

June 1, 2022

MEMORANDUM TO: 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

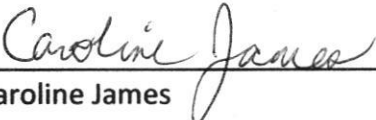
Dear Chairman Hill and Members of the Board:

I am a resident of the Forest Hills neighborhood and am submitting this SECOND letter the BZA to express my opposition to the request for a special exception from the zoning regulations in our neighborhood at 3007 Albemarle St NW. I wrote previously to oppose the variance and am now writing this letter to express my continued opposition with the special exception application for the same development plan. This project at 3007 Albemarle is a matter that affects not only adjacent neighbors but the entire Forest Hills Community and sets as a bad precedent for infill development proposals which have little to no regard for residents who are impacted by buildout to their backyards.

The planned development of 3007 Albemarle Street NW with the addition of a second home on a new pipestem lot is now prohibited by our current zoning regulations. Whether achieved with this special exception or variance zoning relief, the proposed development will result in development of a pipestem lot, i.e., one that sits amidst other's backyards creating infill in an established neighborhood setting. The current zoning regulations afford residents of Forest Hills protection from development such as building houses on pipestem lots that will overlook our backyards and reduce the privacy of homes that comply with the zoning regulations with respect to street frontage.

Granting the proposed special exception or variance will set an unfortunate precedent that will erode the protections afforded by low density zoning that current residents reasonably rely on, and pave the way for similar requests from other large lot owners which may ultimately remove the protections that the zoning regulations were intended to provide.

In conclusion, I stand with the adjacent neighbors and 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.


Caroline James

3025 Gates Road NW
Washington, DC 20008

Board of Zoning Adjustment
District of Columbia
CASE NO.20594
EXHIBIT NO.122