



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

## Disclaimer for Review of Plans

The San Francisco Planning Code requires that the plans of certain proposed projects be provided to members of the public prior to the City's approval action on the project. Accordingly, any images of plans featured on this website are provided for the primary purpose of facilitating public input prior to the City's action. The City and County of San Francisco does not own the copyright to these images. Please be aware that the unauthorized reproduction, distribution, or alteration of these images may result in a violation of Federal Copyright Law (17 U.S.C.A. Sections 101 et seq.) and that any party who seeks to reproduce or alter these images does so at his or her own risk.

Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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

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**415.558.6409**

Planning  
Information:  
**415.558.6377**



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Wednesday, August 27, 2014**

Time: **9:30 AM**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 408**

Case Type: **Variance(Rear Yard)**

Hearing Body: **Zoning Administrator**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>731 Wisconsin Street</b>	Case No.:	<b>2014.0099V</b>
Cross Street(s):	<b>20th and 22nd Streets</b>	Building Permit:	<b>201305076289</b>
Block / Lot No.:	<b>4098/030</b>	Applicant/Agent:	<b>Henry Karnilowicz</b>
Zoning District(s):	<b>RH-2 / 40-X</b>	Telephone:	<b>415-621-7533</b>
Area Plan:	<b>Potrero Hill</b>	E-Mail:	<b>occexp@aol.com</b>
PROJECT DESCRIPTION			
<p>The proposal is to legalize a new 235 square foot rear yard structure located in the required rear yard. The structure is approximately 10 feet in height and will be used as a personal physical therapy room.</p> <p><b>PER SECTION 134 OF THE PLANNING CODE</b> the subject property is required to maintain a rear yard of approximately 45 feet. The existing rear yard is nonconforming at 36 feet. The rear structure proposed for legalization results is located entirely within the required rear yard (3 feet, 6 inches from the rear property line); therefore, a variance is required.</p>			
ADDITIONAL INFORMATION			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b></p> <p>Planner: <b>Esmeralda Jardines/Julian Banales</b> Telephone: <b>415.575.9144/ 415.558.6339</b> Mail: <a href="mailto:Esmeralda.Jardines@sfgov.org">Esmeralda.Jardines@sfgov.org/</a> <a href="mailto:Julian.Banales@sfgov.org">Julian.Banales@sfgov.org</a></p>			
<p><b>ARCHITECTURAL PLANS:</b> The site plan and elevations of the proposed project are available on the Planning Department's website at: <a href="http://sf-planning.org/ftp/files/notice/2014.0099V.pdf">http://sf-planning.org/ftp/files/notice/2014.0099V.pdf</a></p>			

中文詢問請電: 558.6378

Para información en Español llamar al: 558.6378

# GENERAL INFORMATION ABOUT PROCEDURES

## VARIANCE HEARING INFORMATION

Under Planning Code Section 306.3, you, as a property owner or resident within 300 feet of this proposed project or interested party on record with the Planning Department, are being notified of this Variance Hearing. **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/Agent or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and neighborhood association or improvement club, as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Zoning Administrator, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00pm the day prior to the hearing. These comments will be made a part of the official public record, and will be brought to the attention of the person or persons conducting the public meeting or hearing

## BUILDING PERMIT APPLICATION INFORMATION

Under Planning Code Section 311, the Building Permit Application for this proposal is also subject to a 30-day notification to occupants and owners within 150-feet of the subject property. **The mailing of such notification will be performed separately.**

## BOARD OF APPEALS

An appeal of the approval (or denial) of a **variance application** by the Zoning Administrator may be made to the **Board of Appeals within 10 days** after the **Variance Decision Letter** is issued by the Zoning Administrator.

An appeal of the approval (or denial) of a **building permit application** by the Planning Department may be made to the **Board of Appeals within 15 days** after the **building permit** is issued (or denied) by the Director of the Department of Building Inspection.

Appeals must be submitted in person at the **Board's office at 1650 Mission Street, 3rd Floor, Room 304**. For further information about appeals to the Board of Appeals, including current fees, **contact the Board of Appeals at (415) 575-6880**.

## ABOUT THIS NOTICE

The Planning Department is currently reviewing its processes and procedures for public notification as part of the Universal Planning Notification (UPN) Project. The format of this Public Hearing notice was developed through the UPN Project and is currently being utilized in a limited trial-run for notification of Variance Hearings.

If you have any comments or questions related to the UPN Project or the format of this notice, please visit our website at <http://upn.sfplanning.org> for more information.

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO, CA 94107

PROJECT INFO

OWNER: MADALINE PACHECO  
731 WISCONSIN STREET, SF, CA 94107  
(415) 550-7177

PROJECT CONTACT: SANTOS & URRUTIA STRUCTURAL ENGINEERS  
2451 HARRISON STREET  
SAN FRANCISCO, CALIFORNIA 94110  
(415) 642-7722  
(415) 642-7590

SCOPE OF WORK: ABATEMENT OF COMPLAINT #201300621:  
LEGALIZE ONE-STORY STORAGE SHED IN  
REAR YARD.

BUILDING INFO:

BLOCK: 4098  
LOT: 030  
BUILDING USE: STORAGE SHED  
TYPE OF CONSTRUCTION: V-B  
NUMBER OF STORIES: 1  
OCCUPANCY CLASS: U  
NUMBER OF DWELLING UNITS: 0









APPLICABLE CODES:

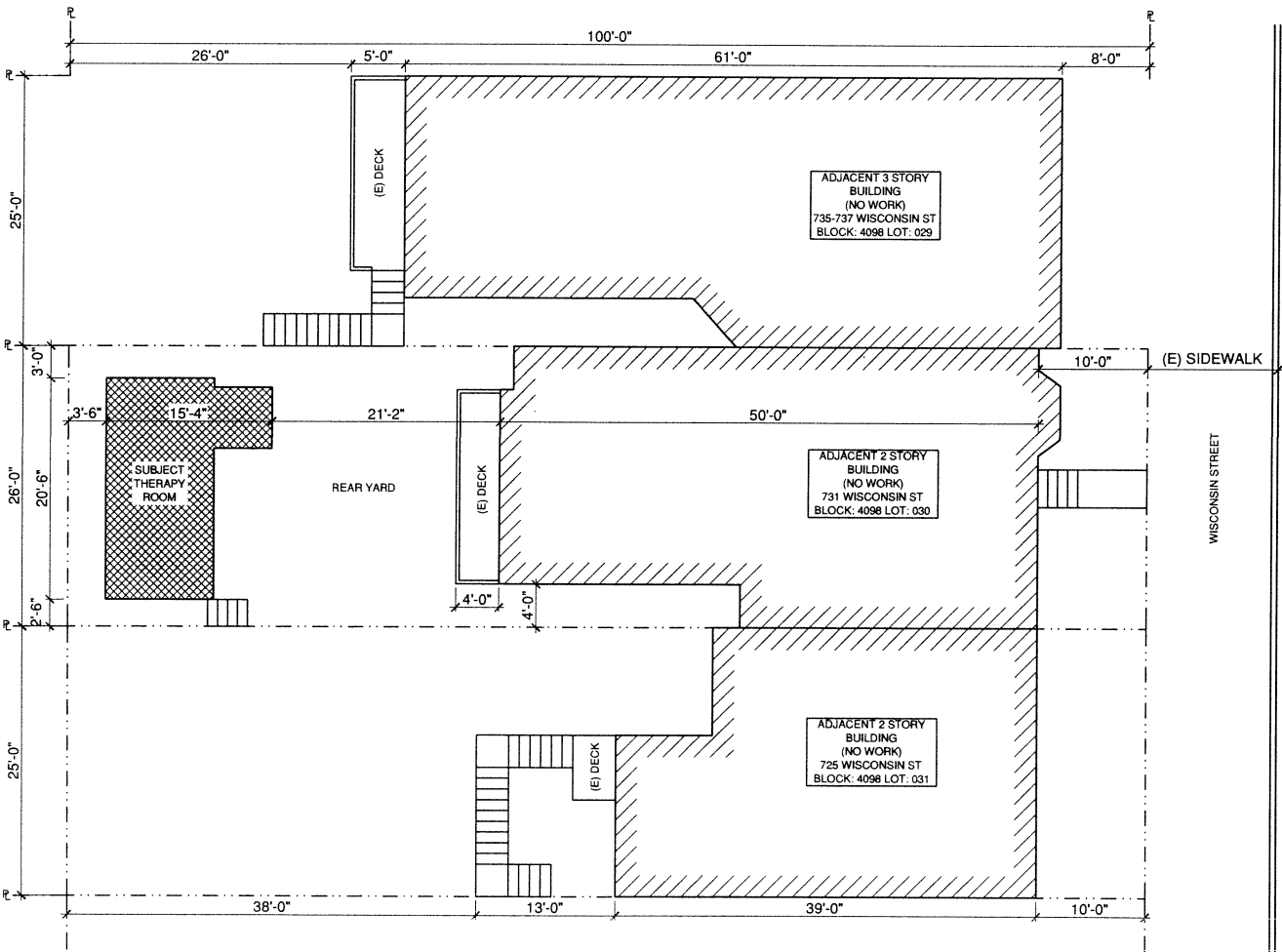
2010 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS  
2010 CALIFORNIA MECHANICAL CODE  
2010 CALIFORNIA ELECTRICAL CODE  
2010 CALIFORNIA PLUMBING CODE

SHEET INDEX

- A0 - TITLE SHEET, DRAWING INDEX, GENERAL INFO  
AND SITE PLAN.  
A0.1 - GREEN BUILDING CHECKLIST  
A0.2 - NEIGHBOR'S SUPPORT LETTERS (SHT 1 OF 5)  
A0.3 - NEIGHBOR'S SUPPORT LETTERS (SHT 2 OF 5)  
A0.4 - NEIGHBOR'S SUPPORT LETTERS (SHT 3 OF 5)  
A0.5 - NEIGHBOR'S SUPPORT LETTERS (SHT 4 OF 5)  
A0.6 - NEIGHBOR'S SUPPORT LETTERS (SHT 5 OF 5)  
A1 - EXISTING FLOOR PLANS (REAR SHED)  
A2 - EXISTING ROOF PLANS (REAR SHED)  
A3 - EXISTING ELEVATIONS (REAR SHED)  
A4 - EXISTING FLOOR PLANS (FRONT BUILDING)

DRAWING SYMBOLS

-  BUILDING ELEVATION TAG  
 BUILDING SECTION TAG  
 WINDOW / STOREFRONT TAG  
 DETAIL TAG  
 INT. WALL TYPE TAG (NUMBERS)  
 EXT. WALL TYPE TAG (LETTERS)  
 KEY NOTE  
 DOOR TAG



SITE PLAN

SCALE: 1/8" = 1'-0"

REVISIONS BY

SANTOS & URRUTIA  
STRUCTURAL  
ENGINEERS  
2451 HARRISON STREET  
SAN FRANCISCO, CA 94110  
TELEPHONE (415) 642-7722  
FAX (415) 642-7590



TITLE SHEET, PROJECT INFO

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO

Date: 6/19/2014  
Scale: AS NOTED  
Drawn By: L.C.  
Job No: 9027

Sheet  
AO  
Of 1 1 Sheets

# Green Building: Site Permit Checklist

## BASIC INFORMATION:

These facts, plus the primary occupancy, determine which requirements apply. For details, see AB 093 Attachment A Table 1.

Project Name ABATEMENT OF COMPLAINT	Block/Lot 4908/30	Address 731 WISCONSIN STREET
Gross Building Area 235 SQ FT	Primary Occupancy U	Design Professional/Applicant: Sign & Date
# of Dwelling Units 0	Height to highest occupied floor	Number of occupied floors

## ALL PROJECTS, AS APPLICABLE

<b>Construction activity stormwater pollution prevention and site runoff controls</b> - Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices.	●
<b>Stormwater Control Plan:</b> Projects disturbing ≥5,000 square feet must implement a Stormwater Control Plan meeting SFPUC Stormwater Design Guidelines	●
<b>Water Efficient Irrigation</b> - Projects that include ≥ 1,000 square feet of new or modified landscape must comply with the SFPUC Water Efficient Irrigation Ordinance.	●
<b>Construction Waste Management</b> - Comply with the San Francisco Construction & Demolition Debris Ordinance	●
<b>Recycling by Occupants:</b> Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials. See Administrative Bulletin 088 for details.	●

## GREENPOINT RATED PROJECTS

<b>Proposing a GreenPoint Rated Project</b> (Indicate at right by checking the box.)	
Base number of required Greenpoints:	75
Adjustment for retention / demolition of historic features / building:	
Final number of required points (base number +/- adjustment)	
<b>GreenPoint Rated</b> (i.e. meets all prerequisites)	●
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6.	●
<b>Meet all California Green Building Standards Code requirements</b> (CalGreen measures for residential projects have been integrated into the GreenPoint Rated system.)	●

## Notes

- 1) New residential projects of 75' or greater must use the "New Residential High-Rise" column. New residential projects with >3 occupied floors and less than 75 feet to the highest occupied floor may choose to apply the LEED for Homes Mid-Rise rating system; if so, you must use the "New Residential Mid-Rise" column.
- 2) LEED for Homes Mid-Rise projects must meet the "Silver" standard, including all prerequisites. The number of points required to achieve Silver depends on unit size. See LEED for Homes Mid-Rise Rating System to confirm the base number of points required.
- 3) Requirements for additions or alterations apply to applications received on or after July 1, 2012.

## Instructions:

As part of application for site permit, this form acknowledges the specific green building requirements that apply to a project under San Francisco Building Code Chapter 13C, California Title 24 Part 11, and related local codes. Attachment C3, C4, or C5 will be due with the applicable addendum. To use the form:

(a) Provide basic information about the project in the box at left. This info determines which green building requirements apply.

## AND

(b) Indicate in one of the columns below which type of project is proposed. If applicable, fill in the blank lines below to identify the number of points the project must meet or exceed. A LEED or GreenPoint checklist is not required to be submitted with the site permit application, but such tools are strongly recommended to be used.

Solid circles in the column indicate mandatory measures required by state and local codes. For projects applying LEED or GreenPoint Rated, prerequisites of those systems are mandatory. This form is a summary; see San Francisco Building Code Chapter 13C for details.

## LEED PROJECTS

	New Large Commercial	New Residential Mid-Rise <sup>1</sup>	New Residential High-Rise <sup>1</sup>	Commercial Interior	Commercial Alteration	Residential Alteration
Type of Project Proposed (Indicate at right)						
Overall Requirements:						
LEED certification level (includes prerequisites):	GOLD	SILVER	SILVER	GOLD	GOLD	GOLD
Base number of required points:	60	<sup>2</sup>	50	60	60	60
Adjustment for retention / demolition of historic features / building:				n/a		
Final number of required points (base number +/- adjustment)				50		
Specific Requirements: (n/r indicates a measure is not required)						
<b>Construction Waste Management – 75% Diversion</b> AND comply with San Francisco Construction & Demolition Debris Ordinance LEED MR 2, 2 points	●	●	●	●	Meet C&D ordinance only	●
<b>15% Energy Reduction</b> Compared to Title-24 2008 (or ASHRAE 90.1-2007) LEED EA 1, 3 points	●	●	●	●	LEED prerequisite only	
<b>Renewable Energy or Enhanced Energy Efficiency Effective 1/1/2012:</b> Generate renewable energy on-site ≥1% of total annual energy cost (LEED EA2), OR Demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR Purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r	n/r	n/r	n/r	n/r
<b>Enhanced Commissioning of Building Energy Systems</b> LEED EA 3	●				Meet LEED prerequisites	
<b>Water Use - 30% Reduction</b> LEED WE 3, 2 points	●	n/r	●		Meet LEED prerequisites	
<b>Enhanced Refrigerant Management</b> LEED EA 4	●	n/r	n/r	n/r	n/r	n/r
<b>Indoor Air Quality Management Plan</b> LEED IEQ 3.1	●	n/r	n/r	n/r	n/r	n/r
<b>Low-Emitting Materials</b> LEED IEQ 4.1, 4.2, 4.3, and 4.4	●	n/r	●	●	●	●
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater, or meet LEED credit SS4.2. (13C.5.106.4)	●		n/r	●	n/r	n/r
<b>Designated parking:</b> Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles. (13C.5.106.5)	●			●	n/r	n/r
<b>Water Meters:</b> Provide submeters for spaces projected to consume more than 1,000 gal/day, or more than 100 gal/day if in building over 50,000 sq. ft. (13C.5.303.1)	●	n/r	n/r	n/r	n/r	n/r
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings (or LEED credit IEQ 5). (13C.5.504.5.3)	●	n/r	n/r	●	n/r	n/r
<b>Air Filtration:</b> Provide MERV-13 filters in residential buildings in air-quality hot-spots (or LEED credit IEQ 5). (SF Health Code Article 38 and SF Building Code 1203.5)	n/r	●	●	n/r	n/r	n/r
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●		See CBC 1207	●	n/r	n/r

## OTHER APPLICABLE NON-RESIDENTIAL PROJECTS

Requirements below only apply when the measure is applicable to the project. Code references below are applicable to New Non-Residential buildings. Corresponding requirements for additions and alterations can be found in Title 24 Part 11, Division 5.7. Requirements for additions or alterations apply to applications received July 1, 2012 or after. <sup>3</sup>	Other New Non-Residential	Addition >2,000 sq ft OR Alteration >\$500,000 <sup>3</sup>
Type of Project Proposed (Check box if applicable)	X	
<b>Energy Efficiency:</b> Demonstrate a 15% energy use reduction compared to 2008 California Energy Code, Title 24, Part 6. (13C.5.201.1.1)	●	n/r
<b>Bicycle parking:</b> Provide short-term and long-term bicycle parking for 5% of total motorized parking capacity each, or meet San Francisco Planning Code Sec 155, whichever is greater (or LEED credit SS4.2). (13C.5.106.4)	●	●
<b>Fuel efficient vehicle and carpool parking:</b> Provide stall marking for low-emitting, fuel efficient, and carpool/van pool vehicles; approximately 8% of total spaces. (13C.5.106.5)	●	●
<b>Water Meters:</b> Provide submeters for spaces projected to consume >1,000 gal/day, or >100 gal/day if in buildings over 50,000 sq. ft.	●	●
<b>Indoor Water Efficiency:</b> Reduce overall use of potable water within the building by 20% for showerheads, lavatories, kitchen faucets, wash fountains, water closets, and urinals. (13C.5.303.2)	●	●
<b>Commissioning:</b> For new buildings greater than 10,000 square feet, commissioning shall be included in the design and construction of the project to verify that the building systems and components meet the owner's project requirements. (13C.5.410.2) OR for buildings less than 10,000 square feet, testing and adjusting of systems is required.	●	● (Testing & Balancing)
<b>Protect duct openings and mechanical equipment during construction</b> (13C.5.504.3)	●	●
<b>Adhesives, sealants, and caulks:</b> Comply with VOC limits in SCAQMD Rule 1168 VOC limits and California Code of Regulations Title 17 for aerosol adhesives. (13C.5.504.4.1)	●	●
<b>Paints and coatings:</b> Comply with VOC limits in the Air Resources Board Architectural Coatings Suggested Control Measure and California Code of Regulations Title 17 for aerosol paints. (13C.5.504.4.3)	●	●
<b>Carpet:</b> All carpet must meet one of the following: 1. Carpet and Rug Institute Green Label Plus Program 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350) 3. NSF/ANSI 140 at the Gold level 4. Scientific Certifications Systems Sustainable Choice AND Carpet cushion must meet CRI Green Label. AND Carpet adhesive must not exceed 50 g/L VOC content. (13C.5.504.4.4)	●	●
<b>Composite wood:</b> Meet CARB Air Toxics Control Measure for Composite Wood (13C.5.504.4.5)	●	●
<b>Resilient flooring systems:</b> For 50% of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria or certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. (13C.5.504.4.6)	●	●
<b>Environmental Tobacco Smoke:</b> Prohibit smoking within 25 feet of building entries, outdoor air intakes, and operable windows. (13C.5.504.7)	●	●
<b>Air Filtration:</b> Provide at least MERV-8 filters in regularly occupied spaces of mechanically ventilated buildings. (13C.5.504.5.3)	●	Limited exceptions. See CA T24 Part 11 Section 5.714.6
<b>Acoustical Control:</b> Wall and roof-ceilings STC 50, exterior windows STC 30, party walls and floor-ceilings STC 40. (13C.5.507.4)	●	● See CA T24 Part 11 Section 5.714.7
<b>CFCs and Halons:</b> Do not install equipment that contains CFCs or Halons. (13C.5.508.1)	●	●
<b>Additional Requirements for New A, B, I, OR M Occupancy Projects 5,000 - 25,000 Square Feet</b>		
<b>Construction Waste Management</b> – Divert 75% of construction and demolition debris AND comply with San Francisco Construction & Demolition Debris Ordinance.	●	Meet C&D ordinance only
<b>Renewable Energy or Enhanced Energy Efficiency Effective January 1, 2012:</b> Generate renewable energy on-site equal to ≥1% of total annual energy cost (LEED EA2), OR demonstrate an additional 10% energy use reduction (total of 25% compared to Title 24 Part 6 2008), OR purchase Green-E certified renewable energy credits for 35% of total electricity use (LEED EA6).	●	n/r

Attachment C-2 -  
Green Building:

Insert Project Name / Titleblock here

REVISIONS	BY

SANTOS & URRUTIA  
STRUCTURAL  
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2445 1 HARRISON STREET  
SAN FRANCISCO, CA 94110  
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GREEN BUILDING CHECKLIST

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO

Date:	6/19/2014
Scale:	AS NOTED
Drawn By:	L.C.
Job No:	9027
Sheet	A0.1
Of 1 1 Sheets	



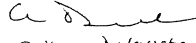
June 15, 2014

To the Planning Commission:

I have lived at 795 Wisconsin street since 1978, and I was very pleased when Madaline Pacheco bought the house at 731 Wisconsin and transformed it from a derelict property to one of the neighborhood gems.

I recently visited Mr Pacheco's back yard and looked at the structure she would like to complete. I think this structure will be another gem in the neighborhood. It is less obtrusive than many backyard play structures. With its living roof, it will be all but invisible.

I hope Ms Pacheco will be given the permit to complete this project.

Sincerely,  
  
Erika Delacorte  
795 Wisconsin street

Fwd: Garden Studio Project 731 Wisconsin Street SF 94107

Subject: Fwd: Garden Studio Project 731 Wisconsin Street SF 94107  
From: Margaret Frings Keyes <mfr@margaretkeyes.net>  
Date: Mon, 16 Jun 2014 11:51:32 -0700  
To: Madaline Pacheco <madalinepacheco@gmail.com>, Donna Asturias <dasturias3@gmail.com>

Madaline--I did send this yesterday at 9AM to you, and the following people. mgt Keyes

----- Original Message -----

Subject: Garden Studio Project 731 Wisconsin Street SF 94107  
Date: Sun, 15 Jun 2014 09:28:52 -0700  
From: Margaret Frings Keyes <mfr@margaretkeyes.net>  
To: madalinepacheco@gmail.com, Sandra <sc\_innes@sbcglobal.net>, Sandra Seibel <thirdstar@earthlink.net>, moddone@aol.com, Sherron Mills <sherron@pacpro.com>, Susan Mobile <susan.schindler@mac.com>, earlyrower <earlyrower@yahoo.com>, "Sundell, carole" <casundell@yahoo.com>

To SF City Planning and to any neighbor whom it may concern  
Re: Garden Studio Project 731 Wisconsin Street SF 94107  
From Margaret Keyes, 613 Wisconsin Street SF 94107

It has been a privilege to know Madaline Pacheco, and to observe the developing beauty of her home during the past 22 years. The studio with a medicinal soaking tub is a much needed and appropriate addition to her home. She is a precious neighbor. I urge everyone to support her plans-- with a similar email she can submit to the planning department if necessary.. Margaret Keyes

Margaret Keyes  
tel. # 415 641 4488  
Please call me if you  
wish anything further.

Gmail - mada letter 2 https://mail.google.com/mail/u/0/?ui=2&ik=b5e8aa8bd&view=pt&se...



Steven Marquart <stevmarque@gmail.com>

mada letter 2  
1 message

Madaline Pacheco <to.madaline@gmail.com> Mon, Jun 16, 2014 at 11:50 AM  
To: Steve Marquardt <stevmarque@gmail.com>

John Morriss <jhmorriss@sbcglobal.net> 4:35 PM (19 hours ago)

to me

Hey neighbor-

Thanks for the tour! I've been admiring your new studio over the fence, but as I only get glimpses of it from my yard, it was great to see it in detail this afternoon.

I like the way it fits in aesthetically, where your old shed used to be. Exciting to hear that it will be further incorporated with the roof top garden when construction is complete. It will certainly be a pleasing space for your creative pursuits, your therapeutic soaks, and your vegetables.

I'm surprised that objections have been raised. In my mind, your new studio is the type of improvement that adds to your ability to work & enjoy your home, and is done in a way that adds to the neighborhood.

Please let me know if I can lend my voice of support as your next door neighbor for the last 7 years, John

Gmail - mada letter https://mail.google.com/mail/u/0/?ui=2&ik=b5e8aa8bd&view=pt&se...



Steven Marquart <stevmarque@gmail.com>

mada letter  
1 message

Madaline Pacheco <to.madaline@gmail.com> Mon, Jun 16, 2014 at 11:48 AM  
To: Steve Marquardt <stevmarque@gmail.com>


scott fong Jun 15 (1 day ago)

to me

June 15, 2014

I, Scott Fong of 627 Wisconsin Street and nearby neighbor of Madaline Pacheco, would like to express my support of her application for a variance for her conservatory/studio/soaking tub and I attest that I have no objection to her project. Variances are intended for quality of life and health issues and Madaline's application are centered on these core issues and are the basis of her application. I have personally seen her project and am familiar with her use of sustainable materials, her concern for not obstructing views and her priority to not create any sort of disturbances to the surrounding areas. As stated previously, I feel Madaline's project addresses the intent of the granting of a variance to a tee and should be granted wholeheartedly.

Signed,

  
R. Scott Fong  
627 Wisconsin Street  
San Francisco, CA 94107

11 June 2014

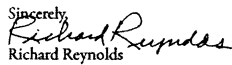
RE: outbuilding design at 731 Wisconsin St.

To whom it may concern,

I've been a friend of Madaline Pacheco for a number of years and during that time she has always been the most friendly and accommodating neighbor one could wish for. She has worked hard to bring an old derelict house back to a bright spot on the block. She puts a lot of time into it, but it's not been easy since she has a chronic disabling back problem that renders her out of commission about halfway through the day. Thus the idea of a nice climate controlled place to ease the pain and recuperate was born of necessity.

I thought she did a great job of keeping the building low yet functional by burring it partly below grade so as to minimize the scale and not to obstruct anyone's views. It can't even be seen by the adjacent back lot neighbors since it is screened by trees.

It would be a shame to not complete such a well built project and get Madaline the the place she needs.

Sincerely,  
  
Richard Reynolds  
683 Wisconsin St.  
SF 94107

June 14, 2014

San Francisco City Planning Department  
1650 Mission St #400  
San Francisco, CA 94103

Re: In support of garden project at 731 Wisconsin Street

Dear City Planning Department,

I'm writing in support of my neighbor Madaline Pacheco's backyard project at 731 Wisconsin Street. I'm on Arkansas Street, on the other side of the greenbelt that divides Wisconsin and Arkansas.

I've seen her project, and it's a wonderful addition to her home and to the neighborhood. It's beautiful -- a lovely wood and glass structure that blends into the backyard -- but that probably won't matter to anyone but her, because it's not visible from the street or from our Arkansas Street backyards.

Madaline is a long-time Potrero Hill resident. I've been here for six years; she's been here 22 years. She is a conscientious, thoughtful neighbor, and a supporter of a local non-profit (which is how we met). And she's an artist, one of the wonderful residents that has made this neighborhood an attractive place to live!

I understand she needs a zoning variance to proceed. Please grant it! It's a great project.

Thank you.

Sincerely,



Jane Goldman  
656 Arkansas St.  
San Francisco, CA 94107  
(415) 407-6475  
janegoldman@gmail.com

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NEIGHBOR'S SUPPORT LETTERS  
(SHEET 1 OF 5)

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO

Date: 6/19/2014

Scale: AS NOTED

Drawn By: L.C.

Job No: 9027

Sheet

A0.2

Of 11 Sheets

June 11, 2014  
San Francisco Planning Department

To whom it may concern,

I am a neighbor of Madaline Pacheco and have known her for many years. I am writing in support of her backyard project. I have no objection to the structure and in fact support her in having it.

In all the years I have known Madaline I have been aware of her struggle with chronic pain. I understand her need to create an environment that will help her overcome or at least reduce her discomfort. Her doctors have encouraged her to seek relief using warmth and humidity which has proven effective. Her home is not suitable for this type of environment.

Madaline has given much thought to creating a space where she can be more comfortable if not pain free and do her art work. She is longing to be a productive member of society and not spend all her time struggling with pain.

The structure she is planning is in no way a negative to the neighborhood. It does not interfere with anyone's view and in fact in most cases, one would have to look down to see it. What neighbors will see is a beautify designed conservatory/studio spa with a roof top composed of safety glass and the remaining a roof top garden. The artwork she does is quiet work, sewing, drawing, painting in watercolor, etc. It will in no way create a disturbance.

I support Madaline in her efforts to improving her health and I hope the city of San Francisco will agree.

Sincerely yours,



Judith Guerriero  
728 Wisconsin St  
San Francisco 94107

To the San Francisco City Planning Department:

6/14/2014

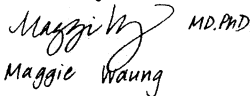
We are writing in regards to the proposed garden studio project at 731 Wisconsin Street put forward by Ms. Madaline Pacheco.

As her next-door neighbors living at 735 Wisconsin, we are familiar with the project and fully support the proposed changes

We believe that Ms. Pacheco has been thoughtful about the building design and construction.

Thank you for your attention in this matter.

Sincerely,

 MD.MD  
Maggie Wang



Jeffrey Liang

Residents of 735 Wisconsin St.  
San Francisco, CA 94107

SF Planning Dept.

I want to show my support by personally endorsing the plans for the 731 structure. I have viewed the progress and believe it adds aesthetic value to existing area. It doesn't interfere with views nor encroachment on other neighbors' properties. Thank you for your consideration.  
Phucel Parre  
721 Wisconsin - 24yr resident

Madaline Pacheco's Answers to Questionnaire for  
VARIANCE @ 731 Wisconsin Street, SF, CA 94107

1. Please provide proof of the infeasibility of constructing the personal treatment room within the main structure as noted in the Variance application.

I've learned from experience that in a heated, humid environment my chronic pain is reduced by half. I cannot provide this type of environment within the main structure of my house for several reasons:

**Cost:** It would be very expensive to create and maintain the the prescribed level of humidity and temperature within my house.

**Damage:** If I were able to produce these conditions within my house the humidity would damage and mold many of my belongings.

**Height:** I don't have the necessary height within my house for the proper functioning of my physical therapy equipment. The pulleys used to target parts of my body for traction and stretching must be placed at higher levels than the interior of my house provides.

2. When did Ms. Madeline Pacheco purchase the property?

July 8, 1991 or 1992

3. When did construction of the personal treatment room begin?

August 2012.

4. Please explain why a number of elevation changes/stairs are needed for the construction of the structure and in relation to the physical therapy nature of the structure.

**Design of Structure:**

I designed my physical therapy structure with 3 different levels: Soaking Tub Level Transition Level Main Treatment Level There are minor changes in gradation from level to level, to meet very specific needs related to my particular disabilities, and to make the most efficient use of every inch of space.

**Height:**

The building itself is of a certain height for the strategic placement of the pulleys used for my treatment. The pulleys in the lower Main Treatment Level will be rigged on pipes high enough above the ground to provide the necessary angle and range of motion for targeting, strengthening and stretching areas of my injured back and body.

**Two Sets of Steps:**

There are two sets of simple steps between the Soaking Tub Level and the Main Treatment Level. I've designed this Transition Level to provide maximum storage for my all my needs. The first two steps lead down to a landing area which provides headroom underneath an overhead storage shelf. From this small landing area, there are three more steps down to the Main Treatment Level under which there is additional storage for equipment on wheeled platforms for easy maneuverability.

**Soaking Tub Level:**

I've placed the Soaking Tub entrance on the same level as the garden because I often experience severe pain at night and need to soak. Approaching it directly from the garden is the most direct and safest route.

5. It appears excavation occurred during the construction of the structure, how many cubic yards of soil were disturbed during the project?

6. What is the overhead storage space being used to store and how will this area be accessed?

The open, overhead storage shelf is where I will keep my lightweight 4 X 4 foam art boards. I will access them only occasionally, at which time I will ask a neighbor for help. It will be easy to reach them from the upper part of the Transition Level.

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NEIGHBOR'S SUPPORT LETTERS  
(SHEET 2 OF 5)

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO

Date: 6/19/2014

Scale: AS NOTED

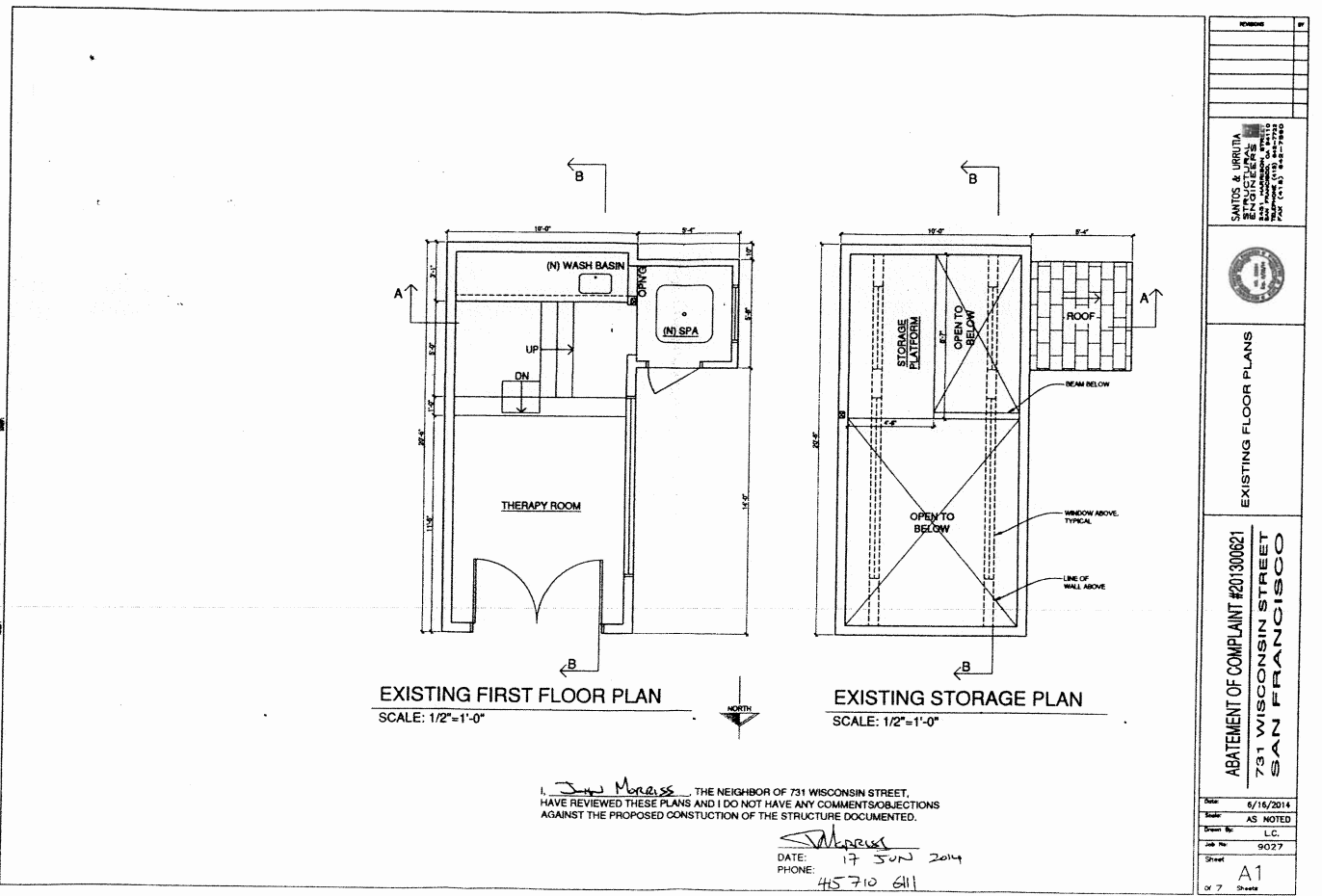
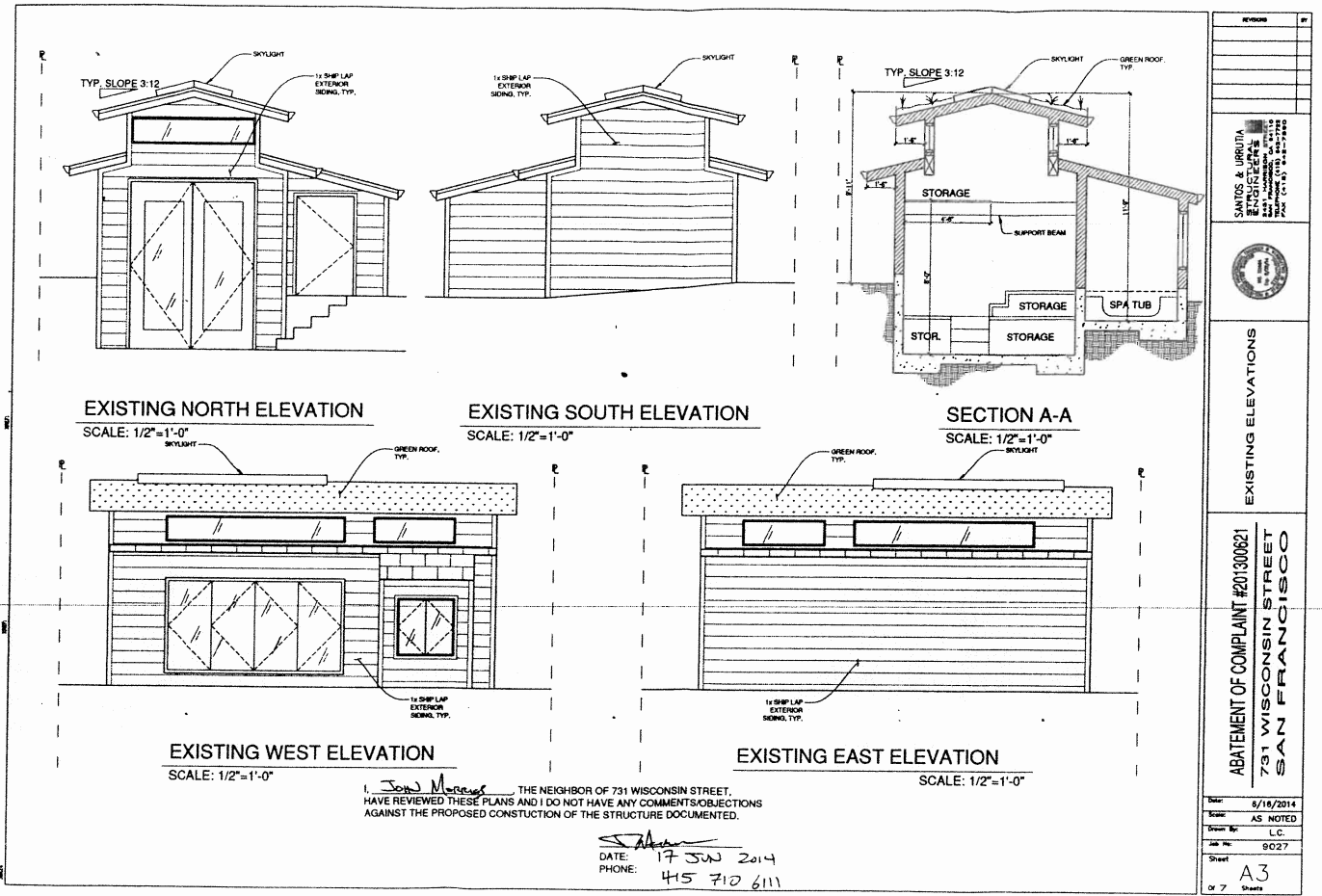
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Job No: 9027

Sheet

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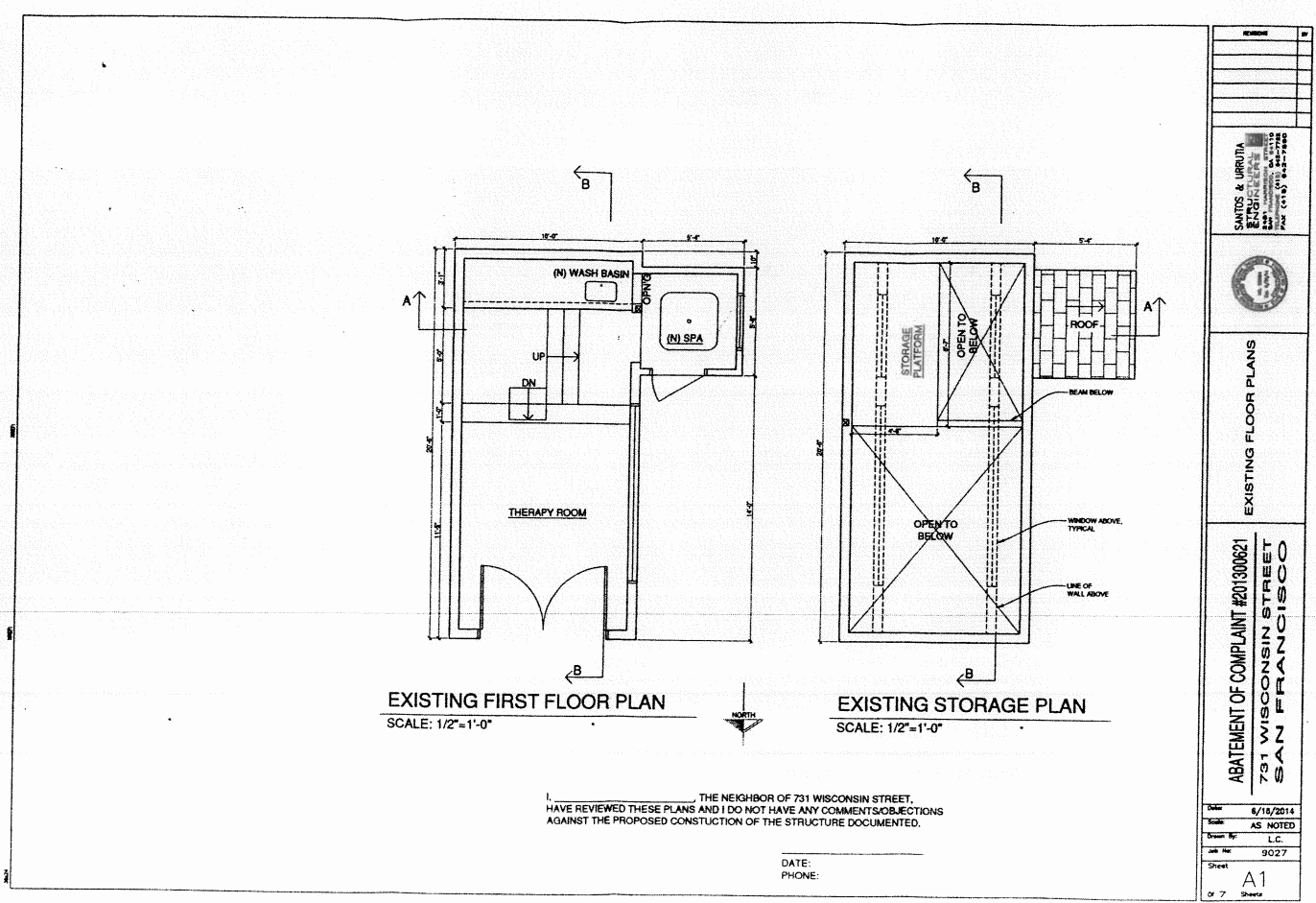
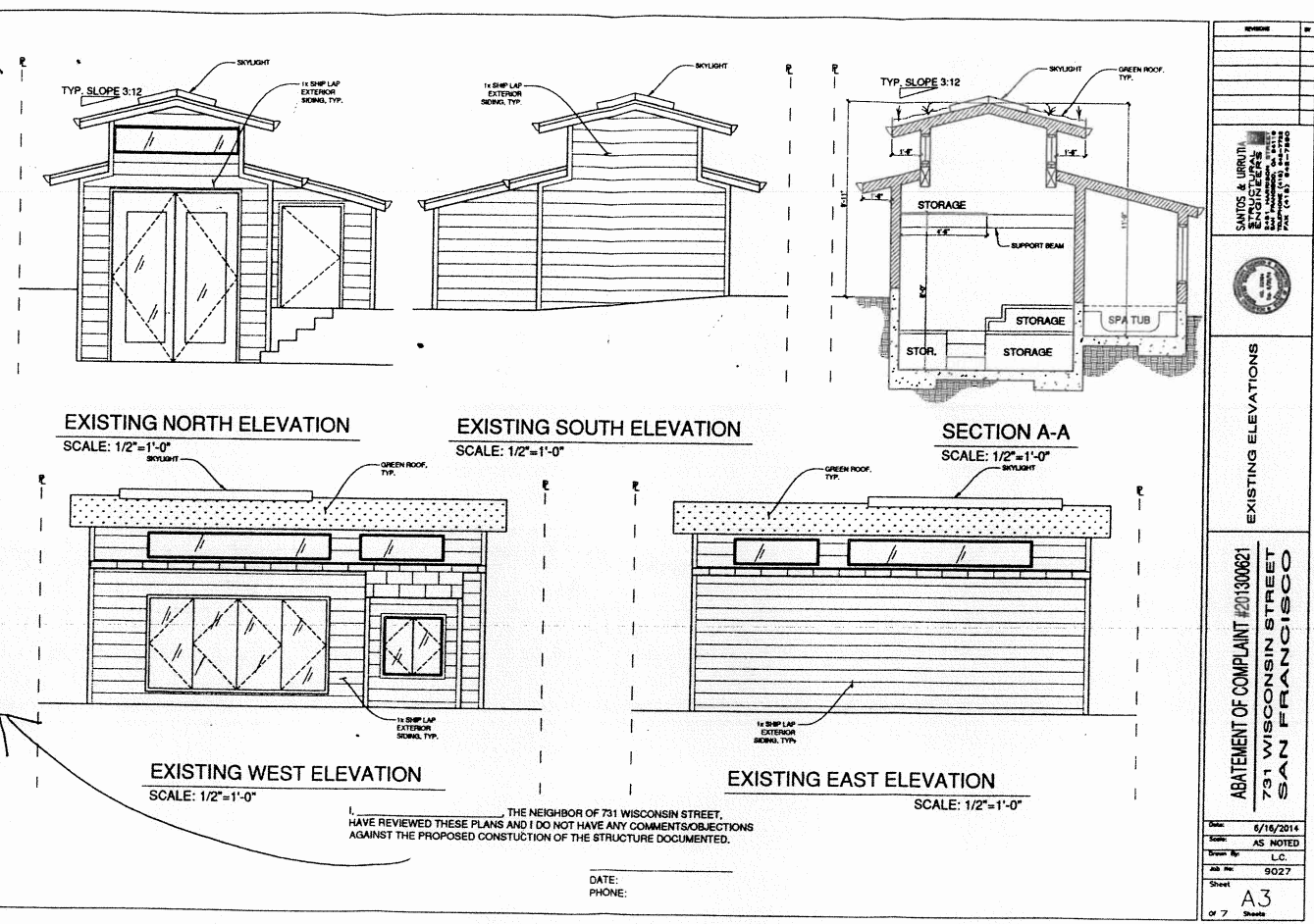
NEIGHBOR'S SUPPORT LETTERS  
(SHEET 3 OF 5)

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO

Date:	6/19/2014
Scale:	AS NOTED
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Job No:	9027
Sheet	A0.4
Of 11 Sheets	



721 Wilcox Ave  
415-999-5766  
(Both Pages)



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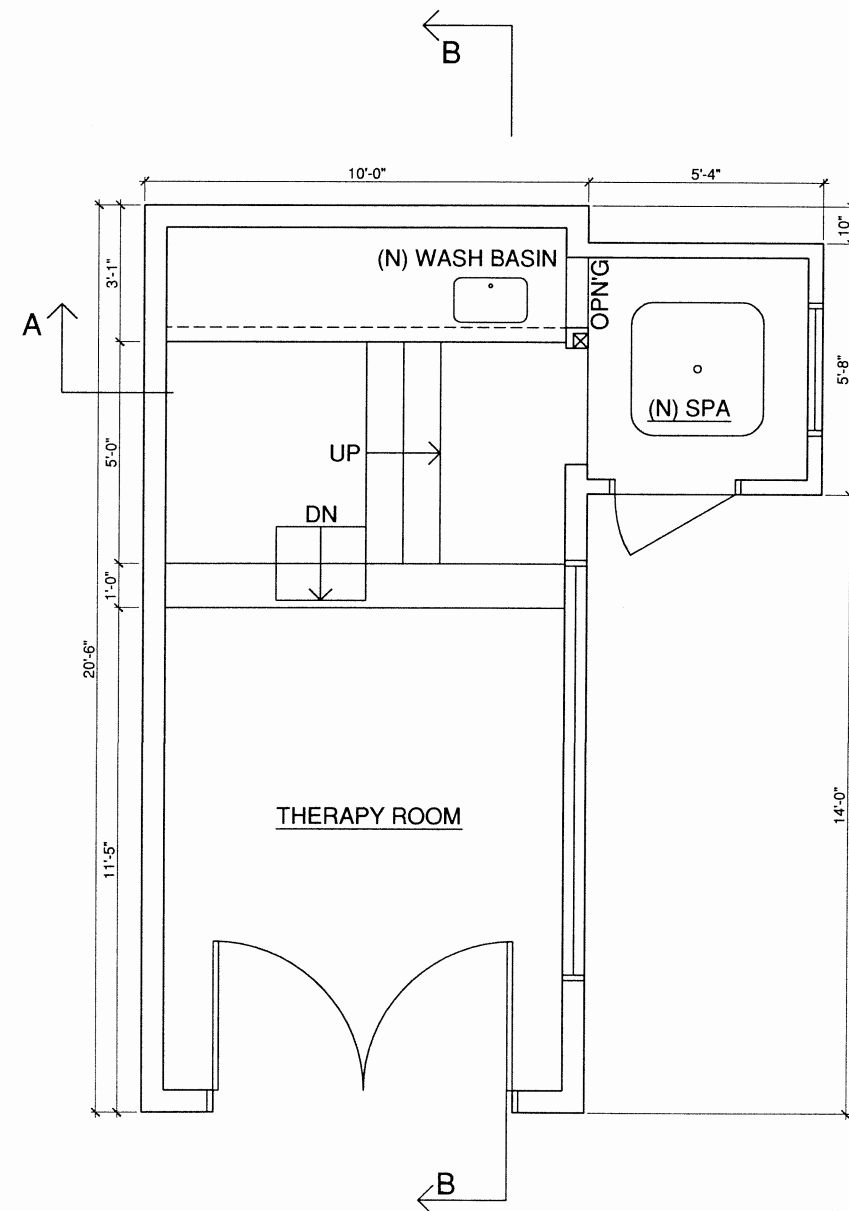
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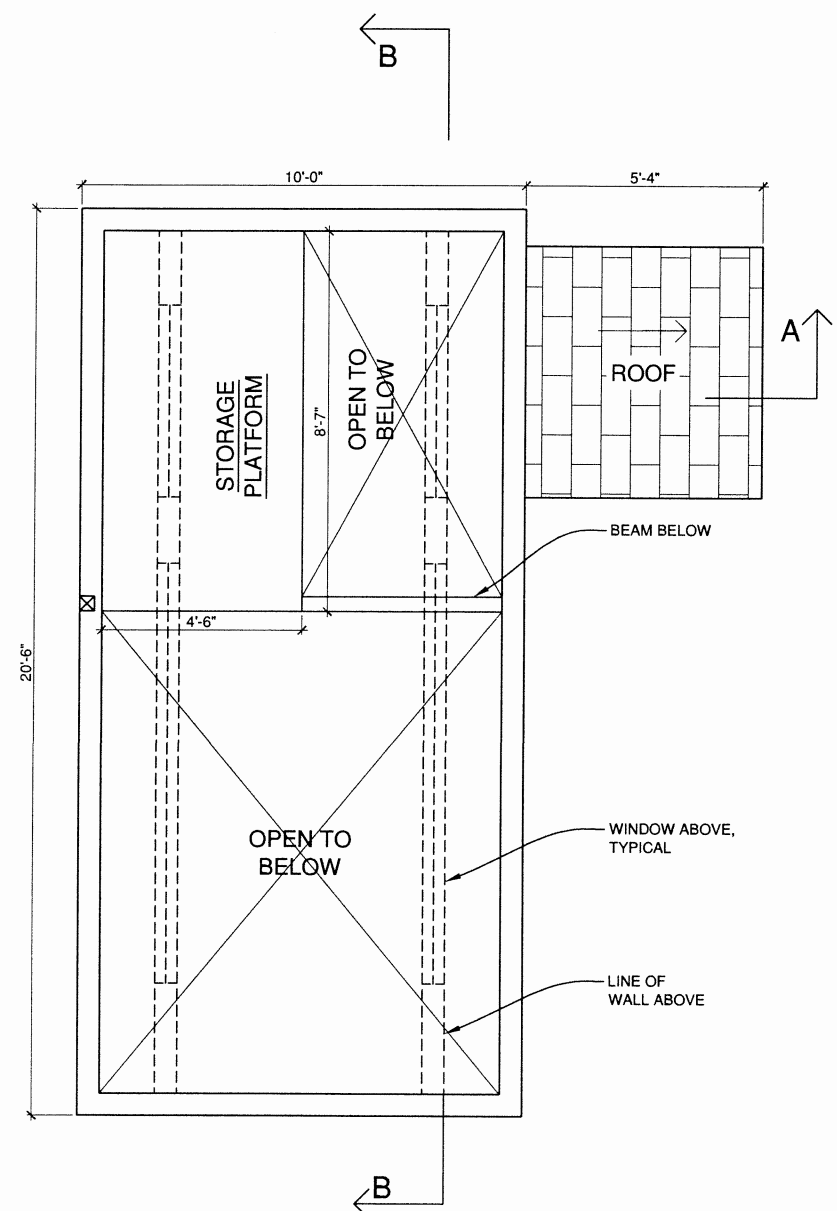
NEIGHBOR'S SUPPORT LETTERS  
(SHEET 4 OF 5)

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO





EXISTING FIRST FLOOR PLAN  
SCALE: 1/2"=1'-0"



EXISTING STORAGE PLAN  
SCALE: 1/2"=1'-0"

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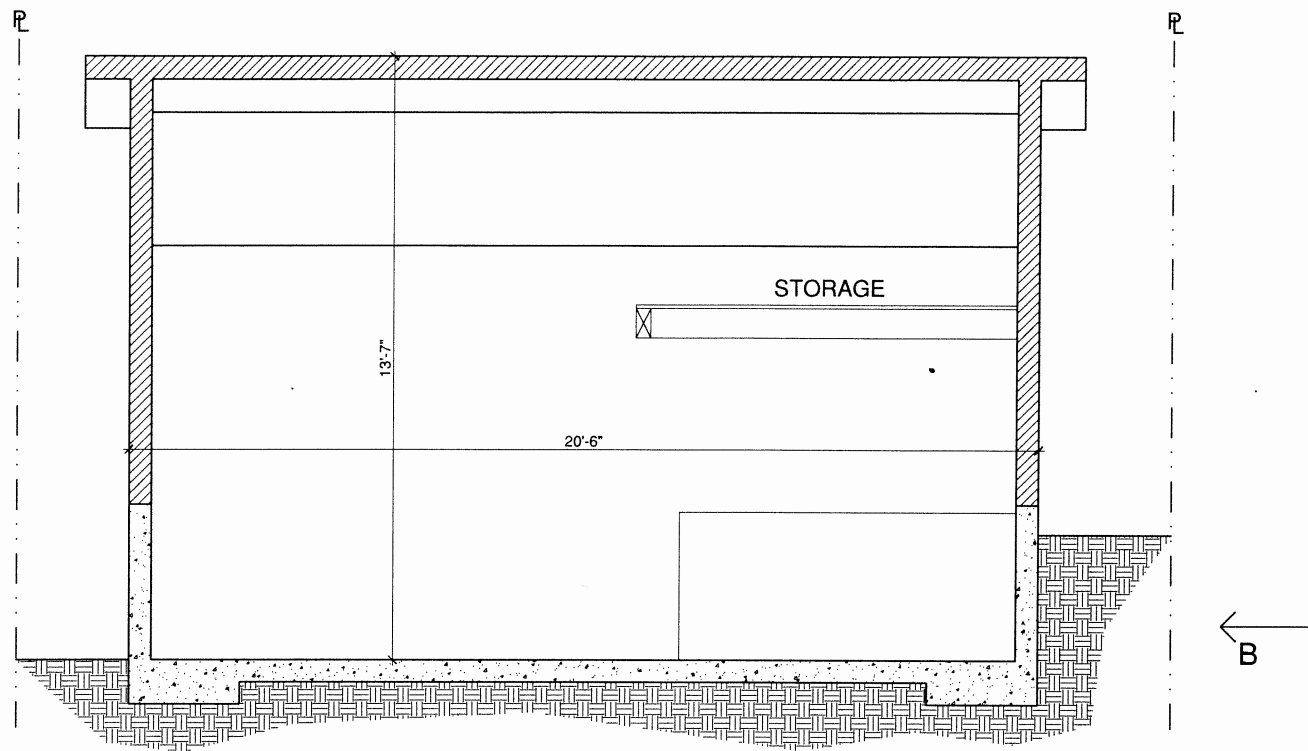
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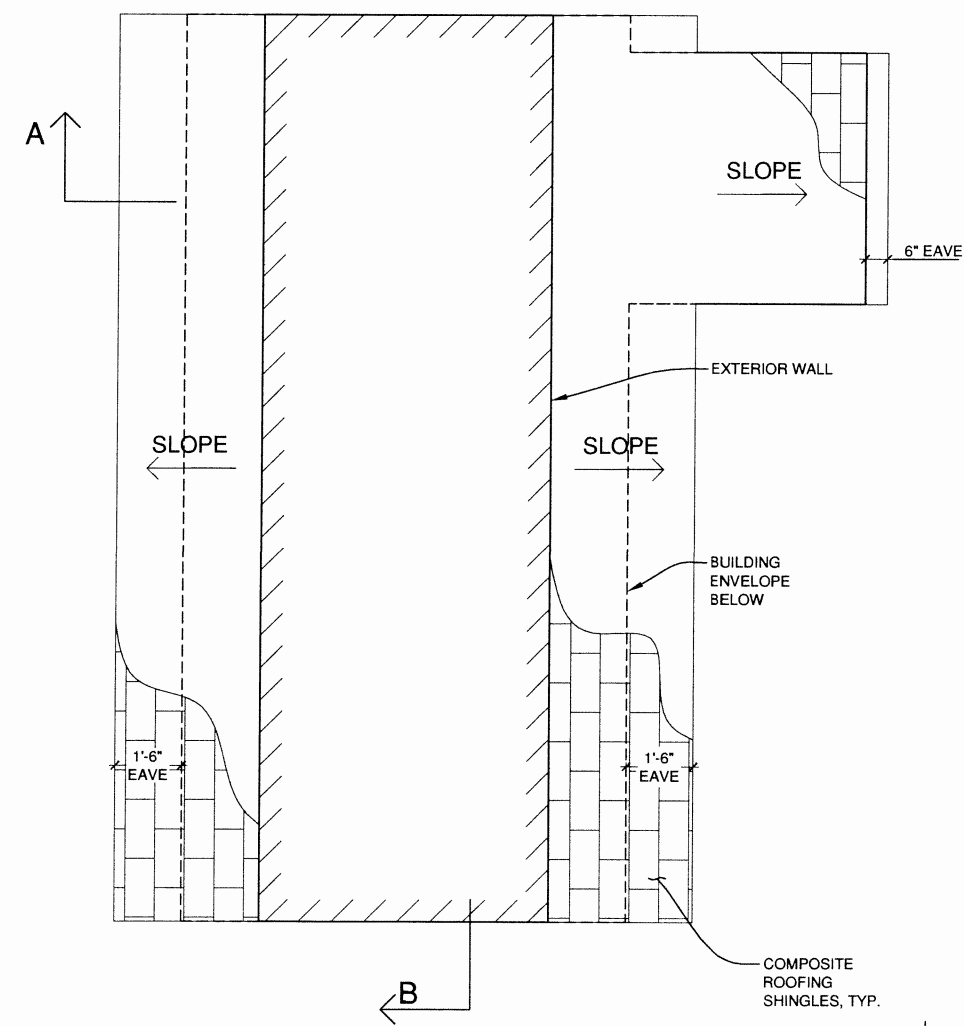
EXISTING FLOOR PLANS  
(REAR SHED)

ABATEMENT OF COMPLAINT #201300621  
731 WISCONSIN STREET  
SAN FRANCISCO

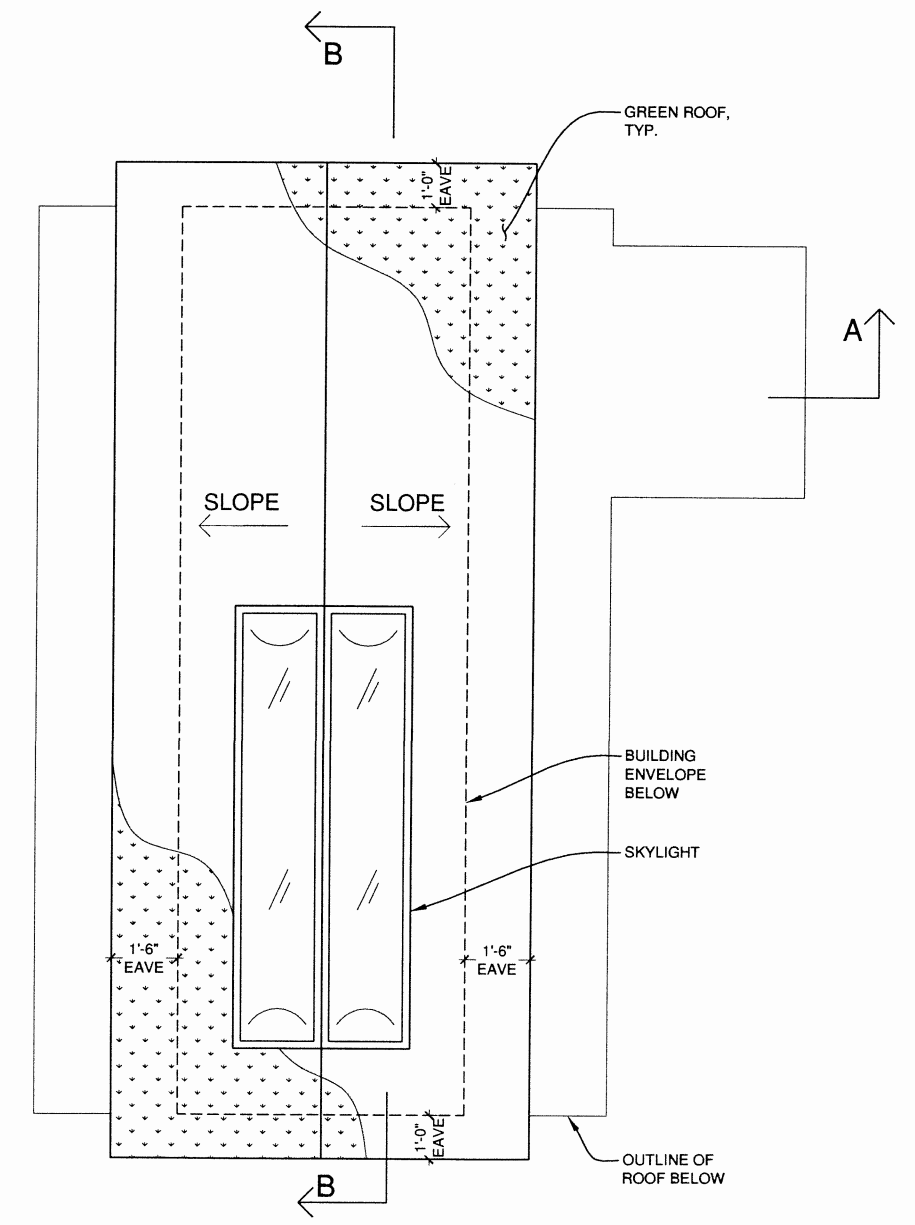
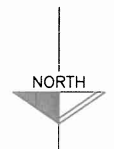
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Job No:	9027
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Of 1 1 Sheets	



**SECTION B-B**  
SCALE: 1/2"=1'-0"



**EXISTING LOWER ROOF PLAN**  
SCALE: 1/2"=1'-0"



**EXISTING UPPER ROOF PLAN**  
SCALE: 1/2"=1'-0"

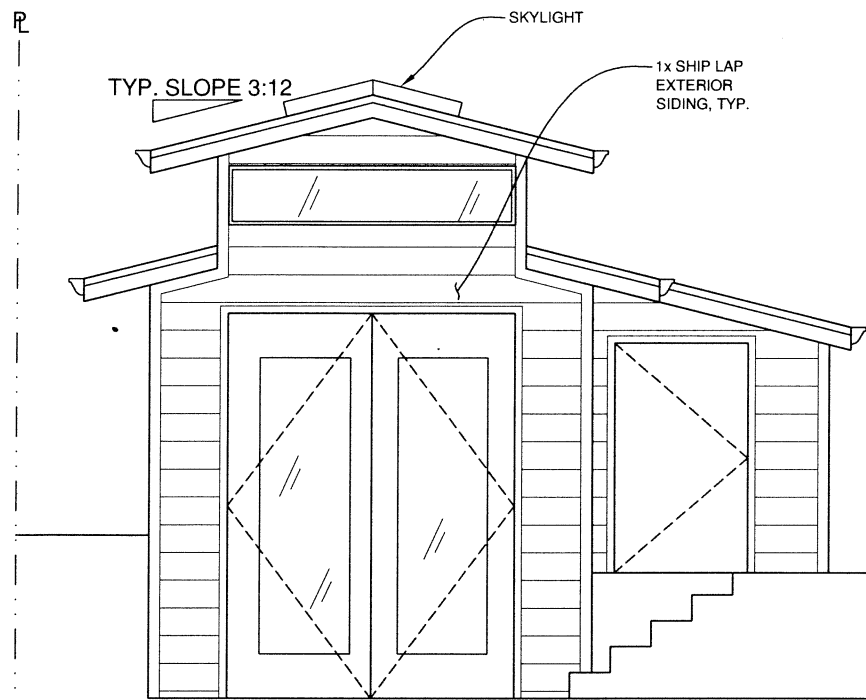
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**EXISTING ROOF PLANS  
(REAR SHED)**

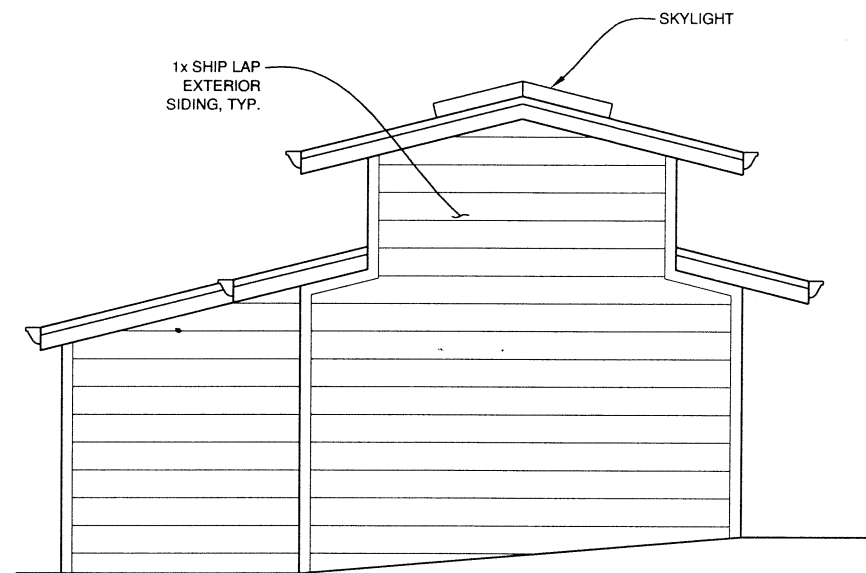
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**731 WISCONSIN STREET**  
**SAN FRANCISCO**

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Job No:	9027
Sheet	A2
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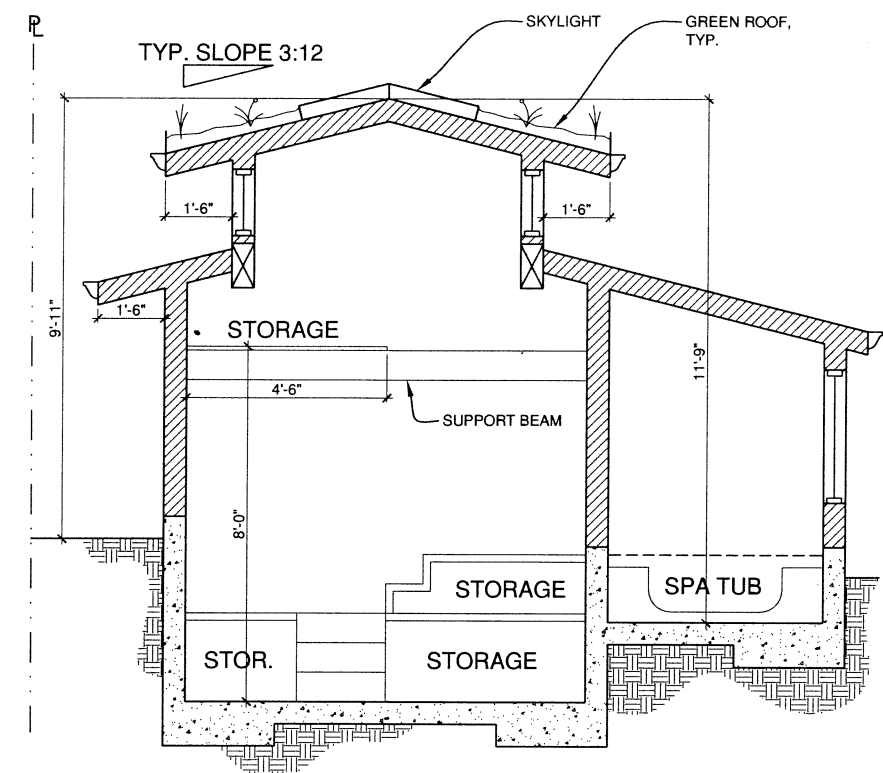
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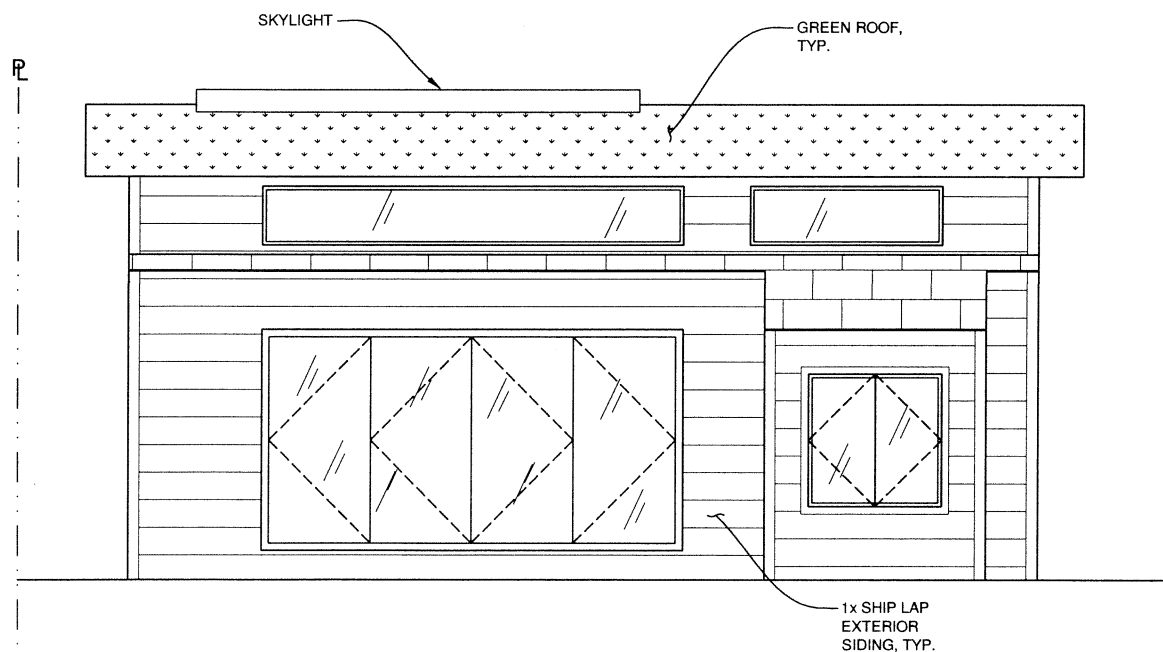
EXISTING SOUTH ELEVATION

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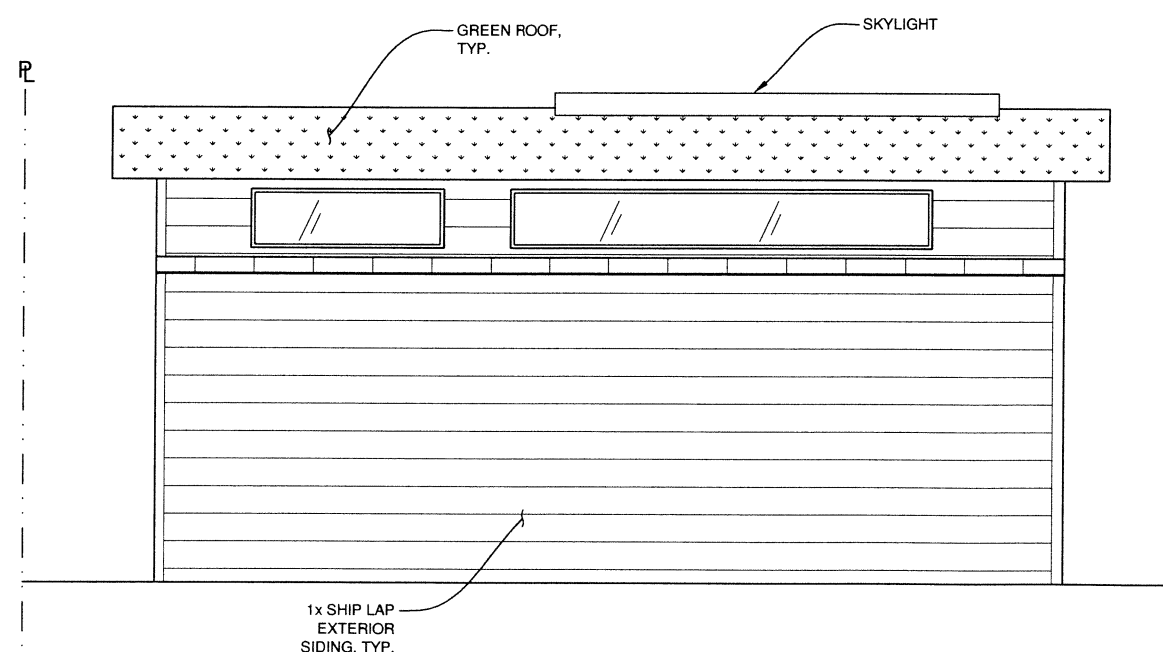
SECTION A-A

SCALE: 1/2"=1'-0"



EXISTING WEST ELEVATION

SCALE: 1/2"=1'-0"

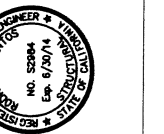


EXISTING EAST ELEVATION

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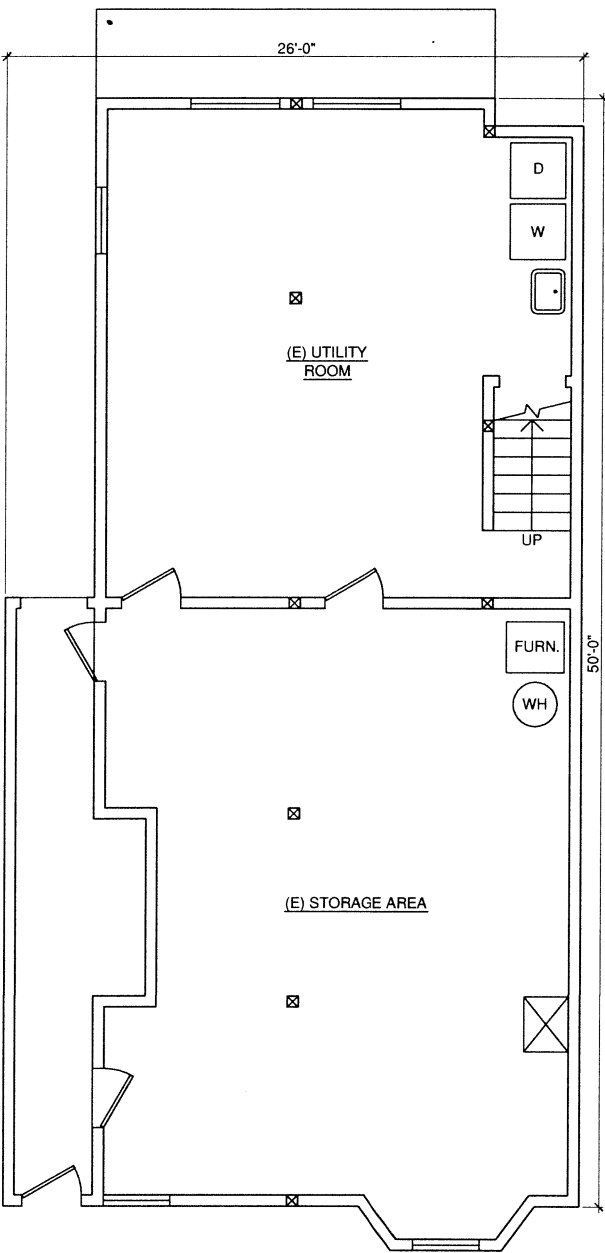
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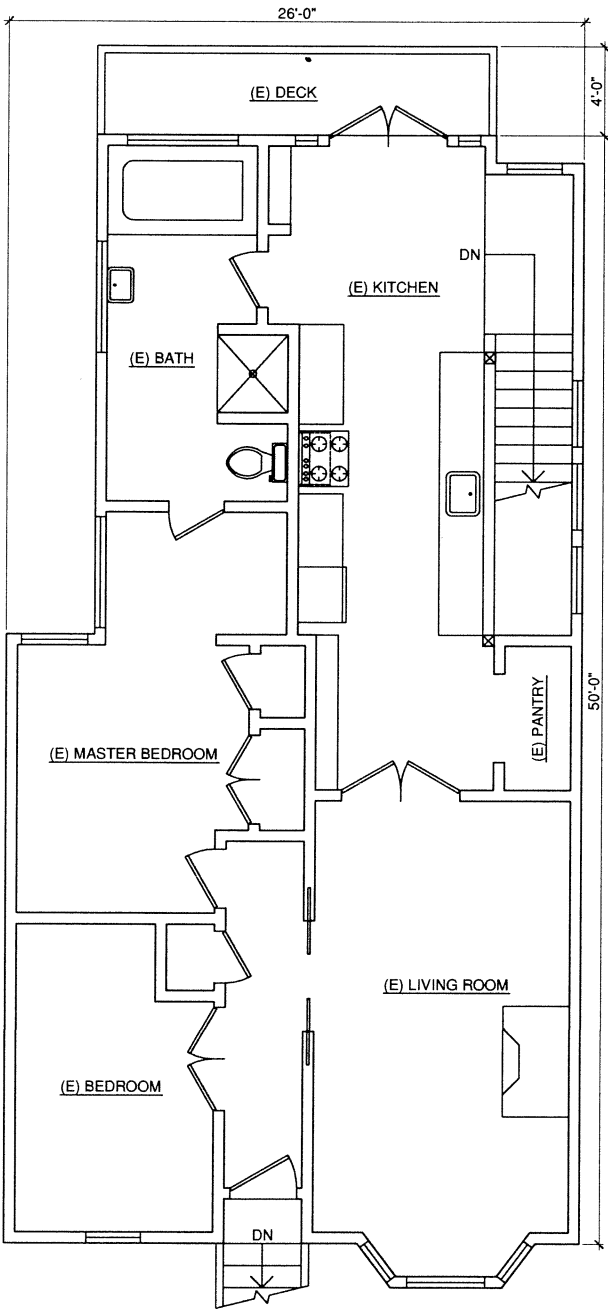
EXISTING ELEVATIONS  
(REAR SHED)

ABATEMENT OF COMPLAINT #201300621  
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SAN FRANCISCO

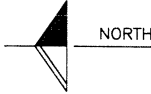
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Scale: AS NOTED  
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Job No: 9027  
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A3  
Of 1 1 Sheets



EXISTING FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0" (FRONT BLDG)



EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0" (FRONT BLDG)



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EXISTING FLOOR PLANS  
(FRONT BUILDING)

ABATEMENT OF COMPLAINT #201300621  
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Scale:	AS NOTED
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Job No:	9027
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Of 1 1 Sheets	