

July 19, 2022

Mr. Frederick L. Hill, Chairperson
Board of Zoning Adjustment (BZA)
Office of Zoning (OZ)
441 4th Street, NW; Suite 200S
Washington, DC 20001

Re: **BZA Application No. 20594: Nezahat and Paul Harrison**

Dear Mr. Hill and Members of the BZA,

I am writing to you and your colleagues in support of this application as an ANC Commissioner for single member district 3F01. My support for this application comes from three perspectives: the community process, the merits of the case and a larger policy matter.

First, ANC 3F met twice during the latter part of 2021 and discussed the merits of the owner's application during its monthly meetings and received a range of feedback from the neighbors. The applicant took the neighbor's concerns about the potential environmental impacts. The applicant's drainage and landscape plans appear to be above and beyond that many additions and new homes would provide. I also took part in a daytime meeting the applicant held for neighbors and included their architect and landscape architect. Both the neighbors and ANC 3F had sufficient opportunity to review and discuss the owner's BZA application. ANC 3F voted unanimously 7 to 0 in support of the BZA application (November 16, 2021).

Secondly, ANC 3F voted to approve the two variances sought on the basis of what it believes are its merits. The applicants were seeking to build two single-family homes on a 30,618 square foot lot in zone R-8, where the minimum lot size requirement is 7,500 square feet, and are seeking relief from the following provisions:

1. The lot frontage requirements of Subtitle C, Section 303.2
2. The minimum lot dimensions of Subtitle D, Section 502.1

After a six-month review process, the Commissioners of ANC 3F determined that the variances sought by Applicants meet the standards of review typically applied by the BZA in similar previous matters because: The conditions of the property, in particular the existing pipestem driveway dating back to 1924, necessitates relief from the lot frontage requirements (of Subtitle C, Section 303.2).

I and my fellow Commissioners of ANC 3F did not see material evidence that Applicants' project would cause detriment to the public good or otherwise impair the intent, purpose and integrity of the City's R-8 zone. Furthermore, we, all 7 Commissioners, all agreed that the applicant more than adequately addressed storm and groundwater problems raised by the neighbors that are likely to improve water management conditions at and around the Property (if this Application is approved as presented).

Third, from a policy and long term sustainability perspective, we all have a role in helping the District of Columbia grow responsibly and house more people where it is sustainable and feasible for them to be

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housed. The Applicant's proposal is but one small step in the right direction. Many Ward 3 residents are famous for opposing housing of all kinds, including infill. I represent that constituency that supports more housing for all kinds of people so that the District can continue to grow.

I urge the BZA to grant the special relief requested by Applicants so that the proposed project can proceed to the next phases of permitting by the requisite District agencies.

Respectfully,

David Cristeal, ANC Commissioner, 3F01 and Chair of ANC 3F when it considered this matter in 2021.