

## COMMENTS REGARDING CONSTRUCTION MANAGEMENT PLAN – CASE NO. 19728

June 25, 2018

Frederick L Hill  
Chairperson, Dc Office of Zoning  
441 4<sup>th</sup> Street NW, Suite 200S  
Washington, DC 20001

**RE: BZA Case. No. 19728 - 121 Tennessee Ave NE, Washington, DC 20002**

Dear Mr. Hill:

We are writing to submit comments regarding the Construction Management Plan dated June 20, 2018 and submitted by our neighbor Patrick McGeehan. We were both granted Party Status for this case.

While we support elements of the plan that address *some* of our concerns, we have listed below additional suggestion that should be considered and added:

- Although the 7am to 7pm construction time, including Saturdays, may be legally acceptable, this is not acceptable to us and should not be acceptable in residential neighborhoods. The crew will arrive even earlier and the noise disturbance will be disruptive for an extended period of time during early mornings when people are awakening and after business hours when people are generally relaxing. Additionally, Saturday construction will be even more disruptive when people are home instead of away working.
- Any portable toilets should be locked and deployed in the alley or the McGeehans rear patio, not on Tennessee Avenue.
- Access to and from the alley should not be obstructed in any manner.
- At no time should construction vehicles, equipment and materials impede DC safety vehicles (i.e. fire trucks, ambulances, etc.)
- There should be a limit set on the time allotted for demolition and the use of a dumpster on Tennessee Avenue. The plan should address the exact placement of the dumpster (i.e. in front of the McGeehan residence), and should allocate a minimum space requirement for the dumpster due to the limited parking available on Tennessee Avenue.
- Following construction, the McGeehan's should clean the alley, street, etc. to ensure everything is returned to its original condition.
- The plan should specify how long the McGeehans will be away from their residence during construction, how to reach them during that time frame, and provide contact numbers for the appropriate DC Government agencies to call to report issues or problems.
- The plan should address treatment of the ancient tree growing in the back of 123 Tennessee Avenue. The tree may have to be cut back during construction. If so, the McGeehan's must address how to access Allison Boyer's yard, if needed.
- There should be a formal process (i.e. Memorandum of Understanding) developed for neighbors to submit claims if they feel the construction caused damage to their property. For example, we anticipate accelerated erosion of the original sand and limestone mortar used for our brick pointing, and cracks in our drywall due to vibration and enhanced settlement caused by the construction.

Additionally, it is important to me that the McGeehans maintain their plan to erect scaffolding covered with tarpaulins (described as a “heavy duty black debris mesh”) to prevent construction debris and dust from coming on our property. It is likely that we will have to keep our windows facing the alley closed to reduce construction noise and dust; thereby having limited access to fresh air and no cross ventilation when outside temperatures are moderate.

Hopefully, these suggestions are helpful, and will be required in the plan submitted by Mr. McGeehan.

Yours truly,

Michel L. Daley  
119 Tennessee Avenue NE  
Washington, DC 20002

Allison Boyer  
123 Tennessee Avenue NE  
Washington, DC 20002