

December 20, 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:

I am a resident of the Forest Hills neighborhood and I have lived at 3005 Albemarle St. NW for 26 years. I live within 200 feet of 3007 Albemarle St NW and I would like to express my concern about the request for a variance from the zoning regulations for this property. 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 this pipestem property is now prohibited by our current zoning regulations. These regulations prevent addition of houses on lots that are amidst others' back yards (i.e. pipestem properties). This 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 development standards applicable in this zone district will set a dangerous precedent that will erode the protections afforded by low density zoning. Granting this variance will pave the way for similar requests from other large lot owners to be exempt from these development standards, which will ultimately remove the protections that zoning was intended to provide. 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. Importantly, the ADU provision also helps to address the affordable housing shortage in Northwest Washington, DC.

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

Sincerely,



Martin James O'Hara, M.D.

3005 Albemarle St NW  
Washington, DC 20008