

May 5, 2022

**via IZIS**

Board of Zoning Adjustment  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

**Re: Letter in Support of Harrisons – 3007 Albemarle St NW (BZA 20594)**

Dear Members of the Board,

My name is Marlene Berlin, I live at 4526 30<sup>th</sup> Street NW. My home is within 200 feet of 3007 Albemarle Street.

I have been in contact with Paul and Nez Harrison, they have shared materials and answered my questions. I understand they propose to subdivide the property and build two single family homes and therefore request relief.

For the following reasons, I am writing to give my support to the above-referenced BZA application.

Given our R8 zoning, I don't believe that granting the relief requested will adversely affect the use of my property or other neighboring properties. Specifically, I appreciate that the Applicant proposes to build two houses on a lot four times the minimum lot size while meeting or exceeding all other setback, lot coverage, and nonpermeable surface requirements that would apply to an as-of-right plan for the property.

From a policy perspective, I support the construction of infill housing near to transit (this property is less than one-half mile from the Van Ness Metro Station). Moreover, I appreciate that the Harrisons have a significant tree-planting plan with an emphasis on both biodiversity and screening. They have responded to the biggest issue raised by the community by designing a stormwater management system far exceeding what is required under DOEE regulations.

Thank you for your time and consideration.

Sincerely,

