

Holbrook Terrace Alliance (HTA)
BZA Case No. 19173, Project: 1264 Holbrook Terrace, NE

Dear Board of Zoning,

We have received all materials from the developer. We are in continued discussion for clarification to action requested. While we feel very good about the progress of our discussions. We are not clear with our understanding how this project will impact all concerns. It is very clear to us that we will not get everything we are asking for. It is also very clear that either way something will be built.

It is in our best interest to feel confident in our support with clear understanding of how this project will impact the adjoining and adbutting neighbors and our community. To that end, we have made request to the developer for further clarification and await response. In addition, we have consulted other professionals that could help us clarify all information presented. While we want more than anything to bring this to a close. We respect everyones time that has been dedicated to this. Relative to the intricacy of these matters we are requesting a little more time to receive response to those concerns with clarification.

Ex: [Developer response in Blue](#), [Party response in Red](#)

1. 336.9(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised. (c) The conversion and any associated addition as viewed from the street. Alley and other public way, shall not substantially visually intrude upon character, scale and pattern of housing along the subject Street and Alley.

Community Concern:

- Fear that the wood frame is not substantial to endure the impact of construction.

Action Requested:

- Study requested to ensure attached dwelling can sustain construction and the weight of the project. Also, potential unforeseen internal damage due to construction, which could ultimately cause structural issues. [all construction will be done to code, and that great care will be taken to](#)

minimize any impact on Ms. Purnell's house. We will take great care in building to the latest code, and minimizing any impact on the adjacent property. In either case, we will be building inside the party wall, so the neighbor's property should not be adversely affected by the construction. Have study been done? What is the latest code?

- Provide Structure and Sound Barriers between attached dwellings. Regarding the load of the existing property on the foundation, the structural permits will be obtained (under either option) to comply with all building code. What does the structural permits require? Does the latest code meet the request to provide Structure and Sound Barriers?
- Provide detailed Construction Plan in writing to include and not limit what will happen in all case scenarios of damage or destroyed property of attached dwelling or abutting neighbors. Ensure in writing that developer will fix immediately at time of incident. Developer provided draft requesting we weigh in before final can be written that will require developer and Party signatures.
- Rear setback needs to be in alignment with existing properties to prevent the weight of the construction project shifting attached dwelling and abutting neighbors' property. Ensure that setback does not encroach upon or impede current back yard views of neighbors for safety and enjoyment. The rear extension has been reduced to 10 feet beyond the rear line of 1262 Holbrook Terrace NE. We have also pulled the structure away from Ms. Purnell's fence, to allow as much air and light to be maintained on her property as possible.
- Height is in alignment with existing row homes and attached dwelling. Doors are consistent with the left side as it is with all homes on the same side of street. No Balconies or railings. Rear setback does not impede view of neighbors. agree to keep the height of all three rowhouses to 32 feet (per submitted plans) Note: The height of proposed project will be above existing row homes. Yet, lower than by-right.

As it stands now the developer have been very cooperative with our request but the responded given is still in some ways very ambiguous to our understanding. Our concerns are very legitimate to our support. In addition we received a draft Construction Management Plan 5/15/2016 that was requested by the developer that we weigh in on. Which we will also need to consult a professional to ensure the concerns are outline appropriately.

We want to support the developer and ultimately close this case with a win/win. But it is vital we understand all concerns and receive clarification on the most immediate concerns that will provide the most adverse impact.