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 and Special Exception Application of Nezahat and Paul Harrison

Dear Chairman Hill and Members of the Board:

We are residents of the Forest Hills neighborhood and are submitting this SECOND letter to the BZA to express our opposition to the request for a special exception from the zoning regulations in our neighborhood at 3007 Albemarle St NW. This project at 3007 Albemarle is a matter that affects not only adjacent neighbors but the entire Forest Hills Community 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 special exception proposal is not different than the previous variance request except to offer the applicants an easier path to create a new infill development, on a pipestem lot which is currently prohibited under our zoning regulations. Unfortunately, the Applicant has not been forthcoming in working with affected nearby property owners to address their legitimate concerns. Privacy, among other things, is an expected and reasonable concern with infill development in an established neighborhood setting.

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, paving the way for similar requests from other large lot owners, ultimately removing the protections that zoning regulations were intended to provide.

In conclusion, we 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.

Signed: Göbel

Printed Name: KERSTIN GÖBEL Date: 07/19/22

Address: 2883 AUDUBON TR NW, Washington DC 20008

Board of Zoning Adjustment
District of Columbia
CASE NO.20594
EXHIBIT NO.150