

# Testimony of Lauren Yamagata and Victor Tineo

BZA Case No. 19629

February 21, 2018

Here is the view of our house at 1701 Harvard Street from the front. The pedestrian alley is on the right side of the picture.



A view of the pedestrian alley from the rear of our house, with the Lawrences' house on the left and a portion of the parking pad on the right.

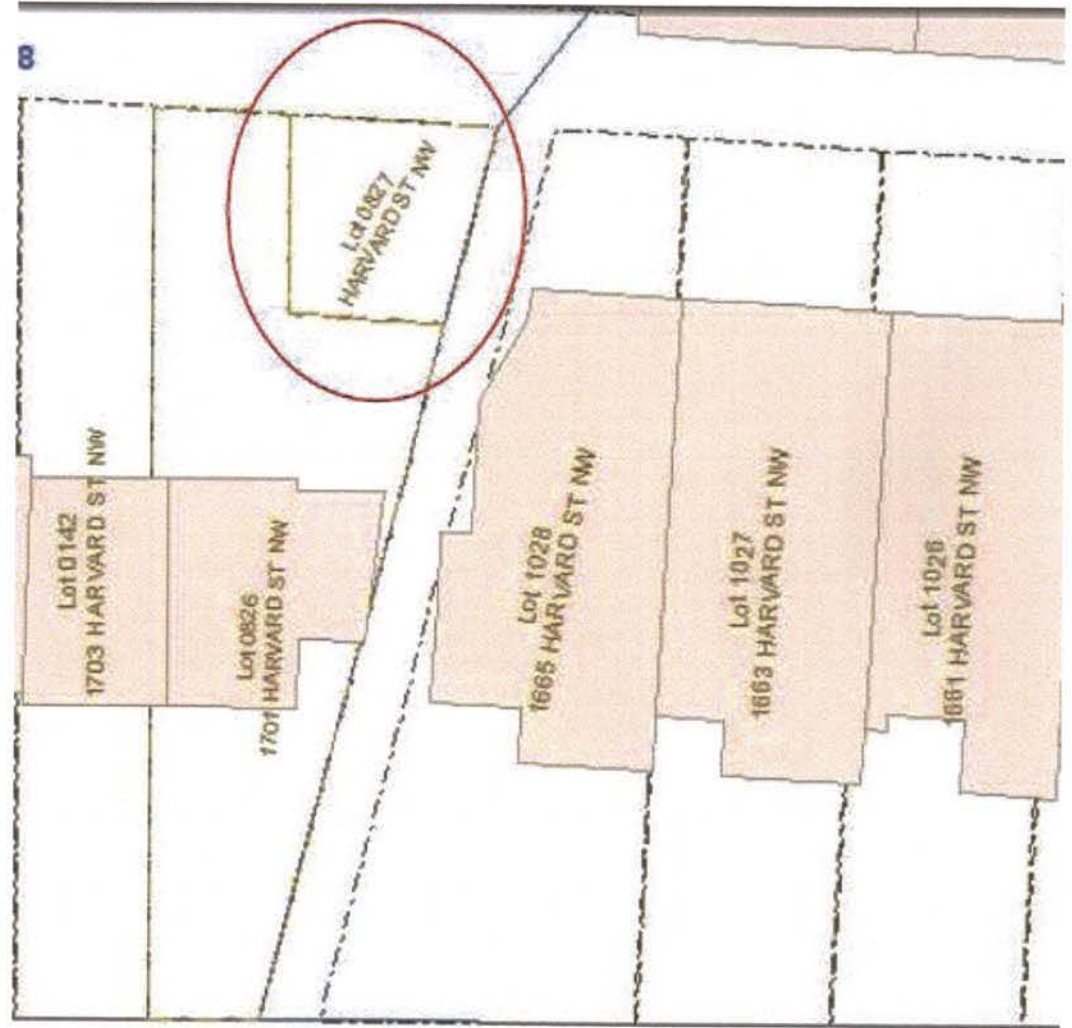


**The photo on the left shows the parking pad behind our house with two cars parked on it.**

**The photo on the right shows the entire area behind our house, with our car on the right.**

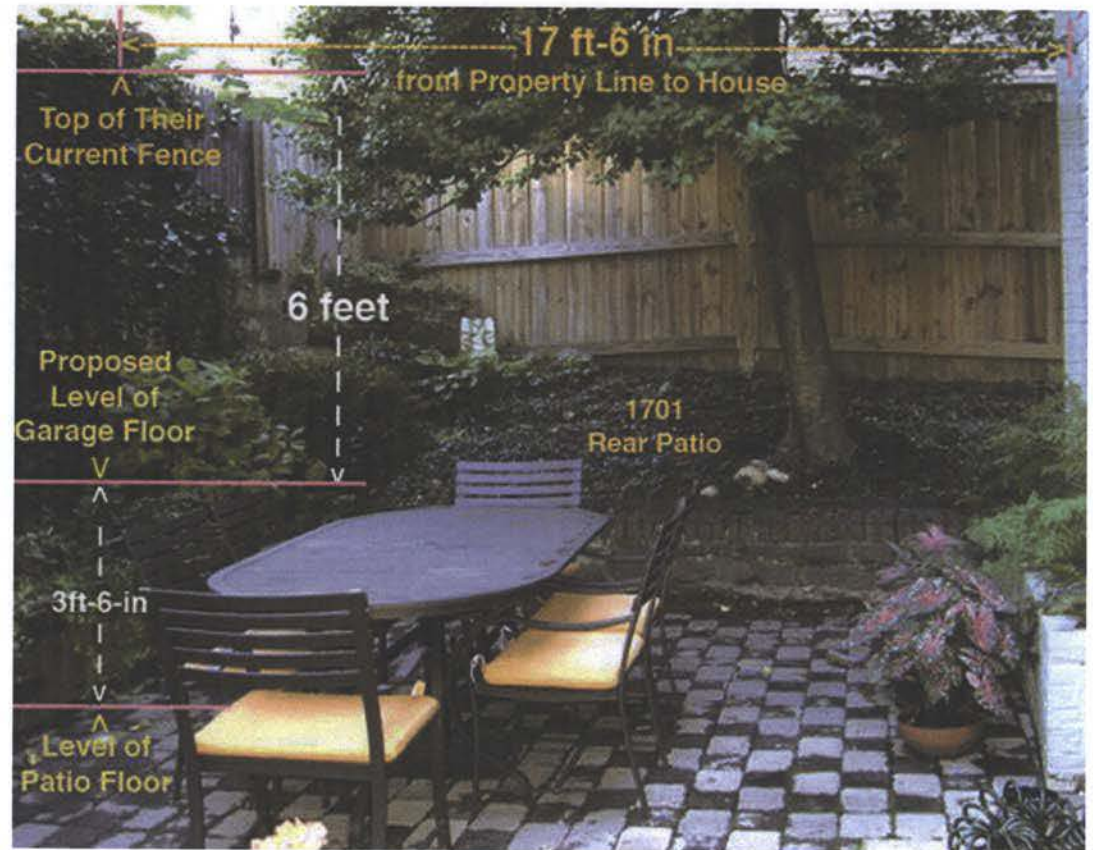


A map from the Office of Planning report shows how the property at issue here was carved out of the backyard of our property.





Slide from 2008 case, looking north, shows the recessed patio in our yard. A 15' garage would thus tower 9 feet above the rear fence and 18'6" above the patio floor



The property can be used effectively for surface parking for two vehicles, as it was at the time of the 2008 case.

The fence was torn down some time after 2008.



Permitting a 15' foot parking garage on the alley line would be out of line with how the alley has developed, looking west towards 17<sup>th</sup> Street. (Our lot, with our blue car, is shown at the left.)





Harvard and Hobart Streets are heavily developed, as can be seen from the Zoning Map, with our house marked.



**The photo on the left (October 2017) shows yard waste on the parking pad after foliage along the pedestrian alley was cleared and placed on the site. The photo on the right (December 2017) shows the site two months later along with with debris from interior renovations.**





Cleanup of the site taking place two days ago on Feb. 19, 2018.



The current application proposes planting trees within a rear yard only 2'6" wide. Our rear wall is only 6' tall, so the trees will need to be fairly tall to mitigate against the impact of a 15' building. Can that be done without the root system damaging the retaining wall and the garage?

