

December 12, 2021

**Via Email to: Frederick L. Hill, Chairman, [dcoz@dc.gov](mailto:dcoz@dc.gov)**

Board of Zoning Adjustment

441 4th St NW, Suite 210S

Washington, D.C. 20001

**BZA Application No. 20594; Variance Application of Nezahat and Paul Harrison**

Dear Chairman Hill and Members of the Board:

I have resided at 4515 30<sup>th</sup> Street since 1984 and live one block from 3007 Albemarle Street NW.

I am writing to oppose the development of this property as it is inconsistent with the zoning regulations that protect homeowners from the negative consequences of increased density and overcrowding of land that is incompatible with our existing neighborhood. If you were to grant these variances, it will erode the protections of low-density residential communities, namely our own.

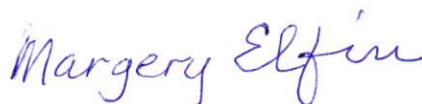
This proposed development will place a large house amidst several homes where it shouldn't be according to zoning criteria. If the variance is granted, it will ultimately set a substandard exemplar for similar requests and will further erode the protections that the zoning boards' regulations were designed to provide.

Several years ago, there was a similar development on Albemarle Street and the zoning regulations have evolved since that point to prevent future developments of this type.

Accordingly, the planned subdivision and development of 3007 Albemarle St. NW with the addition of a second home on a new pipestem lot is prohibited and will place a home on a lot that will overlook the back yards of neighbors, reduce privacy and subsequent property values. Zoning regulations were designed with consideration to the character of our respective zones and the encouragement of the stability of zones and of the respective land values in those zones.

Therefore, I respectfully request the denial of these variances that protect our community.

Sincerely,



Margery Elfin

4515 30<sup>th</sup> Street NW

Washington, DC 20008