

**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 from zoning regulations requested by the owners of 3007 Albemarle Street NW. This development project of 3007 Albemarle is a matter that affects not only adjacent neighbors but the entire Forest Hills Community.

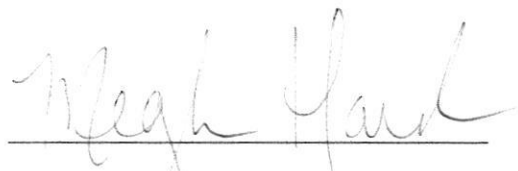
According to current zoning regulations, this type of planned subdivision and development is prohibited. Property owners, such as ourselves, are protected from the addition of new pipestem lots that would allow for development of a second home amidst our backyards, negatively affecting our property values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

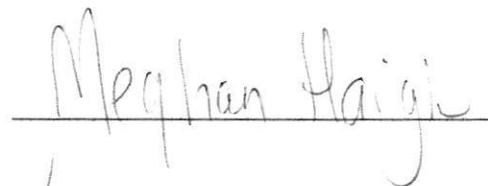
Forest Hills is a low-density residential community and granting of these variances will set a bad precedent that could ultimately alter the essential character of the neighborhood by paving the way for similar request from other large lot owners.

If pipestem lots are 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 protecting and preserving the specific character of our respective zones and the encouragement of stability in said zones.

In order 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.

Sincerely,

  
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Address:

4544 30<sup>th</sup> St NW