

December 2021

MEMORANDUM

SENT VIA EMAIL TO: 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 residents of the Forest Hills neighborhood, have resided at 3002 Albemarle Street NW for more than 25 years and are within 200 feet of the applicant's property.

We have received the notice of the upcoming hearing and would like to express our opposition to the request for a variance from the zoning regulations in our neighborhood at 3007 Albemarle St NW.

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 a new pipestem lot is now prohibited by our current zoning regulations. The minimum street frontage and lot width regulations prevent pipestem lots and therefore the addition of houses on lots that are amidst others' back yards. This protection 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 zoning standards applicable in this zone district will set a dangerous precedent that will erode the protections afforded by low density zoning that current residents reasonably rely on and pave the way for similar requests from other large lot owners which will ultimately remove the protections that zoning was intended to provide.

We request the Board of Zoning Adjustment to deny this variance.

Sincerely,



Margaret Shanks



Robert Shanks

3002 Albemarle Street NW
Washington, DC 20008