

Nezahat and Paul Harrison
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Washington DC 20008
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March 23, 2022

VIA IZIS

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200-S
Washington, D.C. 20001

Re: *** SUPPLEMENTAL ***
 BZA Case No. 20594 – Nezahat and Paul Harrison (the “Applicant”) – BZA Application
 for 3007 Albemarle Street NW (Square 2041, Lot 818) (the “Property”) – Pre-Hearing
 Submission

Dear Members of the Board:

Please accept for filing the enclosed our supplemental twenty-one day pre-hearing statement.

Our previous pre-hearing statement was filed before the Board granted three adjoining property owners party status and granted an unopposed continuance request by those parties.

By the instant application, pursuant to 11 DCMR Subtitle X, §901.2, we request Special Exception approval of theoretical subdivision under Subtitle C, § 305, or in the alternative pursuant to 11 DCMR Subtitle X, §1000.1 an area variance from Subtitle D, § 502 as applied to Subtitle C, § 303 for the minimum lot width required for record lot subdivision. The purpose of the request is to build no more than two single family homes on a 30,618 foot lot in a zone with 7,500 square foot lot area minimum (the “**Project**”). The Applicant previously applied for a second variance from front setback requirements but based on feedback from the community and the Office of Planning (“OP”), we revised our request for relief.

Board of Zoning Adjustment
District of Columbia
CASE NO.20594
EXHIBIT NO.86

I. Supplemental Applicant's Statement

On March 1, 2022, we submitted a supplemental Burden of Proof/Applicant's Statement⁴ via IZIS and email to the ANC, OP, and party opponents. Additional materials and discussion are included there. No subsequent changes to the relief requested have been made, and with the exception of making the proposed western house front setback compliant (thereby reducing overall depth, square footage, and physical footprint) the project remains largely as presented before the initial pre-hearing statement.

II. Community Outreach

Since submitting our initial pre-hearing statement, we have continued our community outreach to discuss the Project. While our offer to meet and discuss the project with our party opponents has remained open and been repeated in email communications, they have not taken us up on the offer.

III. Materials Included with This Filing

No additional materials are provided with this filing.

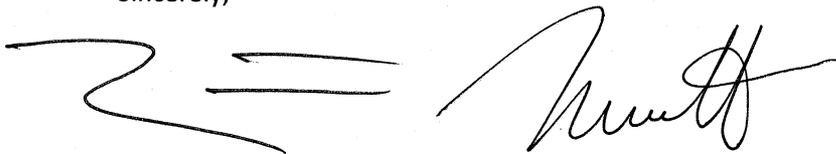
IV. Expert Witness Resumes and Outlines of Testimony

Our expert witnesses and outline of witness testimony have not changed since our initial pre-hearing filing.

V. Conclusion

We look forward to presenting this case to the Board on April 13th, 2022. If you have any questions, please do not hesitate to contact Paul at 202-270-5727. Thank you for your attention to this application.

Sincerely,

A handwritten signature in black ink, appearing to be "Paul", written in a cursive style.

Certificate of Service

I hereby certify that I, Paul Harrison, of 3007 Albemarle Street NW, Washington DC 20008, served a copy of my Case Number 20594 supplemental pre-hearing statement via electronic mail to:

Office of Planning, Elisa Vitale, Development Review Specialist, elisa.vitale@dc.gov

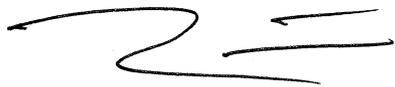
ANC 3F, commissioners@anc3f.com and to Chair Claudette David at 3f05@anc.dc.gov

ANC 3F03 SMD Commissioner Dipa Mehta, 3f03@andc.dc.gov

Ms. Deborah Hernandez and her attorney Cynthia Giordano, debhdz@hotmail.com and Cynthia.Giordano@saul.com

Dr. Mary Lee and her attorney Andrea Ferster, drmaryrlee@gmail.com and aferster@railstotrails.org

Mr. John (Jack) Baringer, jfbaringer@gmail.com



Paul Harrison