

December 20, 2021

dcoz@dc.gov

Frederick L. Hill, Chairman
Board of Zoning Adjustment
441 4th 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 owners and residents of 4512, 30th Street NW since 1999, located in the Forest Hills neighborhood. Our home is adjacent to the above property. We are writing to express our concern about the request for a variance from the zoning regulations at 3007 Albemarle St NW. This development project adversely affects us and the entire Forest Hills Community.

The planned subdivision and development of 3007 Albemarle St. NW with the addition of a second home on this pipestem property is prohibited by our current zoning regulations. These regulations prevent addition of houses on lots that are amidst others' back yards (pipestem properties).

Granting a variance from the development standards applicable in this zone district will set a dangerous precedent that will erode the protections afforded by low density zoning. It will pave the way for similar requests from others and effectively remove the protections that zoning was intended to provide.

We respectfully request that the Board of Zoning Adjustment deny this variance.

Sincerely,



Paolo Mauro and Zuzana Murgasova