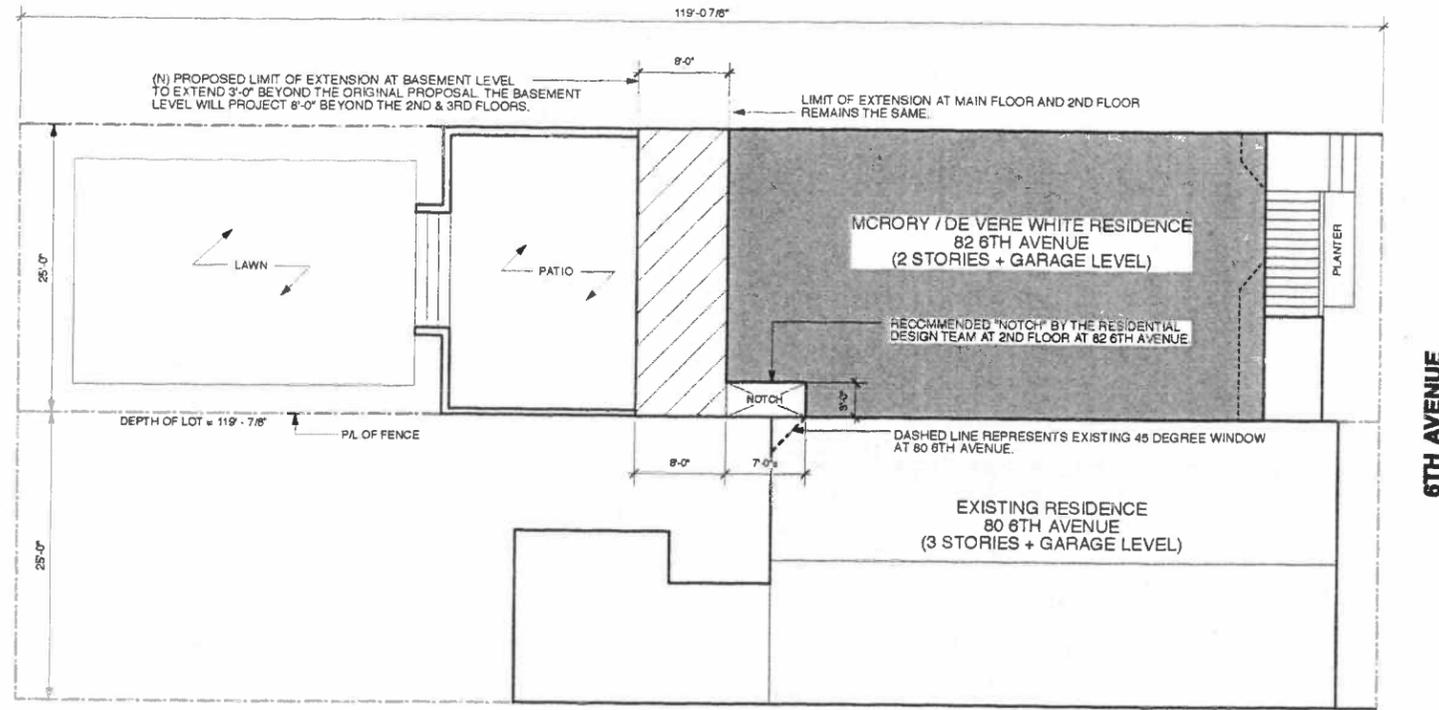
**McRORY- DE VERE WHITE
RESIDENCE**
82 SIXTH AVENUE, SAN FRANCISCO, CA
RENOVATIONS & REAR EXTENSION

MJD
DESIGN
82 6TH AVENUE
SAN FRANCISCO, CA 94118
415.342.1728

S C A L L E
AS NOTED
D R A W N B Y
M E
D A T E
20 MAY, 2010
F O R
PERMIT SET
J O B N U M B E R
00010
R E V I S I O N S
NOVEMBER 29, 2010 ADDITIONAL
DRAWING
MARCH 5, 2011

REAR ELEVATION OF (E) 80 & (N) 82 SIXTH AVENUE

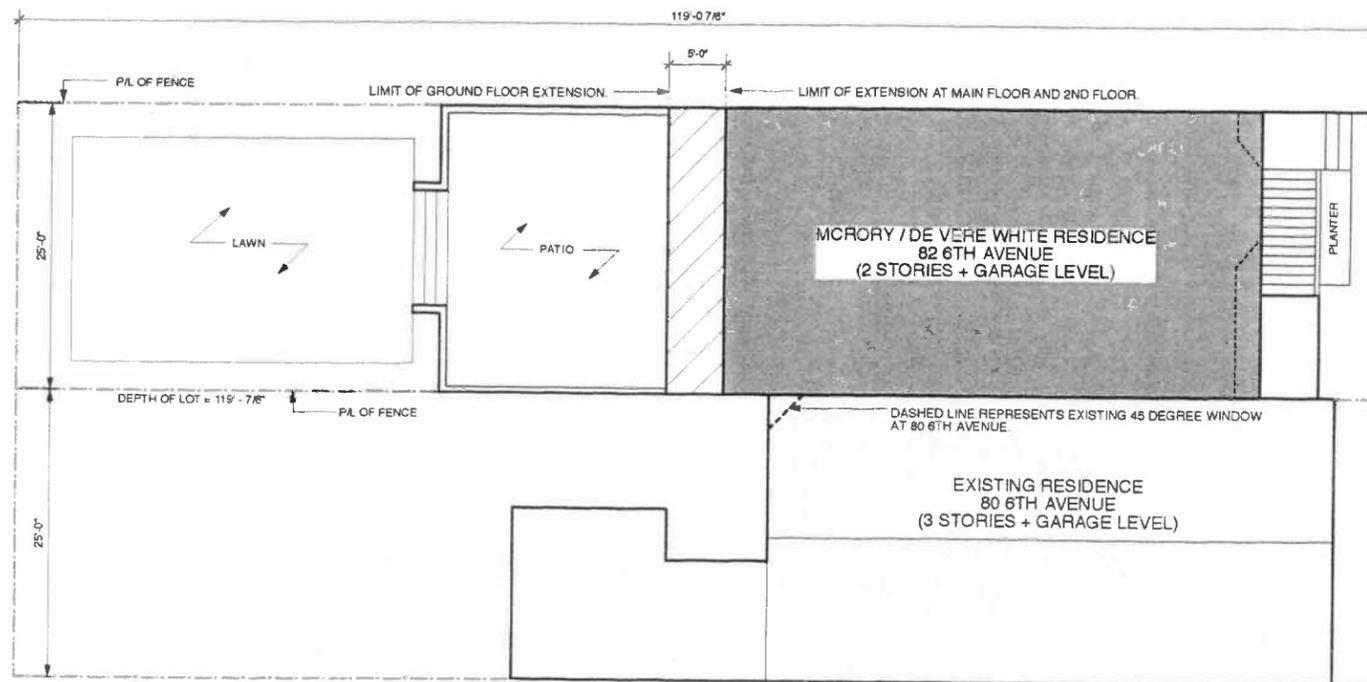
A4.2



6TH AVENUE

B SITE PLAN OF 80 & 82 6TH AVENUE DEPICTING PROPOSED ALTERATIONS

1/16" = 1'-0"



6TH AVENUE

LEGEND	
	PROPOSED EXTENSION AT BASEMENT
	80 6TH AVENUE
	82 6TH AVENUE



A ORIGINAL SITE PLAN OF 80 & 82 6TH AVENUE

1/16" = 1'-0"