

**MEMORANDUM**

**TO:** Frederick L. Hill, [dcoz@dc.gov](mailto:dcoz@dc.gov)  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW  
Suite 210S  
Washington, DC 20001

**SUBJECT: BZA APPLICATION NUMBER 20594  
VARIANCE APPLICATION OF NEZAHAT AND PAUL HARRISON**

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As residents and homeowners in the Forest Hills community, we would like to express our opposition to the variances requested by the Harrisons located at 3007 Albemarle Street NW. This development project of 3007 Albemarle Street is a matter that affects not only adjacent neighbors, but the entire Forest Hills Community.

According to current zoning regulations, this type of planned subdivision and development is prohibited. Property owners, such as ourselves, are protected from new pipestem lots that would allow for development of a large second home amidst our backyards, negatively affecting our property values and our privacy.

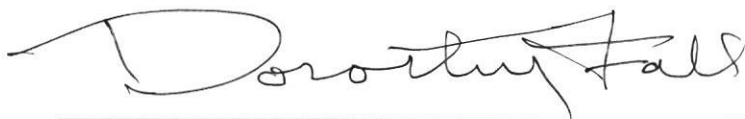
Forest Hills is a low-density residential community and granting of these variances will set a bad precedent and could alter the essential character of the neighborhood by paving the way for similar requests from other large lot owners.

If pipestem lots continue to be allowed, the creation of substandard frontage will destroy our existing single-family neighborhoods and defeat the zoning regulations that were designed with consideration to preserving the specific character of our respective zones and the encouragement of stability in these zones.

There are currently zoning regulations that provide homeowners with an avenue to maximize our investment with supplementary income. This avenue is the Accessory Dwelling Unit (ADU), and it maintains the low-density zoning from which we all benefit.

To preserve and protect the identity of Forest Hills, we request that you deny the variance to allow the subdivision and subsequent development at 3007 Albemarle Street.

Very truly yours,



Dorothy Fall

Address:

4535 31<sup>st</sup> Street, NW  
Washington DC 20008

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20594  
EXHIBIT NO.43