

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

NOTICE OF CONTINUED HEARING DATE

November 21, 2011

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

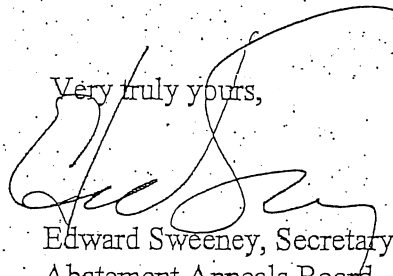
Alla Dubrovsky
1743 - 12th Avenue
San Francisco, CA 94122

Re: Complaint #200559774

Dear Appellant:

A duly noticed hearing before the Abatement Appeals Board (AAB) concerning the property located at 1743 - 12th Avenue was held on November 16, 2011. At the request of the Appellant and the adjoining property owner, the AAB voted to continue the matter for three months in light of their upcoming scheduled binding arbitration proceeding. Accordingly, the continued hearing will be held on **February 15, 2012** at 9:00 a.m., City Hall, Dr. Carlton B. Goodlett Place, Room 416.

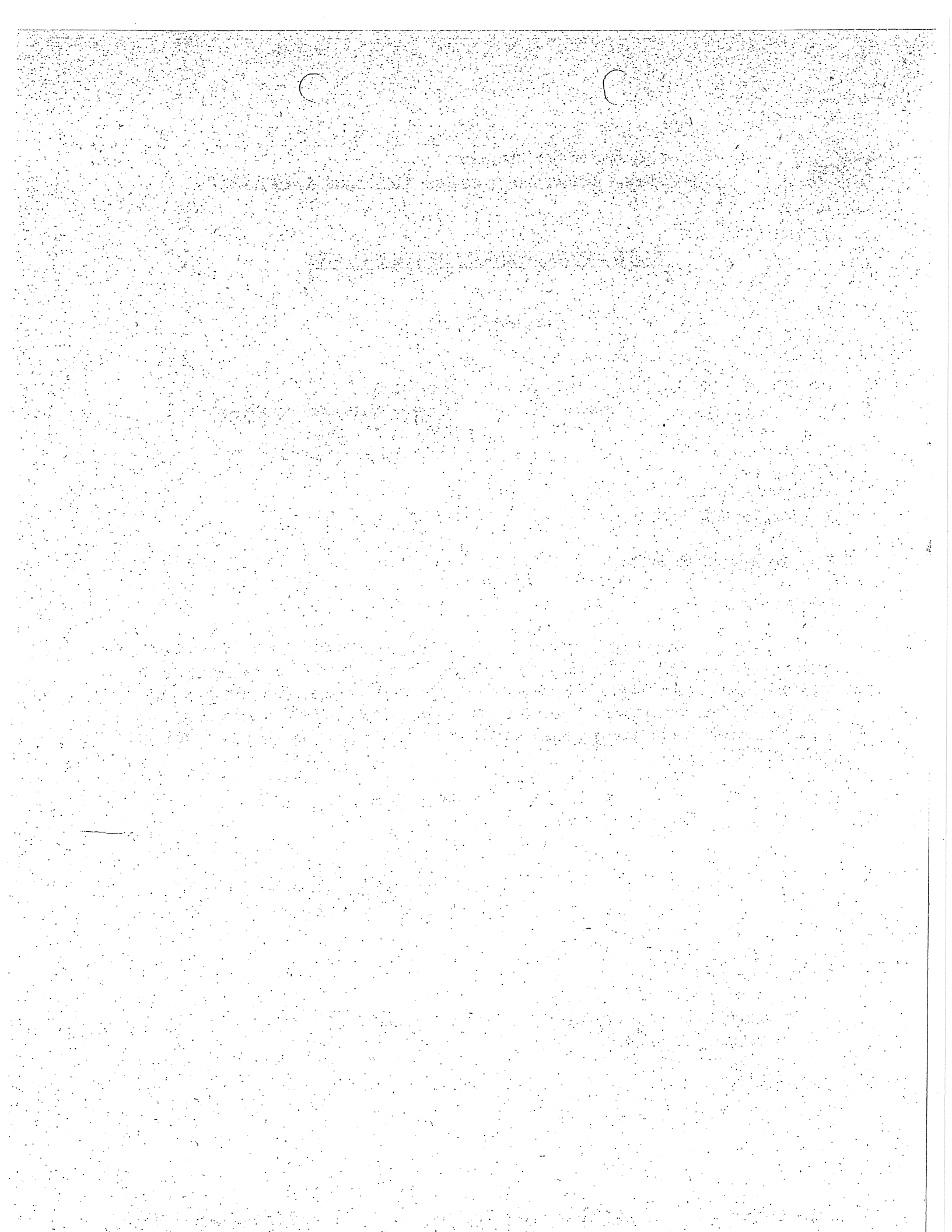
Very truly yours,

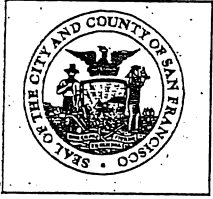


Edward Sweeney, Secretary
Abatement Appeals Board

ES:ts

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





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 Abatement Appeals Board Hearing: November 16, 2011

Property Address: 1743 - 12th 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 - 12th Avenue,
San Francisco, CA 94122

Property Owner(s) Name and Appellant: Alla Dubrovsky, c/o Heather Wolnick,
Tour-Sarkissian Law Offices, 211 Gough St., 3rd 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 – 12th Avenue
AAB Case No. 6752

Case History:

- 4/22/2005 1st Notice of Violation issued.
- 6/21/2005 2nd 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:

Abatement Appeal Board
1743 – 12th Avenue
AAB Case No. 6752

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

**APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER**

Check Type of Appeal: Appeal of Director's Order Request for Jurisdiction

Appellant Name: Alla Dubrovsky

Appeal Number 6752

Director's Order No 103988-A

Date Appeal Filed: _____

Complaint Tracking No(s) 200559774

Filing Fee: \$170.00

Instructions: Please (1) answer all the questions on pages 1 and 2 for appeals of Director's Orders, and complete pages 1 through 3 for Requests for Jurisdiction, (2) sign the bottom of page 2 (and 3 if applicable), and (3) include the requisite filing fee of \$170.00 (checks are payable to the San Francisco Department of Building Inspection). Please attach additional pages as necessary and print legibly.

Jurisdiction of the Abatement Appeals Board (AAB): Under Section 105A.2 of the San Francisco Building Code (SFBC), and Chapter 77 of the San Francisco Administrative Code, the AAB has the power to hear and decide appeals from Orders of Abatement and hear direct appeals pursuant to SFBC Section 102A. The Board may "uphold, modify, or reverse such orders, provided that the public health, safety and public welfare are secured most nearly in accordance with the intent and purpose of this code and the San Francisco Housing Code." (SFBC 105A.2.3).

Appellant Questionnaire & Declaration: The undersigned appellant hereby appeals to the AAB and makes the following allegations in connection therewith:

(1) The Order appealed from was made at a public hearing by the Director of Building Inspection, of the City and County of San Francisco, on June 23, 2011.

(2) The affected premises are located at 1743 12th Avenue San Francisco. They contain 1 dwelling units and 0 guest rooms.

(3) State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.

Please see attached Exhibit "A"

(4) State the relief you seek and reasons why you claim the appealed action should be modified or reversed by board. (Attach additional sheet(s) if necessary).

Please see attached Exhibit "A"

(5) Please state /check appellant's relationship to the property: property owner
 owner's agent attorney architect engineer contractor other _____
If the appellant is an agent of the owner(s) of record please attach documentation delineating representation.

(6) **Appellant's Information:** Alla Dubrovsky
Print Appellant's Name: C/O Heather Wolnick Daytime Phone Number: (415) 626-7744

Appellant's Mailing Address: Tour-Sarkissian Law Offices, 211 Gough St., 3rd Floor

San Francisco, CA 94102
Abatement Appeals Board (AAB)
Tel. (415) 558-6267

1660 Mission Street, 3rd Floor, San Francisco, CA 94103

①

- (10) Please state any work that you are aware of that was performed at the subject property without required building, plumbing, electrical permits:
N/A
- (11) Did the current owner(s) of record own the property when this work was performed?
N/A Yes No
- (12) If no, explain property purchases and approximate time when work was performed:
N/A
- (13) Please state any work completed to correct the related code violations:
- (14) What was the extent of the work performed? How much remains to be completed?
- (15) When was the work done? N/A
- (16) Who did the work? N/A
- (17) What is your occupation? If you are a co-owner, list all other co-owners and other occupants.
Lawyer
- (18) Do you own other properties in San Francisco? No Yes
- (19) If yes, do any of these properties have active Department of Building Inspection code enforcement cases or Orders of abatement? No Yes
- (20) If Yes, please list Complaint Tracking or Order numbers

- (21) Have you owned property in San Francisco before? No Yes
- (22) Are you aware that building, plumbing, and/or electrical permits may be required to abate the subject code violations? Yes
- (23) Have you applied for the required permits to abate the subject code violations?
Please see attached Exhibit "A"
If yes, please list permit applications:
 Building Permit Application Nos. _____
 Plumbing Permit Application Nos. _____
 Electrical Permit Application Nos. _____
- (24) What other permits have you been granted by the City? _____
- (25) What other facts do you want the Board to consider?
Please see attached Exhibit "A"

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

Name: Heather Wolnick Signature: Heather Wolnick
Signed: 7/13/11 Signatory is property owner agent other _____
Attorney for property owner

(2)

EXHIBIT "A"

ATTACHMENT TO APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO FROM THE BUILDING INSPECTION DEPARTMENT DIRECTOR'S ORDER DATED JUNE 28, 2011- ORDER NUMBER 103988-A AND COMPLAINT 200559774

On June 23, 2011, the Department of Building Inspection held a Director's Hearing regarding two adjacent properties, 1737 and 1743 12th Avenue. Alla Dubrovsky ("Dubrovsky") owns the uphill property (1743). James Wong ("Wong") owns the downhill property (1737). On June 28, 2011 orders of abatement were issued against both Dubrovsky and Wong and penalties imposed. Dubrovsky appeals.

1. The Order of Abatement should be overturned because there is a dispute as to the ownership of the walls

The Order of Abatement on 1743 12th Avenue is not proper because, as explained by Dubrovsky at the Director's Hearing, the ownership of the failing retaining walls is still in dispute. In fact Dubrovsky has alleged that Wong actually owns the walls.

Dubrovsky became aware of the failing retaining walls in April 2005, and she promptly notified Wong that the walls were failing. At the same time, Dubrovsky also filed a complaint with the San Francisco Building Department. In response, Wong denied any responsibility for the walls' failures and filed his own complaint with the Building Department.

Both properties were issued Notices of Violation with regard to the failing retaining walls. However, the Building Department's action was put on hold pending determination of ownership of the walls and causation for the failure of the walls. Both, Dubrovsky and Wong, are insured by the same insurance carrier, State Farm. They both invoked the protection of their insurance policies. Eventually, having not been able to informally resolve the issue of ownership of the wall and causation of their failure, both Dubrovsky and Wong filed civil lawsuits against each other to determine who owned the wall, and also to determine who was responsible for their failures.

In August 2010, the parties participated in a mediation and at the end of that mediation session entered into a stipulation for settlement of their dispute. In this agreement, Dubrovsky agreed to construct a new retaining wall in exchange for control over the wall's design and construction. Wong agreed to cooperate with the construction. Both owners' insurance carriers agree to pay on both policies to fund the construction of the wall.

By agreeing to build the new retaining wall, Dubrovsky did not agree that she owned the wall. To the contrary, Dubrovsky has always maintained, and still believes, that she does not own the existing retaining walls that constitute the public nuisance at issue in the abatement order.

The parties' settlement agreement has not been finalized as the parties still disagree on the terms of the settlement and on the design of the wall. The insurance companies have not funded the settlements due to this dispute. At this time Dubrovsky has received no funds from her carrier to build the wall. The parties are now scheduled to return to binding arbitration to once and for all resolve the design of the wall and get the funding from the insurance carrier to build the wall. The parties have agreed to an arbitration hearing on September 27, 2011.

2. The Order of Abatement should be overturned because Ms. Dubrovsky did not cause, contribute to, or maintain the nuisance.

Dubrovsky's investigation into the failure of the walls revealed that sometime in the past, the previous owners of the downhill property (predecessors to Wong) removed a portion of one of the retaining walls separating Dubrovsky's property from Wong's property, which contributed to the eventual failure of both walls. Dubrovsky has alleged that Wong and his tenants further contributed to the failure of the retaining walls by landscaping their property, the downhill property's yard and removing earth; by failing to maintain wooden retaining walls on the downhill property; and by over-irrigating their property thereby compromising the lateral support and the stability of the walls.

Wong, on the other hand, has had only made vague claims that the wall was built by Dubrovsky's predecessor-in-interest and that it was poorly designed, which caused it to fail. Wong has been unable to provide any evidence in support of his claims. The parties were scheduled for a trial date of August 16, 2010, but they reached a stipulation for settlement through mediation on August 12, 2010. Although Dubrovsky agreed to settle the case at a mediated settlement, the settlement is still not final. In any event Dubrovsky has in no way agreed that she was responsible for the failure of the retaining walls. Therefore Dubrovsky cannot be responsible for any failure to maintain walls she does not own.

3. The Order of Abatement should be overturned because the Notice of Violation did not give Dubrovsky reasonable time to abate.

As set forth above, since the parties reached a stipulation for settlement on August 12, 2010, they have been unable to resolve several items regarding the final terms of the settlement. The basic terms reached at the mediation were the amounts each party's insurance policy would pay to the other for repairs; that Ms. Dubrovsky would build a new retaining wall; and that the respective parties would cooperate with respect to the construction of the wall.

After the mediation in August 2010, Dubrovsky sent a draft of the Settlement and Mutual Release for review and comment by Wong. After several requests for comments or a response, Wong finally responded a month and a half later by sending his own draft of the Settlement Agreement and Mutual Release, which differed greatly from Dubrovsky's understanding of the agreement reached at the mediation.

In early January 2011, all counsel for the parties and Dubrovsky had a telephone conference in hopes of informally resolving their differences. Meanwhile in an attempt to finalize and push this process forward and carry out the terms of the settlement, Dubrovsky,

with the help of her engineer, was able to secure the approval of the Planning and Building Department of her plans. The plans were reviewed through the over-the-counter process. All that remained for final approval of the plans was to pay the permit fees. However, with no final settlement in sight and therefore no funds from the insurance carrier to undertake construction, Dubrovsky had no choice but to wait to pay the permit fees, as the permit would likely expire before construction could be completed (or perhaps even commenced).

Wong's attorney insisted on reviewing these plans. The review was then followed by a letter (after some delay) outlining Wong's disagreements regarding the wall design, despite Wong's agreement to cooperate and in violation of the terms of the mediated settlement agreement. The parties attended a second mediation to try and resolve the remaining terms of the settlement. However, the parties were unable to finalize the settlement as the mediation was unsuccessful. The main remaining issue to be arbitrated involves the design of the wall. The parties have agreed to an arbitration date at the end of September for a final determination of the settlement agreement terms.

The Notice of Violation issued by the Building Inspection Department allowed Dubrovsky 30 days to repair the wall prior to the Director's Hearing. Prior to the hearing, Dubrovsky requested a continuance of the hearing to allow time for the parties to reach their final settlement, which would make the funds available for replacing the retaining wall. The Building Department denied Dubrovsky's request for a continuance.

Even if Dubrovsky were to be responsible for abating the nuisance (which she maintains she is not), and even if she had already received the construction funds (which she has not), the construction project is anticipated to take at least 3 months, if it occurs in the 'dry' season. Thus the Notice of Violation did not give Dubrovsky a reasonable amount of time to abate the nuisance. Therefore Dubrovsky will need enough time, namely 3 months, unless construction occurs in the rainy season, from the date of her receipt of the insurance proceeds to complete the construction.

4. If the Order of Abatement is not overturned, the Order does not give Dubrovsky reasonable time to build a new retaining wall.

Similar to the Notice of Violation, the Order to Abatement is unrealistic in its order of time to build a retaining wall. Dubrovsky was ordered to obtain a building permit within 30 days, and then complete construction within 60 days of obtaining the permit. Although Dubrovsky is able to get a permit, she will not be able to complete construction within 60 days for all of the reasons set forth above. If this Board does not determine that the Building Department erred in denying Dubrovsky's request for a continuance of the hearing, or that it erred by issuing the Order of Abatement on 1743 12th Avenue, the time allotted for construction is unreasonably short.

Dubrovsky obtained estimates for construction through the civil litigation against Wong, and she anticipates the construction taking at least 3 months to complete, if not delayed by the rainy season. Therefore Dubrovsky requests that the Building Inspection Department Director's Order be overruled, that another hearing be set after the parties' arbitration in September of 2011, at which time the parties' settlement agreement will be finalized and the funds will become available for the construction. It is also respectfully requested that the time to complete the project be extended from 60 days to 120 days.

City and County of San Francisco
Department of Building Inspection



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

June 28, 2011

ORDER OF ABATEMENT

Owner:

DUBROVSKY ALLA
1743 12TH AVE
SAN FRANCISCO CA
94122

Property Address: 1743 12TH AV,

Block: 2037A Lot: 005 Seq: 01
Tract: Case: BWO
Complaint: 200559774

Inspector: Li

ORDER OF ABATEMENT UNDER SAN FRANCISCO BUILDING CODE SECTION 102.5 & 102.6 ORDER NO. 103988-A
HEARING OF THE COMPLAINT OF THE DIRECTOR OF THE DEPARTMENT OF BUILDING INSPECTION
AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON June 23, 2011
IN ACCORDANCE WITH THE SAN FRANCISCO BUILDING CODE SECTION 102.4. THE HEARING WAS
CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES
AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE
DIRECTOR, AND MORE THAN 10 DAYS PRIOR TO THE HEARING.
2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE DIRECTOR OF THE
DEPARTMENT OF BUILDING INSPECTION.
3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE
UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

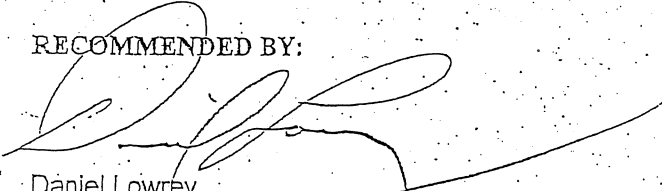
THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

- (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.
- (3) 60 DAYS TO COMPLETE WORK INCLUDING FINAL INSPECTION APPROVAL.

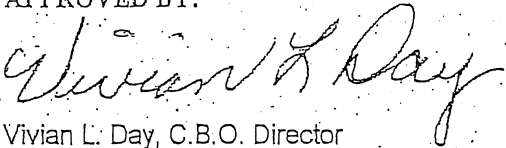
THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER. THE DEPARTMENT OF BUILDING
INSPECTION SHALL BE REIMBURSED BY THE OWNER OF SAID BUILDING FOR ABATEMENT COSTS
PURSUANT TO THE ATTACHED AND FUTURE NOTICES.

APPEAL: PURSUANT TO SECTION 105.3 OF THE SAN FRANCISCO BUILDING CODE, ORDERS
PERTAINING TO DISABLED ACCESS MAY BE APPEALED TO THE ACCESS APPEALS COMMISSION.
PURSUANT TO SECTION 105.2 OF THE SAN FRANCISCO BUILDING CODE, ORDERS PERTAINING TO
WORK WITHOUT PERMIT MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST
BE IN WRITING ON FORMS OBTAINED FROM THE APPROPRIATE APPEALS BODY AT 1660 MISSION
ST., SAN FRANCISCO, CA 94103, Tel: (558-6454), AND MUST BE FILED WITH THE SECRETARY OF THE
APPEALS BODY WITHIN FIFTEEN (15) DAYS OF THE POSTING AND SERVICE OF THIS ORDER.

RECOMMENDED BY:


Daniel Lowrey
Chief of Building Inspection Services
Phone No. (415) 558-6570
Fax No. (415) 558-6261

APPROVED BY:


Vivian L. Day, C.B.O. Director
Department of Building Inspection.
Fax No. (415) 558-6474

City and County of San Francisco
Department of Building Inspection



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

June 28, 2011

Property Address: 1743 12TH Avenue

Block: 2037A Lot: 005 Seq. 01

Complaint No.: 200559774

Director's Order No.: 103988-A

INITIAL BILL- Assessment of Costs
Code Enforcement Section

Alla Dubrovsky
1743 12th Avenue
San Francisco, CA 94122

Dear Property Owner(s):

Our records show that all required work was not completed PRIOR TO THE DIRECTOR'S HEARING AND RECORDATION OF THE ORDER OF ABATEMENT ON THE TITLE OF THIS PROPERTY. THIS RESULTED IN THE ACCRUAL OF AN ASSESSMENT OF COSTS pursuant to Sections 102.2 & 102.16 of the San Francisco Building Code. These code sections require that this Department's cost of preparation for and appearance at the hearing, and all prior and subsequent attendant costs "shall be assessed upon the property owner."

The Assessment of Cost AMOUNT accrued to date NOW DUE AND PAYABLE is: \$1,380.50

Payment must be by Cashier's Check or money order & must be accompanied by this original letter.

Make all checks payable to: The Department of Building Inspection.
Mailed payments can be sent to:

Assessment of Costs Payment
Department of Building Inspection
Code Enforcement Section
1660 Mission Street, 6th Floor
San Francisco, CA 94103

TO AVOID HAVING A LIEN RECORDED UPON YOUR PROPERTY AND LEVIED ON YOUR NEXT PROPERTY TAX BILL, it is necessary for you to render payment immediately.

Note: The Order of Abatement cannot be removed from the title nor can the complaint against this property be abated, until appropriate permits are issued, inspections are performed to verify correction of violations, final inspection approvals are granted and further accrued Assessments of Costs are paid.

All violations must be abated AS SOON AS POSSIBLE TO AVOID OR MINIMIZE ADDITIONAL COSTS & PENALTIES. All additional time accrued from this billing to the final abatement of your case will be sent to you in a separate and final assessment of costs bill.

Contact the Code Enforcement Division at (415) 558-6454 should you have any questions concerning this matter. Your prompt cooperation on this matter is appreciated.

Very truly yours,

A handwritten signature in black ink, appearing to read "Daniel Lowrey".

Daniel Lowrey, Chief Building Inspector

DL:JH:gs *gm*

cc: CES File

Code Enforcement Section

1660 Mission Street- San Francisco CA 94103

Office (415) 558-6454 - FAX (415) 558-6226 - www.sfdbi.org

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
1660 Mission St. San Francisco, CA 94103

DATE: 22-APR-05

ADDRESS: 1743 12TH AV

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.

OWNER/AGENT: DUBROVSKY ALLA
MAILING DUBROVSKY ALLA
ADDRESS 1743 12TH AVE
SAN FRANCISCO CA

PHONE #: -

94122

PERSON CONTACTED @ SITE:

PHONE #: -

VIOLATION DESCRIPTION:

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

RETAINING WALL AT NORTH PROPERTY LINE APPROXI 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: (Inspectors's Signature) _____

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

DEPARTMENT OF BUILDING INSPECTION
 City and County of San Francisco
 60 Mission St. San Francisco, CA 94103

NOTICE: 2

NUMBER: 200559774
 DATE: 21-JUN-05

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.

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

PHONE #: -

94122

PERSON CONTACTED @ SITE: DUBROVSKY ALLA

PHONE #: -

VIOLATION DESCRIPTION:

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

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

CORRECTIVE ACTION:

STOP 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
- MAINTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
- 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

ESTIMATION 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

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

PROX. 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:

(Inspectors'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 delivery service by United States Mail; that there is delivery service by United States Mail between the place of

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

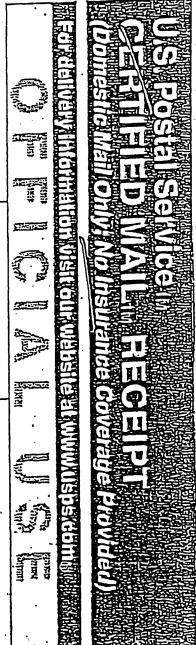
Executed on 5/11/2011, at San Francisco, California

Plouia Sambouris
 Signature

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

(I:\apps\permit\reports\dhdecma)

7006 2760 0000 0307 6606		7006 2150 0005 2945 1803	
Postage	\$	Return Receipt Fee (Endorsement Required)	
Certified Fee		Restricted Delivery Fee (Endorsement Required)	
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Street, Apt. No., or PO Box		Attn: Custodial Liaison, Mailstop BBCL3	
City, State, ZIP+4#		Re: 1743 12 th Ave, DH, 6/23/11, mailed 5/11/10	



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

Block: 2037A Lot: 005 Seq: 01

Tract : Case : BWO

Hearing Number : 200559774

Inspector : Li

94122

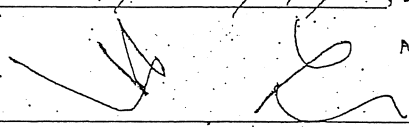
DECLARATION OF POSTING OF COMPLAINT(S) AND NOTICE OF DIRECTOR'S HEARING

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 States Mail between the place of mailing and the place s

I declare under penalty of perjury that the foregoing

Executed on 6/30/11, at Sa

Flavia S. ...
Signature

Code Enforcement Section
1660 Mission Street - San Francisco CA
Office (415) 558-6454 - FAX (415) 558-6226 - ww

7006 0100 0001 5727 1782

7006 0100 0001 5727 1789

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Jacksonville, FL 32256

Street, Apt. No. or PO Box No. RE: 1743 12th Ave. OOA/Initial,
City, State, ZIP+4 Mailed 6/30/11 #200559774

See Reverse for Instructions

Postmark Here

(12)

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 7/7/11 at San Francisco, California.

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

Signature

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