

**From:** [Joco](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** 43 Everson public hearing  
**Date:** Tuesday, September 12, 2017 11:08:02 AM

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Hi,

I know there will be a public hearing for the file No. 170855 regarding the building permit for 43 Everson St.

I am the property owner adjacent to 43 Everson, directly below, at 16 Addison St.

Please find below a copy of the concerns I have expressed to Ms. Samonsky during the permit review.

Thank you for your consideration.

Respectfully,

Jordan Lewy.

----- Forwarded Message -----

**Subject:**43 Everson public hearing  
**Date:**Fri, 10 Mar 2017 15:13:31 -0800  
**From:**Jordan <[joco@jocosite.net](mailto:joco@jocosite.net)>  
**To:**[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)

Dear Ms. Samonsky,

I am the property owner of 16 Addison St. My property is adjacent to 43 Everson. I am very concerned with the project considered for this property. I am aware of the public hearing for discretionary review set for March 16th, 2017 and am planning to attend.

I wish to express the concerns I have with the project as it is being scoped currently:

1. The basketball court is opened to the backyard with a huge sliding glass wall.  
In its current configuration, this means that we will get a significant amount of noise from basketball games echoing from court to the adjacent properties. We will also be disturbed by the amount of light coming out of the court at night.
2. The increase in size of the house creates a massive structure just in front of our backyard and bedrooms. This likely does not comply with section 134 of the planning code which requires at least 25% of the rear yard not to be built with plans, especially with the supplemental permit on the front of the house on Everson Street. Moreover, it will set a precedent that will enable all the adjacent properties on Everson St to extend their houses in the same way
3. The new deck is big privacy concern. Its size and proximity to my property will provide increased view on my backyard and bedrooms.
4. I'm concerned that the project turns a 5-bedroom house designed for families into a multi-thousand-square-foot-single-bedroom house with a

pool, a basketball court, a gym, a huge deck which seems more designed for large entertainment parties. 16 Addison is my primary residence. I have three young children. I am concerned that frequent parties in such an opened floor plan would create disturbance that would impact my quality of life, privacy and the value of my property.

I am opened to consider to the following changes:

- Moving the basketball further into the house with a non-movable wall with fewer windows and heavy soundproofing
- Reduce the overall depth of the house to ensure that the backyard indeed represents 25% of the depth of the lot and the width of the deck to 10 feet in order to provide less intrusion into my backyard and back bedrooms

I sincerely hope we will be able to find a solution which is agreeable to all parties.

Thank you for your consideration,

Respectfully,  
Jordan Lewy.

**From:** [Nan](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** 43 Everson Street  
**Date:** Tuesday, September 12, 2017 10:06:59 AM

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Nancy Shea  
100 Beacon St  
San Francisco CA 94131  
September 12, 2017

I am writing to lend my voice to the concerns of others in the neighborhood here in Diamond Heights regarding the project at 43 Everson St. As a resident of the neighborhood for over 50 years we have seen numerous homes built from the ground up as well as remodeled, some extensively. We appreciate the work of the planning department and the concern they have always had in listening to the neighbors' concerns as projects were presented, from inception to completion.

There is some trepidation regarding this project and I will list my concerns below:

First, as voice by some of the other neighbors, the project on paper does not seem to fit the ascetics of the neighborhood. The plans make the property rather large and ungainly so seemingly will not fit with the rest of the neighborhood.

Second, the plans indicate that the house would be something other than a single-family home which I believe this area is zoned for. With a full-sized garage door on the view side of the building as well as lockers a gym and a basketball court indicates that the house may be used as a corporate wellness center or something of that nature. If this is the case, then approval of the project must be denied.

Third, due to the geography of the neighborhood parking is already an issue and the idea of a large new building that may be more than a single-family residence would certainly add to the problem of parking for all of us.

Finally, I was told that at the meeting where the neighbors voiced their concerns about the project that they were misrepresented in the minutes which indicated that the "neighbors came with concerns and left happy." I can assure you that is not the case. The neighbors are quite concerned and are anxious and unhappy about the project.

Sincerely,

Nancy Shea