

Nezahat and Paul Harrison
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November 30, 2021

VIA IZIS

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200-S
Washington, D.C. 20001

Re: **BZA Case No. 20594 – Nezahat and Paul Harrison (the “Applicant”) – BZA Application for 3007 Albemarle Street NW (Square 2041, Lot 818) (the “Property”) – Pre-Hearing Submission**

Dear Members of the Board:

Please accept for filing the enclosed our twenty-one day pre-hearing statement. By the instant application, pursuant to 11 DCMR Subtitle X, §1000.1 we request variance relief from 1) the minimum lot width required for record lot subdivision to build no more than two single family homes on a 30,618 foot lot in a zone with 7,500 square foot lot area minimum, and 2) the minimum front setback distance in order to maintain the existing blockface range along Appleton Street and thereby increase mature tree preservation while allowing for afforestation (the “**Project**”).

Set forth below is (1) an update about the Public Space Committee’s unanimous grant of Design Concept Approval of our Appleton Street curb cut; (2) information regarding community outreach, including unanimous ANC support of both our curb cut and the instant variance requests; (3) an explanation of the materials included with this filing; and 4) expert witness resumes and outlines of testimony.

I. Appleton Street Curb Cut Approval

On October 28, 2021, the Public Space Committee (“PSC”) granted unanimous Design Concept Approval for the proposed Appleton Street curb cut (Public Space Permit Application #372705). The PSC’s approval was conditioned on approval of our variance request for subdivision. This condition was put in place because DDOT policy only allows one curb cut per property in a single-family residential neighborhood like where the Property is located. The subdivision would eliminate curb cut access from the proposed western (Appleton) home, leaving only the proposed eastern (Albemarle) home access to the existing pipestem driveway, which would result in a condition compliant with this DDOT policy.

II. Community Outreach and ANC Votes

Since submitting the application on September 10, 2021, we have continued our community outreach, including maintaining our dialogue with Advisory Neighborhood Commission (“ANC”) 3F, to discuss the Project. We have presented the project to the full ANC twice, with the first presentation on October 19th focused on our curb cut application and the second presentation on November 17th focused on the instant variance requests. At both meetings the ANC provided significant time for questions from Commissioners and community members as well as discussion before voting in each case unanimously in favor of our curb cut and variance requests.

We have not limited our outreach to ANC meetings. In addition to numerous one-on-one emails and in-person communications with neighbors, we provided an opportunity for physically-adjacent neighbors to visit the property on September 13th, 2021, and discuss the project with our architect, civil engineer, landscape architect and builder. Our ANC SMD commissioner and several neighbors joined us for this almost three-hour site visit. On September 19th, 2021, we hand-delivered a letter to all neighbors within the 200-foot zone informing them of the pending variance requests and inviting them to visit the property, review the plans, and provide questions and concerns. On October 27th, 2021, we invited adjoining neighbors to a follow-up open house at the property with our architect, civil engineer, and

landscape architect. Again, several neighbors came, as did our SMD Commissioner and the ANC Chairperson, and spent over two hours with us and our experts.

As part of the conversations at the ANC meetings and the smaller conversations with the community, we heard that a major concern was stormwater management. In response to this, we asked our civil engineer David Landsman to present and take questions on the data and analysis behind development of our stormwater management plan. We also developed and provided to our ten physically-adjacent neighbors a narrative water study document explaining the stormwater management plan. We did this despite stormwater being a building permit issue and not a zoning issue. We remain committed to coordinating with the community and are open to the opportunity to discuss the Project with all interested individuals.

III. Materials Included with This Filing

Attached as Exhibit A are updated plans (the “**Plans**”) refining the Project’s design. Most importantly, we have retained CAS Engineering to develop stormwater management plans in collaboration with landscape architects CampionHruby, as mentioned above. The stormwater management plans rely on channelization, below-ground retention and infiltration, bioretention, and water-sensitive landscaping including significant afforestation. To be responsive to neighbor concerns and to design the best possible homes, we directed CAS to significantly oversize the stormwater management. The system will retain at least 185% of required volume and we are evaluating further conversion of permeable surface to increase the volume retained. The plan has received preliminary DDOE review with minor comments and has been submitted for full review.

The updated plans also shift the proposed eastern house to the west and south to increase the distance between it and a neighbor’s Accessory Dwelling Unit that has a window less than three feet from the property line.

Also included are preliminary landscape architecture plans developed by CampionHruby that respect the purpose of the R-8 zone by emphasizing tree cover, preservation of healthy mature trees, and border screening.

IV. Expert Witness Resumes and Outlines of Testimony

By this filing, we are also submitting the resume of Caterina Ferreria of Architextual, the project architect, as Exhibit B in order to qualify her as an expert in the field of design and architecture by the Board. She has previously testified before the Board as an applicant but not as an expert, most recently in BZA Case 20395.

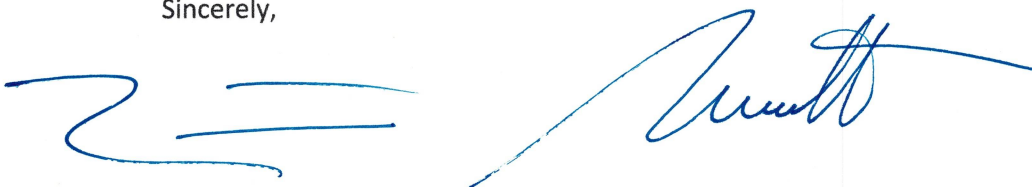
Moreover, we hereby submit the resume of David Landsman of CAS Engineering – DC, LLC, the project civil engineer, as Exhibit C in order to qualify him as an expert in the field of civil engineering by the Board.

We are also filing our outline of witness testimony as Exhibit D.

V. Conclusion

We look forward to presenting this case to the Board on December 22nd, 2021. If you have any questions, please do not hesitate to contact Paul at 202-270-5727. Thank you for your attention to this application.

Sincerely,

Two handwritten signatures in blue ink. The signature on the left is a stylized, cursive name, possibly 'Paul'. The signature on the right is a more formal, cursive signature, possibly 'Caterina Ferreria'.

Certificate of Service

I hereby certify that I, Paul Harrison, of 3007 Albemarle Street NW, Washington DC 20008, served a copy of my Case Number 20594 pre-hearing statement and exhibits via electronic mail to:

Office of City Planning, Elisa Vitale, Development Review Specialist, elisa.vitale@dc.gov

ANC 3F, commissioners@anc3f.com and to Chair David Cristeal at 3f01@anc.dc.gov

ANC 3F03 SMD Commissioner Dipa Mehta, 3f03@andc.dc.gov



Paul Harrison

12/1/2021