

RE: Application No. 20713 of Jeffrey and Jill Miller – Comment Submission for Public Hearing on Wednesday, May 11, 2022 @ 9:30am

We ask that the owners of 135 Kentucky Ave SE seeking the Special Exception commit to working with their neighbors to ensure that all have ongoing use of their garages in the alley which provides access to and from Independence Ave. In addition, we ask that they require the work crews to properly contain dust and debris so they are not dispersed onto neighboring properties.

We live at 140 12th Street SE, across the alley in the rear of 135 Kentucky Ave SE. Our car is parked in our garage, directly across from the garage of 135 Kentucky Ave SE, approximately 15 feet apart (see attached photo). This section of the alley becomes very narrow, and for cars entering and exiting garages here, there is not enough space to turn around a car; instead, when exiting the garage it is necessary to go in reverse up the alley 50-100 feet to the section where the alley widens. Therefore, our concern is that if the construction crew routinely parks their personal and business vehicles, equipment, dumpsters, building materials etc. in the alley, especially directly across from neighbors' garages and elsewhere in the narrow section of the alley, we would be prevented from using our garages.

In addition, we are concerned that demolition of the existing garage and rear decks be conducted in an environmentally responsible manner. Since old bricks, cement and paint are likely to contain asbestos, lead, and other toxins, it is imperative that dust and debris be contained and not dispersed onto neighboring properties. Our back patio area includes a swimming pool and screened-in porch, so any dust from demolition reaching our property would be a major concern and inconvenience.

All of the neighbors adjoining the alley occasionally need their contractors to use the alley when working on the rear area of their properties. However, because of the major scope and duration of this project, special care must be taken to ensure that all neighbors continue to have ongoing use of their garages. In addition, demolition in this relatively confined space must be managed to prevent potentially toxic dust and debris from impacting neighbors.

We trust that all work will be conducted during permitted hours and in compliance with D.C. noise regulations.

We look forward to hearing how these concerns will be addressed, and to working together going forward with proper communication and cooperation as good neighbors.

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