

Greetings,

I'd like to submit a comment regarding the property at 1232-1234 Louisa St.

I live on the same block, and this site has been a nightmare from the very beginning.

They irreparably damaged the next-door neighbor's pergola within the first week of construction and have not offered compensation, nor dealt with the mess they created. They put a port-a-potty in her driveway without her permission. They regularly block my own and other neighbor's driveways with their vehicles. The site has been a garbage heap, with large piles of roofing nails where the sidewalk used to be (they have severely damaged the sidewalk as well) and trash from the workers' lunches and water bottles blowing up and down the block, not to mention lumber and shingles strewn about at the end of each day. They have been using the yard, *inside the gate,* at 1228 Louisa to store paint cans and dump trash. They've also been using her water, and going through her (fenced) yard without permission. They did not secure the construction site, which resulted in theft, and emboldened people to steal from other yards on what is usually a very quiet and theft-free block. There is now gravel strewn up and down the sidewalks and street on the entire block from the heaps of gravel they have brought in for their job. Someone (the developer?) double parks his Masarati so it blocks half the road, which is unfortunate because the other side of the street is surrounded by traffic cones and caution tape due to a giant repair the city has yet to finish. They have been unresponsive to the complaints from neighbors on either side of this new construction, as well as my own.

Additionally, as the HDLC knows far better than I do, the building is inappropriate for this block. There are no 2-story double-gallery homes here, and few to none throughout the neighborhood. It appears to be elevated higher than surrounding houses. It also appears to be set back from the sidewalk farther than most other houses — certainly farther than all the new construction on the block. The windows do not appear to comply with what I understand to be HDLC requirements. It has not been built according to the plans I found online, not that they were approved by anyone prior to beginning the project.

And although their wall is 3' from the fence line *at the corner* of the fence at 1228 Louisa, I measured it less than 3' further up the 1228 driveway. I do not have surveys to these properties, and certainly understand that fences aren't always built on property lines. However, given their lack of permitting for 1232-34, the lack of a survey posted on the OneStopApp site, & the general disregard for regulations and neighbors, I certainly hope this property line and the set-back will be carefully reviewed. Having such a large scale house on the block is unfortunate, having it looming too close to one's home is extraordinarily egregious.

Many of us are concerned that it will be used as a short-term rental, and we have already been battling both legal and illegal STRs on the block for years. A seven-bedroom structure on this residential block doesn't make much sense otherwise, and we cannot support that much parking, whether for so many tenants or an endless stream of parties on the galleries.

I look forward to learning what will come of this situation.

Sincerely,

Jennifer Whitney