

# 3007 Albemarle Street, NW

*Opposition by 3005 and 3009 Albemarle Street, NW Neighbors  
Square 2041 A&T Lot 0818  
R-8 Zoning District*

*Case Number 20594  
July 20, 2022*

*Presentation by Guillermo Rueda, AIA*

# INCOMPATIBLE WITH PURPOSE AND INTENT

Volume and size of houses, structures and site improvements are significantly greater than the immediate neighbors. Subdivision and planned dwellings do not follow the Purpose and Intent set by ZR-16 for R-8 Forest Hills Neighborhood.

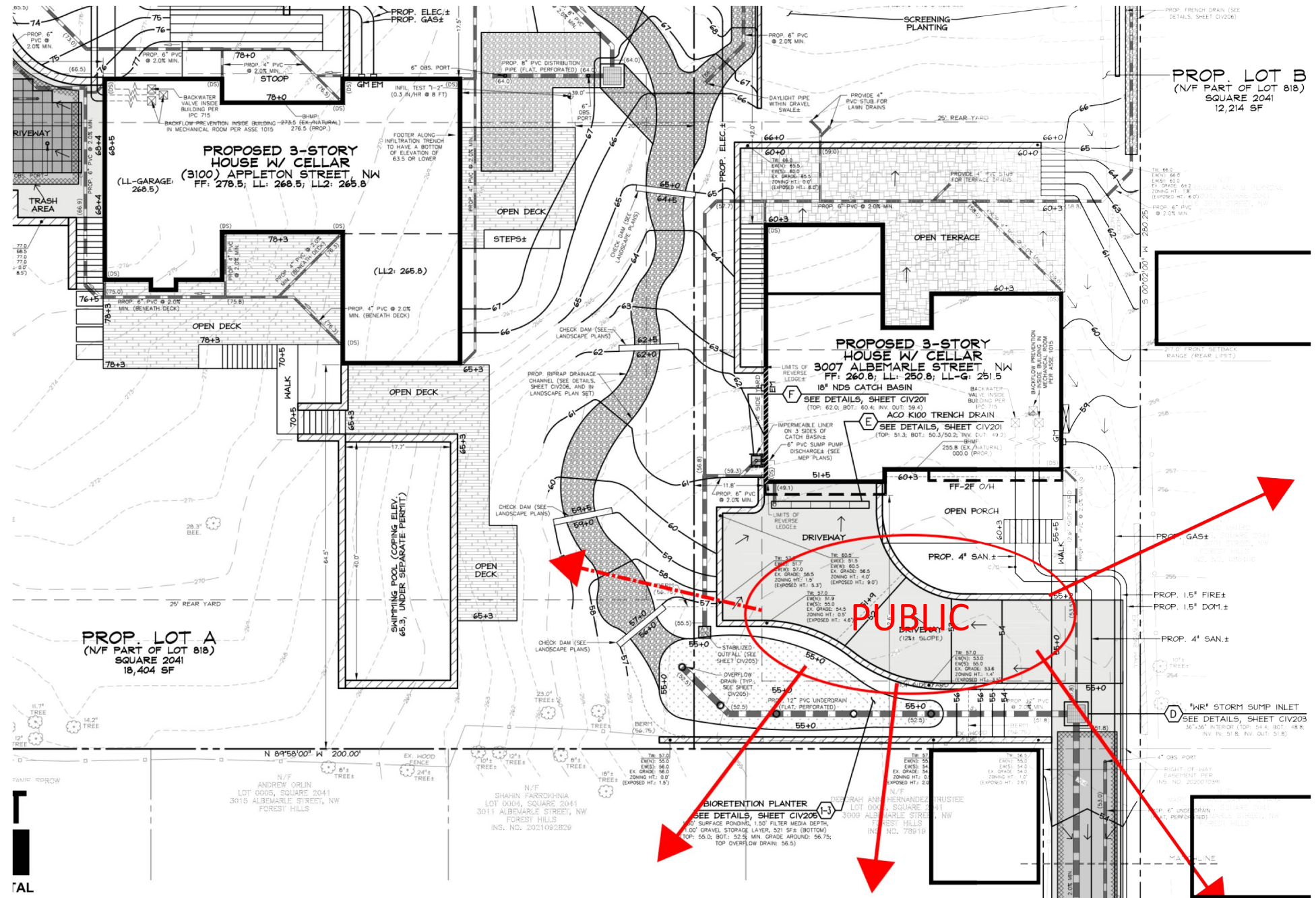
- 1. Preserve and enhance the park-like setting ... and by regulating alteration or disturbance of terrain, destruction of trees, and the ground coverage of permitted buildings and other impervious surfaces.*
- 2. Preserve the natural topography and mature trees to the maximum extent feasible in the Forest Hills neighborhoods;*
- 3. Prevent significant adverse impact on adjacent open space, parkland, stream beds, or other environmentally sensitive natural areas; and*
- 4. Limit permitted ground coverage of new and expanded buildings and other construction, so as to encourage a general compatibility between the siting of new buildings or construction and the existing neighborhood.*



# INCOMPATIBLE WITH ZONE PLAN

House Two Orientation prioritizes profit over typical development pattern and character of neighborhood. Creates significant impacts on neighboring Privacy, Use, and Enjoyment.

1. Access. 16 ft. pipe stem width is insufficient for ingress and inadequate for service or emergency vehicles. No turnaround space for multiple cars, guests or deliveries and creates bottle neck at shared pipe stem driveway.
2. Intent. Pipe stem removes House 2 from street frontage—almost 200' away—which requires placement of a public front yard area behind the 3005 and 3009 properties.
3. Topography. Sloped site pushes house placement too close to 3009--reduces available area for access to house and required storm water measures. Flattens upper slope for outdoor patio.

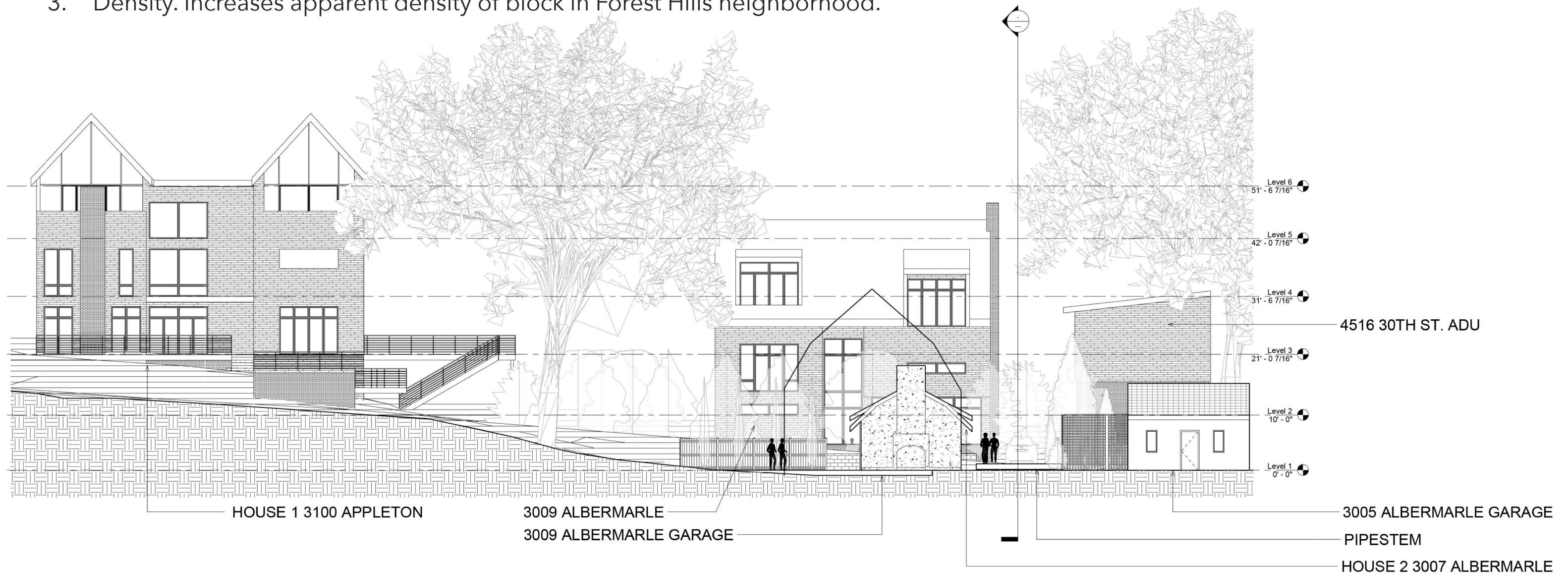




# IMPACT ON SCALE

Proposed Houses are counter to typical development pattern and scale of two-story houses on the block. Impacts:

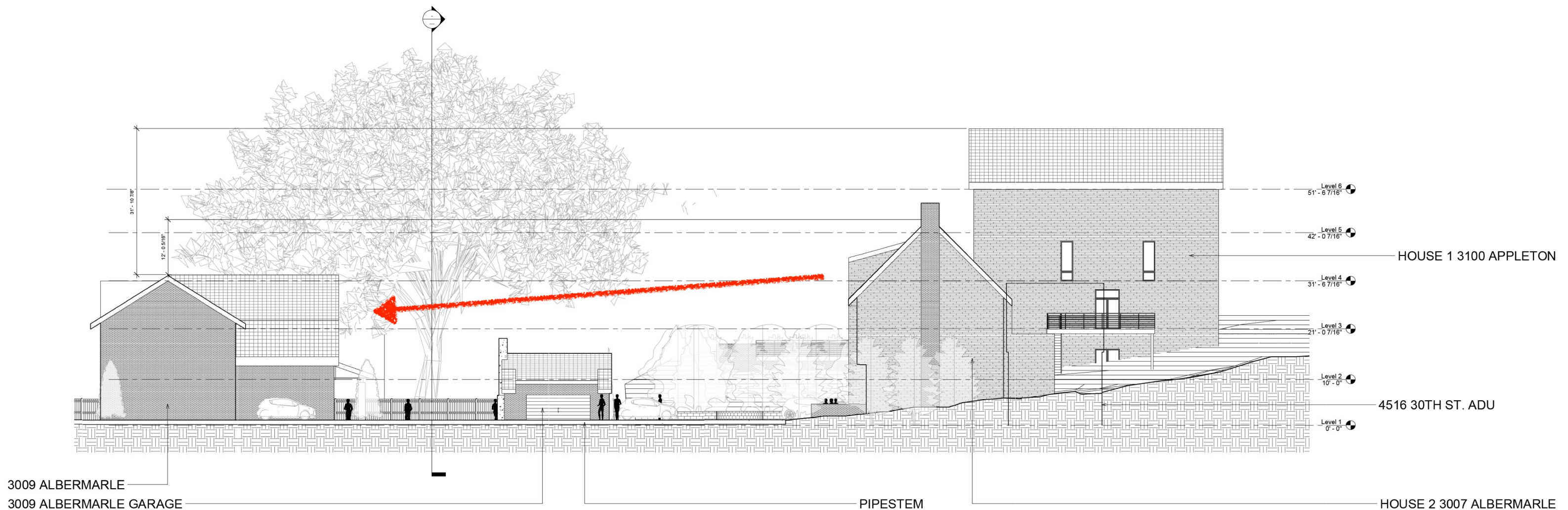
1. Height. Houses are 3.5 stories above the grade
2. Privacy. Views of House 2 look directly into 3009 and 3005 and houses on 30<sup>th</sup> Street, NW.
3. Density. Increases apparent density of block in Forest Hills neighborhood.



# ADVERSE EFFECT

House 2 is oriented counter to typical development pattern of houses with its front yard facing the rear of 3005 and 3009. Impacts on:

1. Privacy. Views of House 2 directly into 3005 and 3009.
2. Access. New plan eliminates vehicular overflow, adds strain on pipe stem that is also used to access 3005 and 3009 garages.
3. Purpose. Set back from street creates need for vehicular access in front yard of House 2





# IMPACT ON PRIVACY

House Two faces the backs of 3005 and 3009. Its elevated height and proximity to the the property line gives gives 3005 and 3009 two public faces.

Loss of Privacy and Enjoyment–View to 3005 and 3009 from 3<sup>rd</sup> Floor of House 2.



# IMPACT OF SECOND HOUSE ON NEIGHBORS

The steep topography of the proposed lot limits the placement of House 2 and compresses the area needed for vehicular access and storm water management.

1. Storm water retention measures should remain on site with Houses 1 and 2. Pipe stem should not be used for open storm water retention.
2. Bio Retention planter needs to be set further away from 3009 garage, a minimum 10' per DOEE.



# IMPACT FROM STRUCTURES IN REQUIRED SETBACKS

House One pool is located in the required rear yard setback--10' from property line.

1. View to 3009 from Pool Deck of House One.

