

Holbrook Residents Collective Challenges

BZA Case No. 19173

Project: 1264 Holbrook Terrace, NE

Community request more time.

Summary based on Community discussions.

ANC Commissioner Shropshire and Commissioner Lee constituents are both affected by proposed projects.



The community impacts of the enlargement of a vacant single family residential building into an eight-unit apartment house at the premises of 1264 Holbrook Terrace, NE include:

In relevance to BZA Application 16173,

Study requested for potential tremors due to potential drilling, which could ultimately cause structural issues.

Section III. 336 the applicant is requesting special exception that the harmony will not affect adversely to the use of neighboring property. I

Section III. B 336 Further argues they will be in harmony.

Adverse Effect:

1. The property entrance is facing 1272 Holbrook Terr.
 - a. Noise from entrance breezeway.
 - b. Noise from Rooftop
 - c. Incoming and outgoing traffic from pedestrians and alley.
 - d. Drawings are not accurate to walkway space between existing home and property line.
 - e. Building Design & Density - too many units, Propose 3-4 Units
 - f. parking for the number of units
 - g. rooftop terrace, balconies.
2. The property height is significantly higher than attached dwelling.
 - a. The drawing of Attached dwelling is inaccurate.
 - b. The attached dwelling is made of wood structure.
 - c. The attached dwelling will be sandwiched between two large structures.
3. Section 336.3 The proposed addition will increase number of units from 1 to 8. Which will provide Inclusionary zoning for 3 unit. The land satisfied the square footage requirement.

Adverse Effect to 336.3

1. In Section 336.6 Any additions shall not block or impede the functioning chimney of adjacent property.
 - a. The drawings are incorrect because the attached dwelling chimney will be blocked by additions.
 - b. Shadow study is requested.

Section 336.9 Any additions shall not have a substantial adverse effect on the use or enjoyment of any abutting adjacent dwelling.

- a. Noise
- b. Traffic
- c. Light
- d. Air
- e. Privacy
- f. Non Street Entrance doesn't fit into current character.

Section 336.11 Require special treatment in way of design, screening, exterior interior lighting, building materials etc will maintain the general character of the block.

- a. Drawing does not fit in current character.
- b. The lack of a Community Benefit Package - security cameras, security lighting, green space.
- c. Safety - side entrance to building verses entrance on Holbrook, security lighting, security cameras.