

BOARD OF ZONING ADJUSTMENT
Application No. 21443 – 735 Irving Street NW

Written Comments of Adjacent Property Owner

Dear Members of the Board,

I am the owner of a condominium unit in the row home adjacent to 735 Irving Street NW. While I am not opposed to responsible improvements to neighboring properties, I respectfully ask the Board to consider the impacts that this project may have on adjacent property owners and whether the applicant has adequately addressed the measures that will be taken to protect neighboring homes throughout construction.

My concerns are informed by previous residential construction projects involving neighboring row homes, where adjacent properties were not always adequately protected. Given my property's proximity to the proposed addition, I am concerned about the potential for damage to my home, landscaping, and access during a significant construction project.

To date, I have not had an opportunity to discuss the project or construction plans with the property owner or their representatives. I have reviewed the publicly available application materials; however, I have not been able to determine how neighboring properties will be protected or how construction impacts will be managed. As a result, I do not know what measures, if any, are planned to protect neighboring properties or minimize disruption during construction. Neighboring property owners should not be expected to absorb avoidable disruptions or provide resources or logistical support for a private construction project.

Given the scale of the proposed addition and the requested zoning relief, I respectfully request that the applicant address the following:

- How will neighboring homes and property, including front porches, landscaping, and adjoining exterior areas, be protected during construction?
- How will access to the rear alley and neighboring private parking be maintained throughout construction?
- How will construction vehicles, equipment, material staging, and debris be managed to minimize impacts on adjacent properties?
- If construction-related damage occurs to an adjacent property, what process will be followed to document and resolve it?
- How will adjacent property owners be notified of construction activities that may temporarily affect access or neighboring properties?

I appreciate the opportunity to submit these comments and respectfully request that the applicant address these questions as part of the Board's consideration of this application.

Thank you for your consideration.

Respectfully,
Christina Houtz
Adjacent Property Owner
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