

ADU Questions

3 messages

Courtney Bolin <courtneyannebolin@gmail.com>

Tue, Oct 8, 2024 at 8:00 AM

To: William Gabler <williamjgabler@gmail.com>, Brent Kroll <kroll.brent@gmail.com>

Hi Brent,

Thank you talking with us on Sunday. You mentioned if we emailed you our questions you would forward them along to someone that might be able to help us understand the implications on our home. If additional information is needed, please let us know.

Questions:

What is the covenant and why was it required?

Is the covenant naming our property recorded in our property records?

What does this mean for us in the future? Will we need to update our home with similarly compliant materials in the future?

Thank you,
Courtney

Brent Kroll <kroll.brent@gmail.com>

Fri, Oct 18, 2024 at 9:45 AM

To: Courtney Bolin <courtneyannebolin@gmail.com>

Cc: William Gabler <williamjgabler@gmail.com>, Claire King <cking808@gmail.com>

Hi Courtney and William,

Thank you for your time yesterday Courtney. I'm following up on our conversation yesterday morning. I believe that our architect thoroughly addressed your safety concerns and questions. Please let me know if there are any remaining questions on that subject.

It appears that this is more a matter of principle with the zoning department, and how the government is legally allowing us to do this project.

We talked with our contractor, and we estimate it will cost around \$80k with the potential of going higher to move the foundation 16 feet from your house instead of the current roughly 12 feet we're at. We've explored this alteration with our architect and do not feel it to be viable based on how it affects our driveway and adjacent spaces. We appreciate your offering to consider paying for some or all of that cost, but we are not interested in that path. We've also paid for the next week of construction in its current phase. As such, we are planning to continue with construction as permitted tomorrow and next week.

We've consulted with trade professionals, government professionals and legal experts about the possibility of our permit being rescinded. All have said in different ways it is extremely unlikely and very costly for that to be accomplished, and for us to not be overly worried of that outcome. If you were to decide to appeal, and while this was being sorted out, the construction /

Board of Zoning Adjustment

Decision Date: 10/18/2024

CASE NO.21231

EXHIBIT NO.15B

site would proceed one of two ways. First, we would finish the project while the permit is in effect. If you were to get the permit cancelled, we may eventually have to tear down the affected section of the building within a setback. This is assuming our permit is ever taken back. We understand this could take several years to determine, but we would be able to utilize it until that is ultimately decided. The other would be to leave this as a construction site indefinitely until this is solved but would be unsightly and underutilized. It could also lead to pests and a lack of property security for both our properties. This would be a daily reminder of our situation until it was resolved. That doesn't seem to be a benefit for you or us.

I respect your concerns and have tried my best to address them. I will continue to do so, to the best of my ability, and within our rights to build a properly permitted structure. We have made strong efforts to be fair and do everything according to code. We've taken every effort to be safe and transparent with our project. It would be devastating to start a process that could be costly and take years to solve. I hope that you won't contest this, and that you will allow us to continue with our permitted project as we have planned without further disturbance to our permit.

Best,

Brent Kroll, Proprietor & Sommelier
brent@maxwellparkdc.com
[Maxwell Park](#) | [Pop Fizz Bar](#) | [Trouble Bird](#)



On Oct 8, 2024, at 8:00 AM, Courtney Bolin <courtneyannebolin@gmail.com> wrote:

Hi Brent,
[Quoted text hidden]

To: Brent Kroll <kroll.brent@gmail.com>

Cc: Courtney Bolin <courtneyannebolin@gmail.com>, Claire King <cking808@gmail.com>

Brent and Claire,

Thank you for meeting to discuss our concerns and for considering possible construction alterations. We appreciate the effort you have made to communicate with us. We have continued making efforts to better understand the regulations. Due to the height and use of the structure, we still feel that we have unanswered concerns about its proximity to the property line and the implications of this zoning decision for our neighborhood. To preserve our right to a hearing before the Board of Zoning Adjustments, we plan to file an appeal by the filing deadline. We feel that we must maintain this as an avenue of resolving our own concerns.

Thank you,

William and Courtney

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