



# NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

NOTICE: 1

NUMBER: 200559774

City and County of San Francisco

DATE: 22-APR-05

1660 Mission St. San Francisco, CA 94103

ADDRESS: 1743 12TH AV

OCCUPANCY/USE: R-3 (I) RESIDENTIAL

BLOCK: 2037A LOT: 005

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: DUBROVSKY ALLA

PHONE #: -

MAILING: DUBROVSKY ALLA

ADDRESS: 1743 12TH AVE

SAN FRANCISCO CA

94122

PERSON CONTACTED @ SITE:

PHONE #: -

## VIOLATION DESCRIPTION:

CODE/SECTION#

WORK WITHOUT PERMIT

106.1.1

ADDITIONAL WORK PERMIT REQUIRED

106.4.7

EXPIRED OR  CANCELLED PERMIT PA#:

106.4.4

UNSAFE BUILDING  SEE ATTACHMENTS

102.1

RETAINING WALL AT NORTH PROPERTY LINE APPROX 80 FEET LONG AND 10 FEET TO 4 FEET TALL IS IN DANGER OF FAILURE. (THE RETAINING WALL IS RETAINING SOIL AT / FOR THIS ADDRESS.)

## CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

415-575-6831

FILE BUILDING PERMIT WITHIN 30 DAYS  (WITH PLANS) A copy of This Notice Must Accompany the Permit Application

OBTAIN PERMIT WITHIN 60 DAYS AND COMPLETE ALL WORK WITHIN 120 DAYS, INCLUDING FINAL INSPECTION SIGNOFF.

CORRECT VIOLATIONS WITHIN DAYS.  NO PERMIT REQUIRED

YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.

SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

SUBMIT PLANS WITH PERMIT APPLICATION WITHIN 30 DAYS, OR HAVE A LICENSED CIVIL ENGINEER SUBMIT A

LETTER WET STAMPED THAT WALL IS NOT IN DANGER OF FAILURE.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

9x FEE (WORK W/O PERMIT AFTER 9/1/60)  2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER:  REINSPECTION FEE \$  NO PENALTY

(WORK W/O PERMIT PRIOR TO 9/1/60)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Thomas Theriault

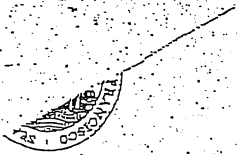
PHONE # 415-575-6831

DIVISION: BID

DISTRICT:

By: (Inspector's Signature)

8



# NOTICE OF VIOLATION

the San Francisco Municipal Codes Regarding Unsafe,  
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

NOTICE: 2

NUMBER: 200559774

City and County of San Francisco  
660 Mission St. San Francisco, CA 94103

DATE: 21-JUN-05

ADDRESS: 1743 12TH AVE

BLOCK: 2037A LOT: 005

OCCUPANCY/USE: R-3 (I) RESIDENTIAL

If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

INSPECTOR/AGENT: DUBROVSKY ALLA  
 TITLE: DUBROVSKY ALLA  
 ADDRESS: 1743 12TH AVE  
 SAN FRANCISCO CA

PHONE #: -

94122

PERSON CONTACTED @ SITE: DUBROVSKY ALLA

PHONE #: -

## VIOLATION DESCRIPTION:

WORK WITHOUT PERMIT	CODE/SECTION#
ADDITIONAL WORK PERMIT REQUIRED	106.1.1
EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#	106.4.7
UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	106.4.4
	102.1

Failure to comply with N.O.V. dated 4/22/05 has initiated abatement proceedings per SFBC section 102.4.

## CORRECTIVE ACTION:

TOP ALL WORK SFBC 104.2.4

415-575-6831

COMPLETE ALL WORK WITHIN DAYS  (WITH PLANS) A copy of This Notice Must Accompany the Permit Application  
 OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND  
 GNOFF.

CORRECT VIOLATIONS WITHIN DAYS.  NO PERMIT REQUIRED

IF YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED 22-APR-05, THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN.

SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

Contact Code Enforcement at 558-6454

INVESTIGATION FEE OR OTHER FEE WILL APPLY.

1x FEE (WORK W/O PERMIT AFTER 9/1/60)  2x FEE (WORK EXCEEDING SCOPE OF PERMIT)

OTHER:  REINSPECTION FEE \$  NO PENALTY

PROX. DATE OF WORK W/O PERMIT VALUE OF WORK PERFORMED W/O PERMITS \$ (WORK W/O PERMIT PRIOR TO 9/1/60)

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Thomas Theriault

PHONE # 415-575-6831

DIVISION: BID

DISTRICT:

Inspector's Signature

9

City and County of San Francisco  
 Department of Building Inspection



Edwin M. Lee, Mayor  
 Vivian L. Day, C.B.O., Director

May 11, 2011

Address: 1743 12TH AV,  
 Block: 2037A Lot: 005 Seq: 01

Owner: DUBROVSKY ALLA  
 1743 12TH AVE  
 SAN FRANCISCO CA  
 94122

Tract: Case: BWO  
 Hearing Number: 200559774  
 Inspector: Li

DECLARATION OF SERVICE OF COMPLAINT(S) AND NOTICE OF  
 DIRECTOR'S HEARING BY MAIL

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco which informed the owner(s) and duly authorized agent of the time and place of hearing, in an envelope addressed to the above named person(s); and then sealed and deposited said envelope in the United States Post Office at San Francisco, California, with postage thereon and registered mail delivered by United States Mail, that there is delivery service by United States registered mail; that there is delivery service by United States registered mail between the place of

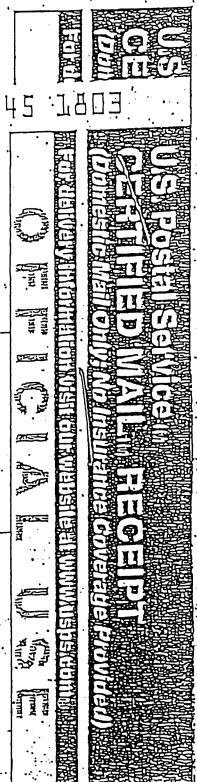
I declare under penalty of perjury that the foregoing is true and correct.

Executed on 5/11/2011 at San Francisco

*Alina S. [Signature]*  
 Signature

Code Enforcement  
 1660 Mission Street - San Francisco  
 Office (415) 558-6454 - FAX (415) 558-6454

Sent to Street, Apt. No., Attn: Custodial Liaison, Mailstop DBCL3 or PO Box No. Rm: 1743 12th Ave. DR. 6/23/11, mailed 5/11/10 City, State ZIP+4® 9410559774		Total Postage & Fees \$ 2.15		Return Receipt Fee (Endorsement Required) \$ 0.00		Restricted Delivery Fee (Endorsement Required) \$ 0.00		Certified Fee \$ 0.00		Postage \$ 0.00		Postmark Here	
Sent to Street, Apt. No., Attn: Custodial Liaison, Mailstop DBCL3 or PO Box No. Rm: 1743 12th Ave. DR. 6/23/11, mailed 5/11/10 City, State ZIP+4® 9410559774		Total Postage & Fees \$ 2.15		Return Receipt Fee (Endorsement Required) \$ 0.00		Restricted Delivery Fee (Endorsement Required) \$ 0.00		Certified Fee \$ 0.00		Postage \$ 0.00		Postmark Here	



City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Vivian L. Day, C.B.O., Director

May 11, 2011

Address : 1743 12TH AV,

Owner: DUBROVSKY ALLA  
1743 12TH AVE  
SAN FRANCISCO CA  
94122

Block: 2037A Lot: 005 Seq: 01  
Tract : Case : BWO  
Hearing Number : 200559774  
Inspector : LI

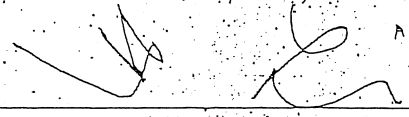
DECLARATION OF POSTING OF COMPLAINT(S) AND NOTICE OF  
DIRECTOR'S HEARING

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.3, I did on this date place a true copy of the Notice of Hearing of the Director of Building Inspection, City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Notice of Hearing: to wit:

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 5/23/11, at San Francisco, California.

  
\_\_\_\_\_  
Signature

Code Enforcement Section  
1660 Mission Street - San Francisco CA 94103  
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfgov.org/dbi



City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Vivian L. Day, C.B.O., Director

June 28, 2011

Address: 1743 12TH AV,  
Block: 2037A Lot: 005 Seq: 01  
Tract: Case: BWO  
Complaint: 200559774  
Inspector: LI

Owner: DUBROVSKY ALLA  
1743 12TH AVE  
SAN FRANCISCO CA  
94122

DECLARATION OF SERVICE OF ORDER OF ABATEMENT BY MAIL  
PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date place a true copy of the Order of the Director of Building Inspection, City and County of San Francisco, in an envelope addressed to the above; and then sealed and deposited said envelope in the United States Mail at San Francisco, California, with postage thereon and registered mail charges fully prepaid for delivery by registered mail; that there is delivery service by United States Mail at the place so addressed and that there is delivery by United States Mail between the place of mailing and the place so addressed.

I declare under penalty of perjury that the foregoing

Executed on 6/30/11 at San Francisco

*[Handwritten Signature]*  
Signature

Postage	\$	7006 0100 0001 5727 1782
Registered Fee		
Endorsed Fee		
Restored Delivery Fee		
Return Receipt Fee		
Endorsement Fee		
Total Postage	\$	7006 0100 0001 5727 1782
Sent To: Washington Mutual Bank, FA 7749 Bayberry Rd., 1 <sup>st</sup> Floor Jacksonville, FL 32256		
Signed: Apt. No. RE: 1743 12 <sup>th</sup> Ave. OOA/Initial, or PO Box No. Mailed: 6/30/11 #200559774 City, State ZIP+4		

**OFFICIAL USE**  
U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
(Domestic Mail Only - No Insurance Coverage Provided)

City and County of San Francisco  
Department of Building Inspection



Edwin M. Lee, Mayor  
Vivian L. Day, C.B.O., Director

June 28, 2011

Address: 1743 12TH AV,

Block: 2037A Lot: 005 Seq: 01

Tract: Case: BWO

Hearing Number: 200559774

Inspector: LI

Owner: DUBROVSKY ALLA  
1743 12TH AVE  
SAN FRANCISCO CA

94122

DECLARATION OF POSTING OF THE ORDER OF ABATEMENT  
PER SAN FRANCISCO BUILDING CODE SECTION 102.7

I, the undersigned, declare that I am employed by the City and County of San Francisco and all times herein mentioned am over the age of 18 years; that pursuant to the provisions of the San Francisco Building Code Section 102.7, I did on this date post a true copy of the Order of the Director of the Department of Building Inspection of the City and County of San Francisco, in a conspicuous place on the building, structure or part thereof described in the Order of Abatement, to wit:

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 7/2/11 at San Francisco, California.

A handwritten signature in black ink, appearing to be "J. Dubrovsky", written over a horizontal line.

Signature

13



## ABATEMENT APPEALS BOARD

City & County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

### CODE ENFORCEMENT SECTION ABATEMENT APPEALS BOARD STAFF REPORT

Appeal No. 6752

Date of Continued Abatement Appeals Board Hearing: February 15, 2012

Date of Abatement Appeals Board Hearing: November 16, 2011

Property Address: 1743 - 12<sup>th</sup> Avenue

Block: 2037A Lot: 005 Cross Street: Moraga St. & Noriega St.

Complaint Number: 200559774

### PROPERTY OWNER INFORMATION

Property Owner(s) Name and Appellant: Alla Dubrovsky, 1743 - 12<sup>th</sup> Avenue,  
San Francisco, CA 94122

Property Owner(s) Name and Appellant: Alla Dubrovsky, c/o Heather Wolnick,  
Tour-Sarkissian Law Offices, 211 Gough St., 3<sup>rd</sup> Floor, San Francisco, CA 94102

Building/Property Description: One-Story with Basement, Type V Non-Rated  
Wood Framed Building.

Legal Use/Occupancy: Single Family Dwelling

Present Use/Occupancy: Same

#### Case Summary:

Nature of Violations: Retaining wall at north property line is in danger of failure.

Outstanding Violations: All

Life Safety Hazards: Unsafe

Director's Hearing: June 23, 2011 Result: Order of Abatement issued with conditions:

1.) 30 days to file application with plan to repair or replace north property line retaining wall, 2.) Comply with plan review comments and time limits, 3.) 10 days to pick up permit, 4.) 60 days to complete all work including final inspection approval.

Order of Abatement: #103988-A

Permit Activity: PTS system indicates two (2) recent permit applications have been filed to comply with the Notice of Violation: PA # 201012207039 - suspended, and PA#201107089772 - issued to comply with the Order of Abatement.

**Abatement Appeal Board**

1743 – 12<sup>th</sup> Avenue

AAB Case No. 6752

Date of Continued AAB Hearing 2-15-12

**Case History:**

4/22/2005 1<sup>st</sup> Notice of Violation issued.

6/21/2005 2<sup>nd</sup> Notice of Violation issued.

5/23/2011 Posted Notice of Director's Hearing.

6/23/2011 Director's Hearing resulting in Order of Abatement (Owner was present).

7/7/2011 Order of Abatement posted.

7/13/2011 Received Abatement Appeals Board application.

**Re-inspection Date:** July 7, 2011

**Appellant's Request:** The Order of Abatement be overturned for following reasons:

- 1) Dispute as to the ownership of the (retaining) wall;
- 2) Ms. Dubrovsky, owner, did not cause, contribute to, or maintain the nuisance;
- 3) Notice of Violation did not give reasonable time to abate;
- 4) The Order of Abatement does not give reasonable time to build a new retaining wall.

**Staff recommendation:** To uphold the Order of Abatement and grant 60 days to complete work including final inspection approval.

**Abatement Appeals Board Action:**



Inspector Li

Please POST AND RETURN DECLARATION TO AAB CLERK.

DEPARTMENT OF BUILDING INSPECTION

San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF CONTINUED HEARING

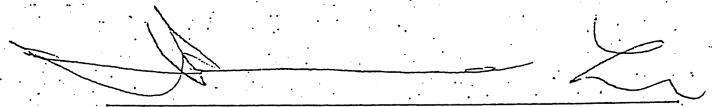
I, James Li declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (105.3.8) of the San Francisco Building Code, I did on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said complaint, to wit:

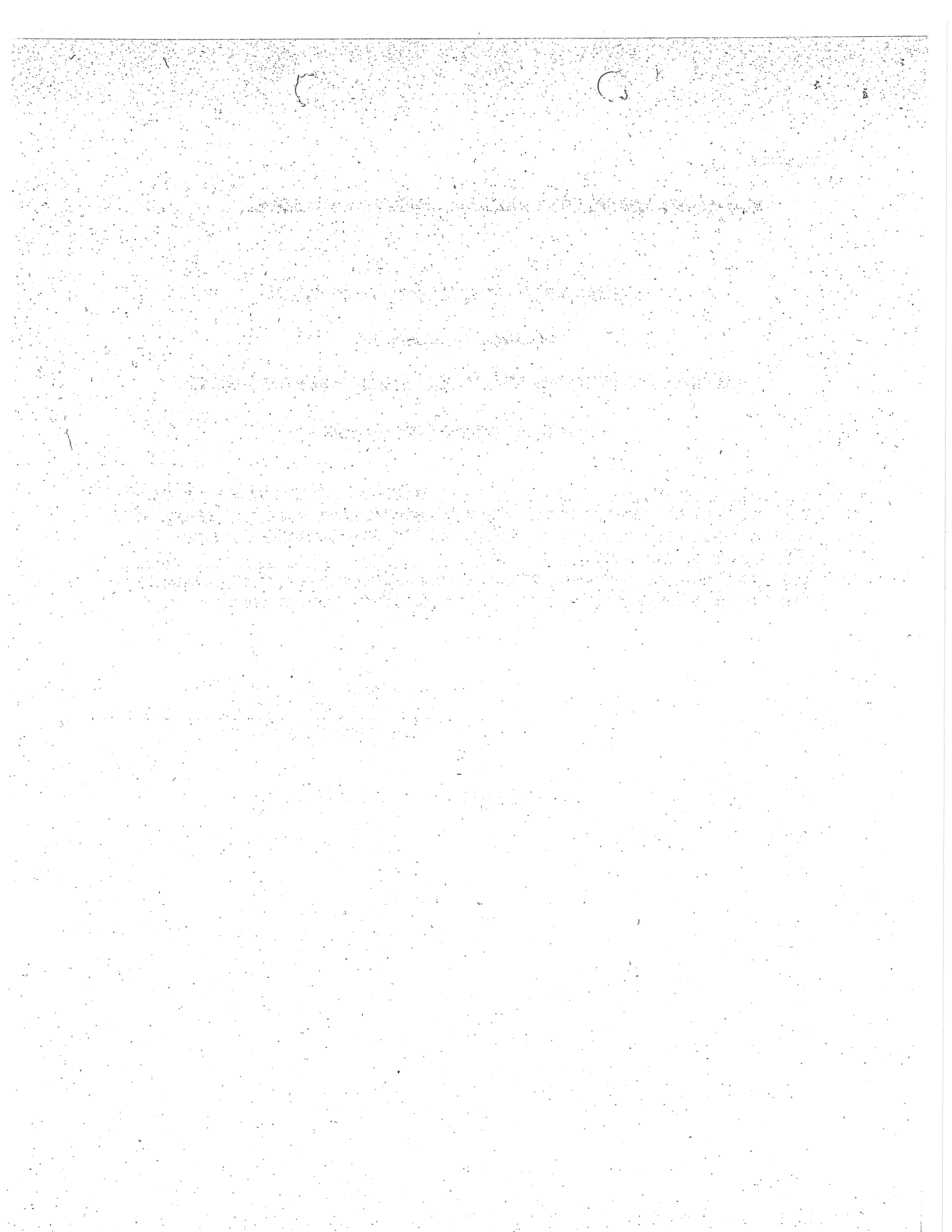
Appeal No. 6752  
OOA No. 103988-A  
Complaint No. 200559774  
1743 - 12th Avenue.

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 2/23/12 at San Francisco, California.







**ABATEMENT APPEALS BOARD**  
City & County of San Francisco  
1660 Mission Street, San Francisco, California 94103-2414

**COPY**

**NOTICE OF CONTINUED HEARING DATE**

February 16, 2012

Case No. 6752  
Order of Abatement #103988-A  
1743 - 12<sup>th</sup> Avenue  
Block: 2037A Lot: 005

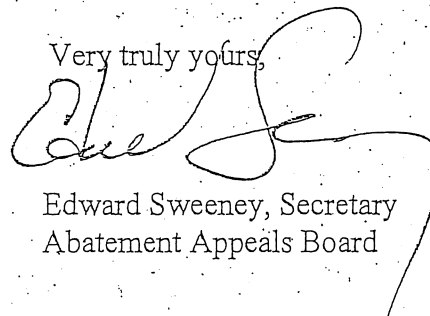
Alla Dubrovsky  
1743 - 12<sup>th</sup> Avenue  
San Francisco, CA 94122

**Re: Complaint #200559774**

Dear Appellant:

A duly noticed hearing before the Abatement Appeals Board (AAB) concerning the property located at **1743 - 12<sup>th</sup> Avenue** was held on February 15, 2012. At the request of the Appellant and the adjoining property owner, the AAB voted to continue the matter for three months because of their forthcoming scheduled binding arbitration proceeding. Accordingly, the continued hearing will be held on **May 16, 2012** at 9:00 a.m., City Hall, Dr. Carlton B. Goodlett Place, Room 416.

Very truly yours,



Edward Sweeney, Secretary  
Abatement Appeals Board

ES:ts

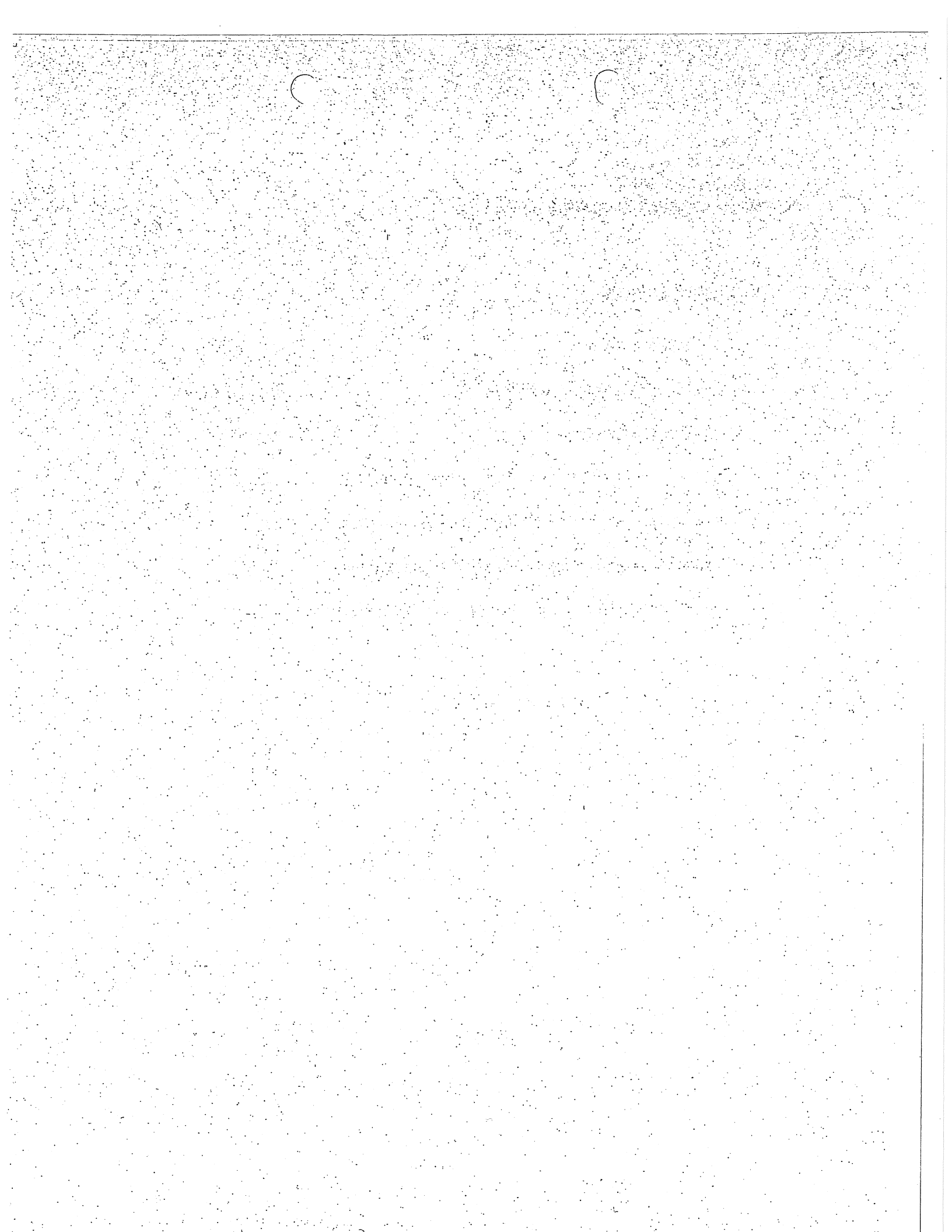
cc: Owner of Record  
Alla Dubrovsky  
Heather Wolnick, Tour-Sarkissian Law Offices, 211 Gough St., 3<sup>rd</sup> Floor,  
San Francisco, CA 94102  
Commission Secretary  
AAB file

10 COPY

Abatement Appeal Board  
1743 - 12<sup>th</sup> Avenue  
AAB Case No: 6752  
Date of Continued AAB Hearing 2-15-12

**LIST OF DOCUMENTS:**

- 1.) Appellant's Appeal Pages 1-5
- 2.) Order of Abatement #103988-A Pages 6-7
- 3.) Notice of Violations Pages 8-9
- 4.) Declaration of Service by Mail - Director's Hearing Page 10
- 5.) Declaration of Service by Posting - Director's Hearing Page 11
- 6.) Declaration of Service by Mail - Order of Abatement Page 12
- 7.) Declaration of Service by Posting - Order of Abatement Page 13



Inspector Li

Please POST AND RETURN DECLARATION TO AAB CLERK.

DEPARTMENT OF BUILDING INSPECTION

San Francisco, California

DECLARATION OF POSTING OF ABATEMENT APPEALS BOARD

NOTICE OF CONTINUED HEARING

I, James Li declare that I am employed by the City and County of San Francisco and at all times herein mentioned was over the age of 18 years; that pursuant to the provisions of Section (105.3.8) of the San Francisco Building Code, I did on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, post a copy of Notice of Hearing of the Abatement Appeals Board, in a conspicuous place on the building, structure or part thereof described in said complaint, to wit:

Complaint No. 200559774

OOA No. 103988-A

Appeal No. 6752

1743 - 12th Avenue

San Francisco, California

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 02/30/11 at San Francisco, California.

