

December 8, 2021

dcoz@dc.gov  
Frederick L. Hill, Chairman  
Board of Zoning Adjustment  
441 4<sup>th</sup> 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 I have resided at 5172 Linnean Terrace N.W. for the past 26 years. I would like to join other Forest Hills residents in expressing opposition to the request for a variance from the zoning regulations in the neighborhood, specifically at 3007 Albemarle St NW. This development project of 3007 Albemarle is a matter that affects not only adjacent neighbors but the entire Forest Hills Community.

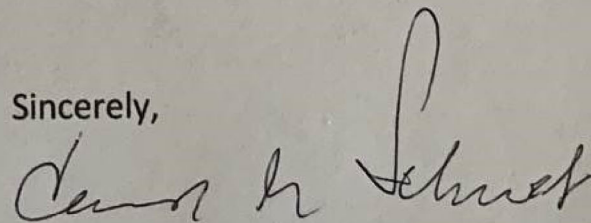
The planned subdivision and development of 3007 Albemarle St. NW with the addition of a second home on a new pipestem lot is now prohibited by our current zoning regulations. The minimum street frontage and lot width regulations prevent pipestem lots and therefore the addition of houses on lots that are amidst others' back yards. This protection affords residents of Forest Hills protection from development such as building houses on pipestem lots that will overlook our backyards, reducing our privacy and the value of our properties.

Granting a variance from the zoning standards applicable in this zone district will set a dangerous 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 will ultimately remove the protections that zoning was intended to provide.

The applicant has told us that the new pipestem lot and the house on it are necessary to subsidize the cost of a new home on the property for their family. There are currently zoning regulations that provide homeowners with an avenue to maximize their investment with supplementary income. This avenue is the Accessory Dwelling Unit (ADU), and it maintains the zoning standards from which we all benefit.

We request the Board of Zoning Adjustment to deny this variance.

Sincerely,



Carol M. Schwab, Esq.