



**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION (ANC) 5D**

www.anc5d.org

March 8, 2016

Ms. Marnique Y. Heath, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 200-S
Washington, DC 20001

Chairperson Heath:

Below please find a resolution in opposition to BZA case # 19173.

Thank you,

Adam Roberts, Chairperson, ANC 5D

Keisha Shropshire, ANC SMD 5D02

ANC 5D Commissioners 2015 - 2016	5D01: Peta-Gay Lewis	5D02: Keisha Shropshire <i>ANC 5D Treasurer</i>	5D03: Adam Roberts <i>ANC 5D Chairperson</i>
5D04: Bernice Blacknell <i>ANC 5D Vice Chairperson</i>	5D05: Kathy Henderson	5D06: Yvonne Buggs <i>ANC 5D Secretary</i>	5D07: Clarence Lee <i>Board of Zoning Adjustment District of Columbia</i>

CASE NO.19173
EXHIBIT NO.33

ANC 5D Resolves to Oppose the Variance/Special Relief sought by Equity Trust Company, Custodian FBO, to convert a single family dwelling into a multi-unit building (previously proposed 8-units and now 3-units with a total of 7 private residences)

Resolved, Advisory Neighborhood Commission 1D submits the following report on BZA case #19173 at premises 1264 Holbrook Terrace NE (Square 4055, Lot 0840).

The application was considered at a public meeting of ANC 5D on Tuesday, March 8, 2016. Proper notice of this meeting was given by posting notices on ANC 5D.org website, Ward 5 List serve, MPD-5D List serve and Next Door community blog.

ANC 5D has seven Single Member Districts. A quorum of four commissioners is required for action. All seven commissioners were present at the meeting on March 8, 2016. There was a unanimous vote of 7-0-0 in support of opposing the variance/special relief request.

ANC opposes the variance for the following reasons:

1. Insufficient time to review and discuss revised proposed plans and hear from constituents regarding the perspectives of the revisions to decide if it met their expectations/objectives. The applicant met with Commissioner Keisha L Shropshire and constituents on Monday, Feb 29 with the intent of sharing a revised plan; instead they shared drawings without specifications/details to assess whether they were headed in the right directions. Because no details were provided, the applicant promised to provide the revised architectural plans by March 3. Unfortunately, the plans were not sent until Monday, March 7, 2016, leaving less than 2 days to review the plans, confer with constituents and discuss the revised plans. Many of the residents who are most directly affected are not online via email. The community does not want to be rushed to make a decision on such an important project. The ANC Commission expressed unreadiness to move forward due to limited time to review and current community concerns.
2. The same community concerns still remain for this project without sufficient review and assessment of revised plans, first in brief, including:

Adverse impacts of-

- Building Density, Design, Height and Size
- Inconsistencies with Character and streetscape of current residential street (e.g., roof type)
- Impact of light/shade on abutting neighbor at 1262 Holbrook Terrace NE
- Potential structural damages posed by development on adjoining neighboring property
- Insufficient parking spaces

ANC 5D Commissioners 2015 - 2016	5D01: Peta-Gay Lewis	5D02: Keisha Shropshire <i>ANC 5D Treasurer</i>	5D03: Adam Roberts <i>ANC 5D Chairperson</i>
5D04: Bernice Blacknell <i>ANC 5D Vice Chairperson</i>	5D05: Kathy Henderson	5D06: Yvonne Buggs <i>ANC 5D Secretary</i>	5D07: Clarence Lee

Community Concern	Adverse Impact	Relevant Regulation	Action Requested
<i>Building Density, Design & Size</i> of the proposed project structure is inconsistent with the row house character, streetscape, and landscape structure of current single family dwellings on Holbrook Terrace	Adverse building density and increased footprint; too many units proposed (proposed number of units from 2-level single family home to 8 units) Substantial adverse impact of proposed structure on light, space, air, and privacy of adjacent and neighboring residents. Proposed drawings and building materials substantially, visually intrude upon the character, scale and pattern of houses along the street and alley. It does not maintain general character of the block. The currently attached dwelling is comprised of wood structure.	DCMR § 336.9 DCMR § 336.11	Reduce size of proposed project. Develop alternate design, smaller structure and fewer number of units to limit density of project to 3-4 units; remove additional floor level Develop a plan than does not conflict with the character of the Row Houses. Entrance should face street
<i>Proposed additions</i> block attached dwelling chimney	Additions block or impede the functioning chimney of adjacent property	DCMR § 336.6	Amend architectural design
<i>Number of parking spaces</i> insufficient to number of proposed units/families/residence	By adding more units, it adversely affects current street parking. Decreases number of potential parking spaces and increases traffic on Holbrook Terrace	DCMR § 336.9	Propose restrictions for residential parking permits

ANC 5D Commissioners 2015 - 2016	5D01: Peta-Gay Lewis	5D02: Keisha Shropshire <i>ANC 5D Treasurer</i>	5D03: Adam Roberts <i>ANC 5D Chairperson</i>
5D04: Bernice Blacknell <i>ANC 5D Vice Chairperson</i>	5D05: Kathy Henderson	5D06: Yvonne Buggs <i>ANC 5D Secretary</i>	5D07: Clarence Lee

The proposed <i>property height, elevation, and size</i> is significantly higher than attached dwelling a. The drawing of attached dwelling appears to be inaccurate (e.g., height, walkway space)	Proposed project will cast shade/shadow on neighboring residents. Adverse impact of shadows on light, air, and privacy for the adjacent neighbors/homes. The attached dwelling will be sandwiched between two large structures.	Exceeds the limitation on the height restriction under DCMR § 336.2 of 35 ft DCMR § 336.8	Limit height of proposed structure and make consistent with character of attached dwelling and neighboring single family homes Sun/Shadow Study in advance of project
Infrastructure due to construction and partial demolition. Concerns regarding impact on <i>sewage, water, utilities, and infrastructure</i>	Increases amount of trash/sewer/water on neighborhood	DCMR § 336.9	Infrastructure study to assess impact of future construction on streets, sewer/gas/water pipes, and homes infrastructure
<i>Proposed property side entrance</i> faces 1272 Holbrook Terrace and is not consistent with current streetscape character	Adverse effect on the use and enjoyment of the abutting or adjacent dwelling/property: light & air, privacy of use Adverse impact of increased <i>noise</i> due to entrance breezeway; increased and constant pedestrian traffic between neighboring residence and in alley; impinges on adjacent neighbors' privacy Non-street entrance does not fit into current row house character and street scape of neighborhood; poses a security/safety risk	DCMR § 336.9 DCMR § 336.11	Make proposed project consistent with existing character of single family homes with entrance on Holbrook Terrace NE Incorporate security and safety measures (security cameras, entrances, exterior lighting, etc.)
<i>Proposed Rooftop</i>	Adverse effects of proposed roof top on neighbors' privacy and	DCMR § 336.7 Exceeds the limitation on the height	Propose removing roof top as an option

ANC 5D Commissioners 2015 - 2016	5D01: Peta-Gay Lewis	5D02: Keisha Shropshire <i>ANC 5D Treasurer</i>	5D03: Adam Roberts <i>ANC 5D Chairperson</i>
5D04: Bernice Blacknell <i>ANC 5D Vice Chairperson</i>	5D05: Kathy Henderson	5D06: Yvonne Buggs <i>ANC 5D Secretary</i>	5D07: Clarence Lee

	ability to use solar energy system on adjacent properties Increased noise and adverse impact on neighbors Reduced privacy due to proposed rooftop/balcony	restriction under DCMR § 336.2 of 35 ft	
<i>Lack Community Benefit Package</i> (green space, accommodations for potential damages and temporary displacement)	Lack accommodations offered to abutting senior resident whose home will be sandwiched in between two large buildings and to account for unintended damages and disturbances during construction Potential loss of property value due to multi-unit structure adjacent to single-family home	N/A	Discuss potential benefits that can be provided to community Guarantee in writing that potential damages and temporary displacement/relocation expenses will be covered if necessary Construct a permanent noise barrier/wall to abutting neighbor of 1262 Holbrook Terrace NE

Forty-eight hours before the ANC 5D Commission Meeting, we received revised plans from the applicant. Those plans have not been reviewed by the community as a result of this delivery date. ANC 5D welcomes the opportunity to support this project once we and the community have had a chance to review the revised plans recently and seek community feedback. During our meeting, the applicant was willing to consider a two week extension; unfortunately, due to notice requirements that does not provide the community with sufficient time to review and provide feedback on these new plans. We are requesting that the BZA vote be delayed until the community can review the new designs. If the Board is unwilling to delay a vote, please consider the above statements as our formal opposition to the applicant's request.

ANC 5D Commissioners 2015 - 2016	5D01: Peta-Gay Lewis	5D02: Keisha Shropshire <i>ANC 5D Treasurer</i>	5D03: Adam Roberts <i>ANC 5D Chairperson</i>
5D04: Bernice Blacknell <i>ANC 5D Vice Chairperson</i>	5D05: Kathy Henderson	5D06: Yvonne Buggs <i>ANC 5D Secretary</i>	5D07: Clarence Lee