

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
DON WALLING, _____)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION, _____)
PLANNING DEPARTMENT DISAPPROVAL Respondent

Appeal No. **24-062**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 18, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the CANCELLATION on November 6, 2024, of an Alteration Permit. The applicant failed to submit requested or required revisions and no response from applicant dated 10/3/24. Permit Description: Rear addition on three floors; change media room at ground floor; enlarge family room at 2nd floor and add new bathroom and enlarge bedroom at 3rd floor at 4221 21st Street.

PERMIT NO. 2014/08/14/3900

FOR HEARING ON January 8, 2025

Address of Appellant(s):

Address of Other Parties:

Don Walling, Appellant(s) 4221 21st Street San Francisco, CA 94114	N/A
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Date Filed: November 18, 2024

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

PRELIMINARY STATEMENT FOR APPEAL NO. 24-062

I / We, **Don Walling**, hereby appeal the following departmental action: **ISSUANCE** of a **Notice of Cancellation of Alteration Permit No. 2014/08/14/3900** by the **Department of Building Inspection** which was issued or became effective on: **November 6, 2024**, for the property located at: **4221 21st Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **Wednesday, November 27, 2024, (one day earlier than the Board's regular briefing schedule due to the Thanksgiving holiday)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, natalia.fossi@sfgov.org and kevin.birmingham@sfgov.org

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **December 12, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, natalia.fossi@sfgov.org, kevin.birmingham@sfgov.org and drwallingjr@netscape.net

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, December 18, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

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

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

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

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

Appellant:

Signature: Via Email

Print Name: Don Walling, appellant

Appeal Cancellation of 201408143900

References: Attached Notice of Cancellation dated Nov 6, 2024

Applicant and Appellant:

Don Walling
4221 21st Street
San Francisco, CA 94114
408-430-2927 (cell)
drwallingjr@netscape.net

Reasons for appealing cancellation of this application:

I am the applicant for the referenced Building Permit Application 201408143900 which is for a remodel of my residence. The reason given for cancellation is that there was no response from applicant dated 10/3/24. That correspondence was sent to the Architect of Record, Hawk Lee Engineering. However, I had severed my business relationship with Hawk Lee Engineering prior to onset of the Covid Pandemic, and I am the sole contact for this project until such time as I am able to hire a new architect. All future correspondence should be sent to me.

I had ended my business with Hawk Lee due to slow responses from him to my communications, incomplete plans submitted which required further revisions, and change fees that were becoming unreasonably expensive. I had begun looking for a new architect, but onset of the Covid Pandemic disrupted my remodel project as well as my finances.

Additionally, during the Pandemic my mother was diagnosed with Alzheimer's disease. This has been a distraction to my time, emotions, and finances, and may motivate more changes to the project to increase living area, possibly to include an in-law space in my home. I request further time to assess the best way forward.

I fully intend to hire a new architect and resume this project, and would like to avoid starting from scratch. Please do not cancel the Building Permit Application until such time as I have hired an architect who can advise me on the best approach for this project. I expect to hire someone after the New Year Holiday.

Thank you for your consideration,



Don Walling



November 6, 2024

NOTICE OF CANCELLATION
Building Permit Application No: 201408143900
Job Address: 4221 21st Street
Cancel Date: January 5, 2025

WALLING DONALD R JR
4221 21ST STREET
SAN FRANCISCO, CA 94114

Dear Applicant(s):

The above referenced application has been cancelled by the San Francisco Planning Department for the following reason(s):

- Failure to submit requested or required revisions
- No response from applicant dated 10/3/2024

If you have questions regarding this matter, please contact Gabriela Pantoja from Planning at (628) 652-7380 within 60 days of this letter or else your permit application will be cancelled per 2022 SFBC 106A.3.8 on **January 5, 2025**

You may appeal the cancellation of this building permit application to the Board of Appeals (BOA) within fifteen (15) days of the date of this letter, except post-entitlement in conjunction with the creation and/or legalization of one or more housing units. Your eligibility to appeal this cancellation must be confirmed by the BOA. The BOA accepts appeals by email, phone, and in-person by appointment only. If you have questions regarding the appeals process, you may email the Board of Appeals at boardofappeals@sfgov.org or call at (628) 652-1150.

Sincerely,

A handwritten signature in blue ink that reads "Mandi Yei".

Permit Services
Department of Building Inspection

cc: KEVIN KIM
HAWK LEE ENGINEERING
1609 NORIEGA STREET
SAN FRANCISCO, CA 94122

CERTIFIED MAIL RETURN RECEIPT
CERTIFIED MAIL RETURN RECEIPT ON FILE

City and County of
San Francisco

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- About Us

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Welcome to our Permit / Complaint Tracking System!

Permit Details Report

Report Date: 11/18/2024 1:40:53 PM

Application Number: 201408143900
Form Number: 3
Address(es): 2767 / 029 / 0 4221 21ST ST
Description: REAR ADDITION ON 3 FLOORS. CHANGE MEDIA ROOM @ GROUND FLOOR. ENLARGE FAMILY ROOM @ 2ND FLOOR. ADD NEW BATHROOM AND ENLARGE BEDROOM @ 3RD FLOOR.
Cost: \$60,000.00
Occupancy Code: R-3
Building Use: 27 - 1 FAMILY DWELLING

Disposition / Stage:

Action Date	Stage	Comments
8/14/2014	TRIAGE	
8/14/2014	FILING	
8/14/2014	FILED	

Contact Details:
Contractor Details:

Addenda Details:

Description:
 SITE

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Review Result	Hold Description
CPB		8/14/14	8/14/14			8/14/14	CHAN AMARIS	628-652-3240		
CP-ZOC		8/14/14	12/1/17	12/1/17		10/31/24	PANTOJA GABRIELA	628-652-7300	Administrative	Forward BPA Cancellation Memo. GP 10/31/2024 Sent NOPDR (GP). Started a plan review. Covered several things in the plan check, but still have to cover more items before completion. Reassigned from Todd Kennedy on 10/12/2017.
BLDG								628-652-3780		
DPW-BSM								628-271-2000		
SFPUC								628-652-6040		
PPC		11/4/24	11/6/24				LEI MANDY	628-652-3780	In Progress	11/6/24: 60-day cancellation letter sent out via certified mail per Planning Department; ml 11/4/24: Cancellation request from Planning received(no plans), routed to PPC to send out cancellation letter per Planning; ml 10/31/17: to DCP - Gabriela Pantoja for reinstatement; am 9/12/17: cancellation letter sent; am 7/26/17: cancellation to Mandy; dc
CPB								628-652-3240		

Appointments:

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Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).

THE APPELLANT(S) DID NOT SUBMIT A BRIEF