

Holbrook Terrace Alliance

Please be advised that this application is late because we have been meeting back and forth with the developer and ANC Commissioner. We ask that you accept this application and waive the time frame due to the sensitivity of the matter. The applicant has failed to provide details to their application in a timely manner. We last met February 25th and at that time we thought it we would receive detail about the plan they want to submit. Instead they gave drawings and ideas that do not conclusively give us the information needed to support or deny support in this case. We have no idea what the conclusive plan is. As it relates to the criteria, we are unsure what our clear argument will be. The applicant stated we would have the plans by March 2nd 2015 and we have yet to receive them. This application is submitted to be sure we are represented properly.

Party Witness Information:

1. Mrs. Mary Purnell, 1262 Holbrook Terr. NE
2. Mr. Michael Mathis, 1272 Holbrook Terr. NE
3. Ms. Arvette Lovelace, 1267 Holbrook Terr. NE
4. Ms. Vonetta Dumas, 1274 Holbrook Terr. NE
5. Ms. Delisa Barron,

Party Status Criteria

- 1 Collaborative, we represent Holbrook Terrence Alliance. Please see detail in separate page based on application submitted. Will revise if we get new plans prior to hearing. The case No 19173 for property 1264 holbrook Terrece directly effects the attached dwelling of Mrs. Mary Purnell, 1264 Holbrook Terr. Ne The property directly effects the detached abutting neighbor Michael Mathis, 1272 Holbrook Terr. Ne. as well as additional residents within 200ft.
- 2 The legal interest is the semi-attached dwelling and abutting neighbors along within 200 ft are property owners.
- 3 The property directly effects the attached dwelling of Mrs. Mary Purnell, 1264 Holbrook Terr. Ne The property directly effects the detached abutting neighbor Michael Mathis, 1272 Holbrook Terr. Ne. as well as additional residents within 200ft.
- 4 The environmental, economic and social impact of this project impacts our community drastically. Creating more units creates more of a demand for green space. If the current pattern of development continues, this project will be a framework to perpetuate future development on our block that takes away existing greenspace. It's not only loss of greenspace that worries people - it is also loss of habitat, for birds and squirrels. When green space is protected, studies show that nearby property values can increase from 5% - 50%, as homeowners place value on that amenity. Aesthetically, they are seeking a design that does not fit our community. It doesn't meet the code which is why they are seeking relief. The landscape being removed will reduce natural oxygen. This will potentially have to cut down a longstanding

tree. They seek to change the unique street pattern that gives a 'sense of place.' Also, The abutting neighbor has windows that has existed since the house was built. This project will impede on their air and space.

This project adding 6-7 Units haven't provided any traffic calming measures. The street is narrow and one-way street with tight corner where parking is already is a huge factor. While providing the minimum amount of parking it doesn't solve the parking challenge because most people do not use the alley parking. In an already, densely populated community.

Socially, it creates a divide because when residents have secured entrances it locks out community relationship building and adds separatism.

- 5 In addition the existing property is wood frame. That poses a huge impact on the sustainability of the attached dwelling. The existing homeowner is senior.
- 6 The character is distinctively different and will tower over existing attached dwelling as well as all the units on the street.

If zoning decides what's best for the community in instances like these on small streets it changes the community and dynamic of community influence. The community should have a say so of what is acceptable and not acceptable. Especially, when the community has sustained itself through adverse situations. This community is built on 4-5 generations of families still existing, new families that purchased homes in the community because it was not overly densely populated and seniors that are challenged with leaving their home for fear of not having a place to park. While we all welcome change. We do not find it fair for a single semi-attached dwelling to turn into a multi-unit dwelling. This project not only impacts the semi-attached unit and the abutting neighbor, it impacts us all.