December 2021

dcoz@dc.gov
Frederick L. Hill, Chairman
Board of Zoning Adjustment
441 4th St. NW, Suite 210S
Washington, DC 20001

RE: BZA Application No. 20594; Variance Application of Nezahat and Paul Harrison

Dear Chairman Hill and Members of the Board:

I am a resident of the Forest Hills neighborhood and I have lived at 3110 Brandywine Steet for forty years. I would like to express my concern about the request for a variance from the zoning regulations in my neighborhood at 3007 Albemarle St NW. This development project of 3007 Albemarle is a matter that affects not only adjacent neighbors but the entire Forest Hills Community.

The planned subdivision and development of 3007 Albemarle St. NW with the addition of a second home on this pipestem property is now prohibited by our current zoning regulations. These regulations prevent addition of houses on lots that are amidst others' back yards (i.e. pipestem properties). This affords residents of Forest Hills protection from development such as building houses on pipestem lots that will overlook our backyards, reducing our privacy and the value of our properties.

Granting a variance from the development standards applicable in this zone district will set a dangerous precedent that will erode the protections afforded by low density zoning. Granting this variance will pave the way for similar requests from other large lot owners to be excepted from these development standards, which will ultimately remove the protections that zoning was intended to provide. There are currently zoning regulations that provide homeowners with an avenue to maximize our investment with supplementary income. This avenue is the Accessory Dwelling Unit (ADU), and it maintains the low-density zoning from which we all benefit.

I respectfully request that the Board of Zoning Adjustment deny this variance.

Sincerely,

Joan McAvoy

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.44