

Susan Crudginton and William McElwain  
4501 30<sup>th</sup> Street NW  
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December 6, 2021

[dcoz@dc.gov](mailto: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:

We are residents of the Forest Hills neighborhood and we have lived at 4501 30<sup>th</sup> Street NW for the past 30 years. We understand there has been a request for a variance from the zoning regulations in our neighborhood at 3007 Albemarle St NW. We are writing to express our concern about this requested variance.

We understand that the planned subdivision and development of 3007 Albemarle St. NW with the addition of a second house on this property is now prohibited by our current zoning regulations with respect to "pipestem" developments. We are concerned that granting a variance from the development standards applicable in this zoning district will set a precedent that will erode the protections afforded by current law. Our understanding is that there are currently zoning regulations that permit "Accessory Dwelling Units" as a matter of right. Permitting the addition of second dwelling units through a variance process undermines the protections afforded by the ADU regulations and is inconsistent with the density limitations that otherwise govern our neighborhood.

We respectfully request that the Board of Zoning Adjustment does not grant this variance.

Sincerely,

  
Susan Crudginton

  
William McElwain