

## Cochran, Patricia (DCOZ)

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**From:** Stefanie Harrington <stefanie.harrington@gmail.com>  
**Sent:** Wednesday, April 27, 2022 2:14 PM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** RE: BZA Application No. 20594; Variance Application of Nezahat and Paul Harrison

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Dear Chairman Hill and Members of the Board:

As Forest Hills residents, we are submitting this additional letter to oppose the request for a zoning exception at 3007 Albemarle Street NW from our neighborhood's zoning regulations. The project at 3007 Albemarle impacts the entire Forest Hills community and would set a new precedent for infill development proposals.

The special exception proposal is the same as the previous variance request but would afford the Applicant a different path to create a new infill development on a pipestem lot, which is currently prohibited under zoning regulations. Granting the proposed special exception or variance will set an unfortunate precedent and erode the protections afforded by low-density zoning that current residents reasonably rely on. An exception or variance such as this would pave the way for similar requests from other large lot owners, ultimately, removing the protections that zoning regulations are intended to provide.

We request that the Board of Zoning Adjustment deny this special exception or variance until the Applicant adequately addresses the concerns of the adjacent property owners and members of the Forest Hills community.

Sincerely,  
Stefanie and Michael Harrington