

Map of Forest Hills Showing Tree Cover & 25% Slope

Source: NCPC & DCGIS



ZONING COMMISSION
District of Columbia
Case 02-19
Date 12-8



Broad Branch Road



Broad Branch Road



Broad Branch Road



Oregon Ave



Oregon Ave



2800 Block Albemarle



2900 Block Audubon Terrace



2900 Block Davenport



3000 Block Grant Road



2845 Chesterfield Place



2807 Chesterfield Place



2800 Davenport St.

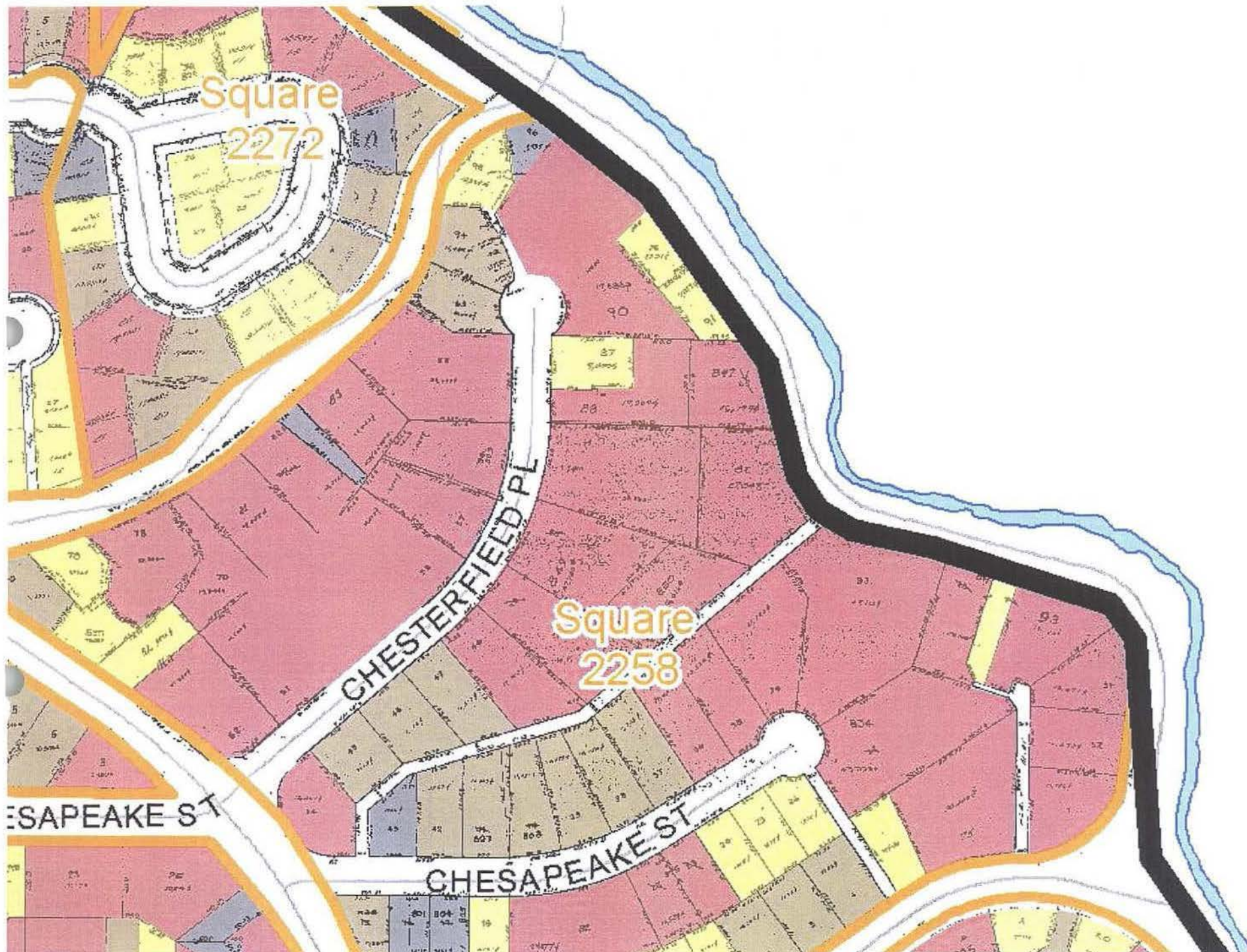


2959 Davenport St.
corner 30th and Davenport



2944 Chesapeake St.
6,273 s.f. 32% occupancy
BZA Case No. 16764

[illegible]





2943 - 51 Albemarle

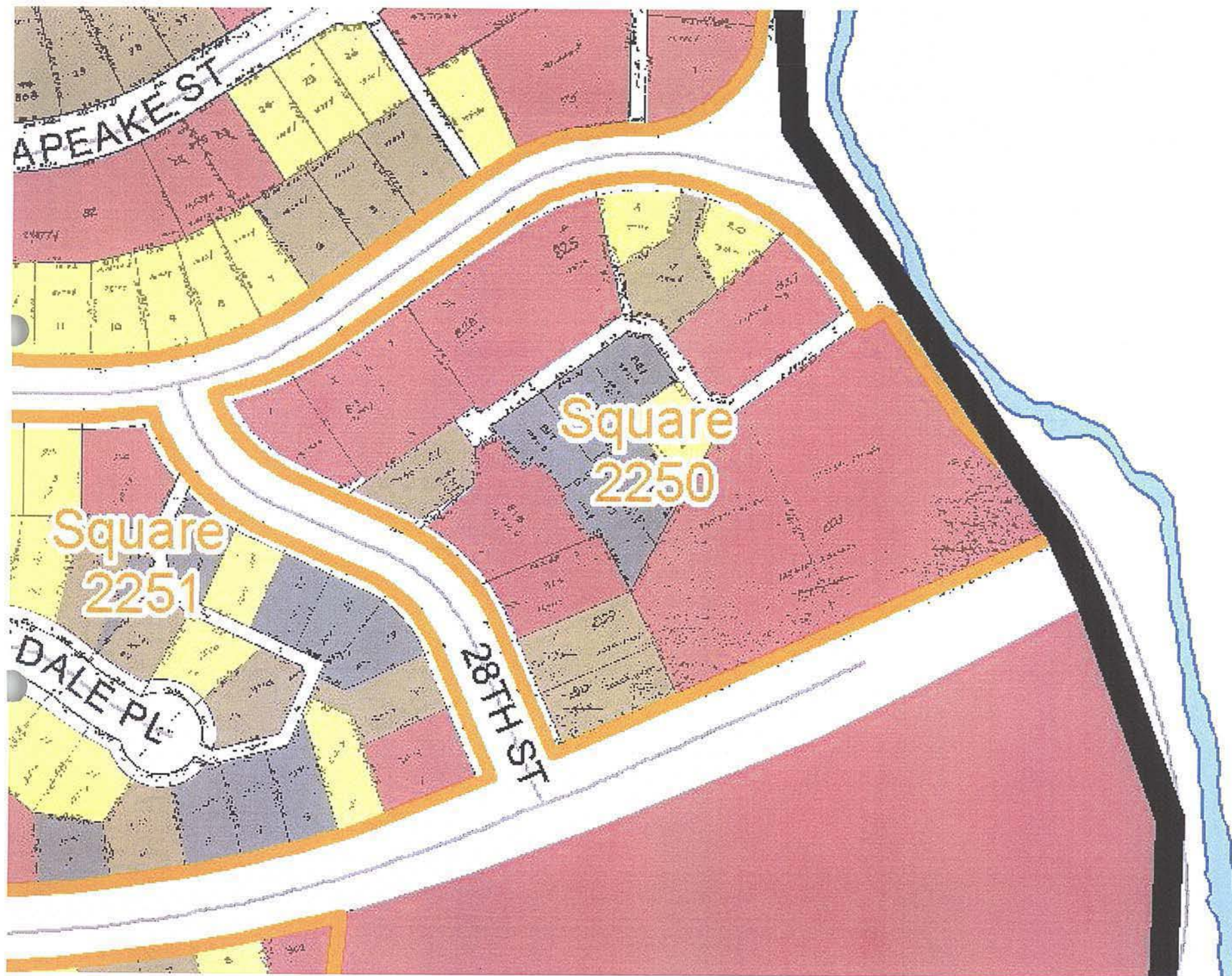
(6 houses, 8,479 s.f. avg., 3 at 7500 s.f.)



2943-51 Albemarle
Private drive with 5 houses

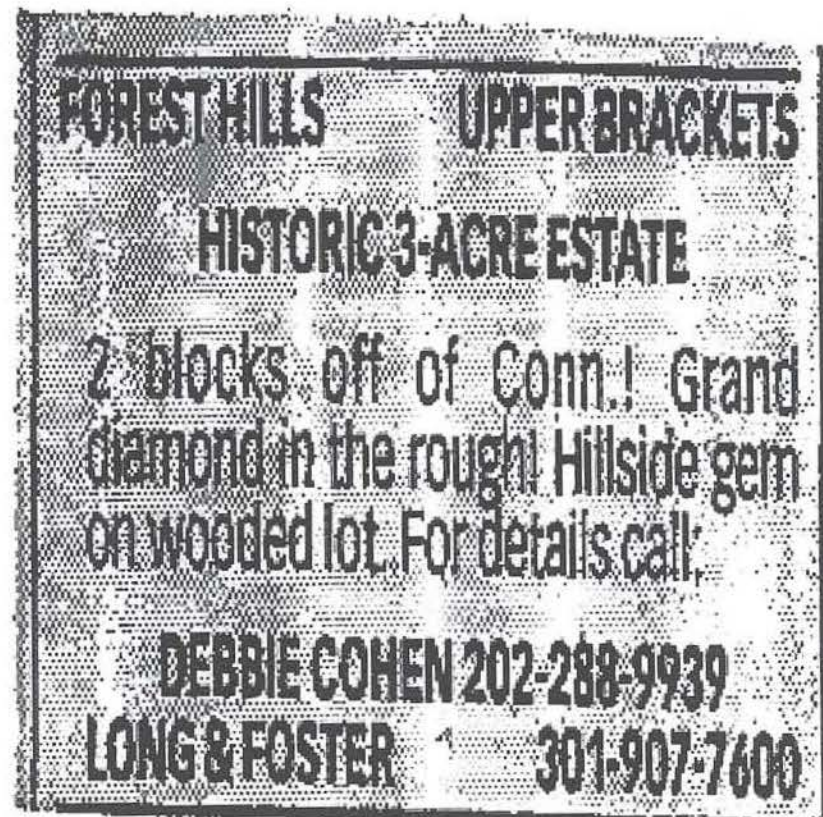


2900 Albemarle
about to become 2 houses





4530 - 40 Broad Branch Road
(6 houses, 42,004 s.f. total)

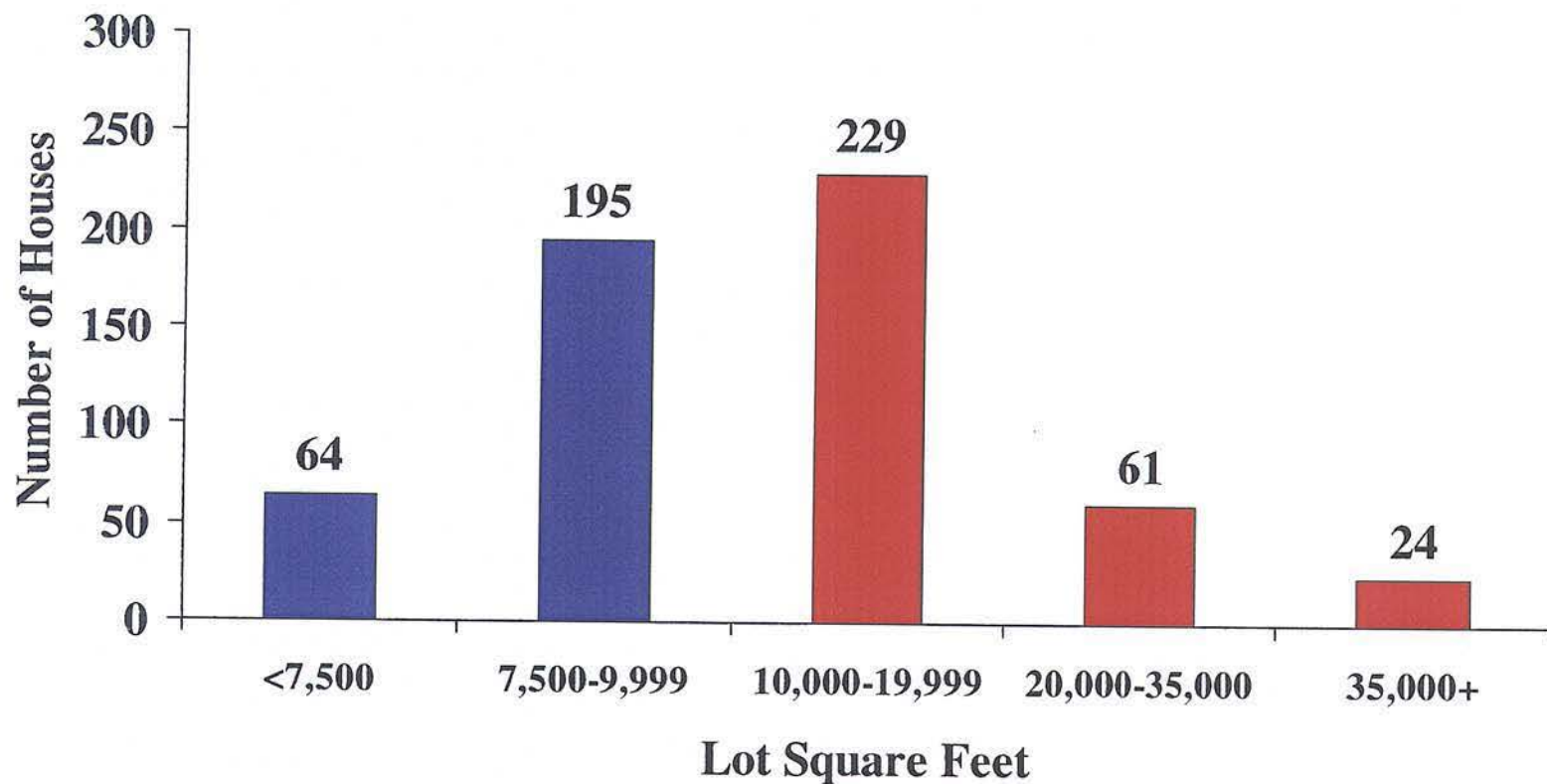


Washington Post June 23, 2002
2800 Upton Street
Largest Private Parcel in Overlay for Sale
(Web site says \$8 million)

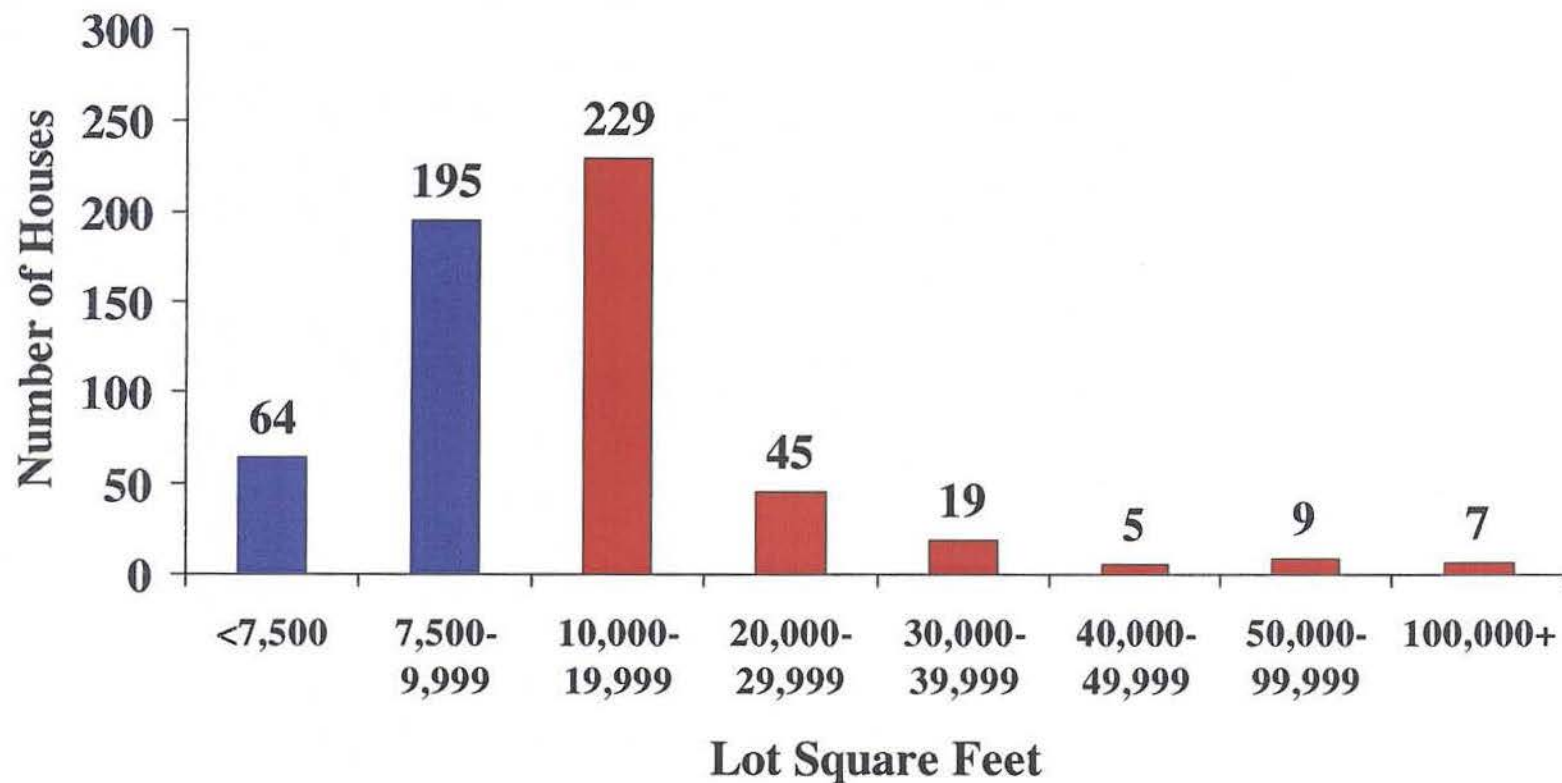
Statistics for R-1-A Residences

	Mean
All R-1-A developed	21,023
All R-1-A houses	17,275
with lots <125,000 sq ft	14,044
with lots <35,000 sq ft	12,218

Lot Sizes for R-1-A Houses in Forest Hills



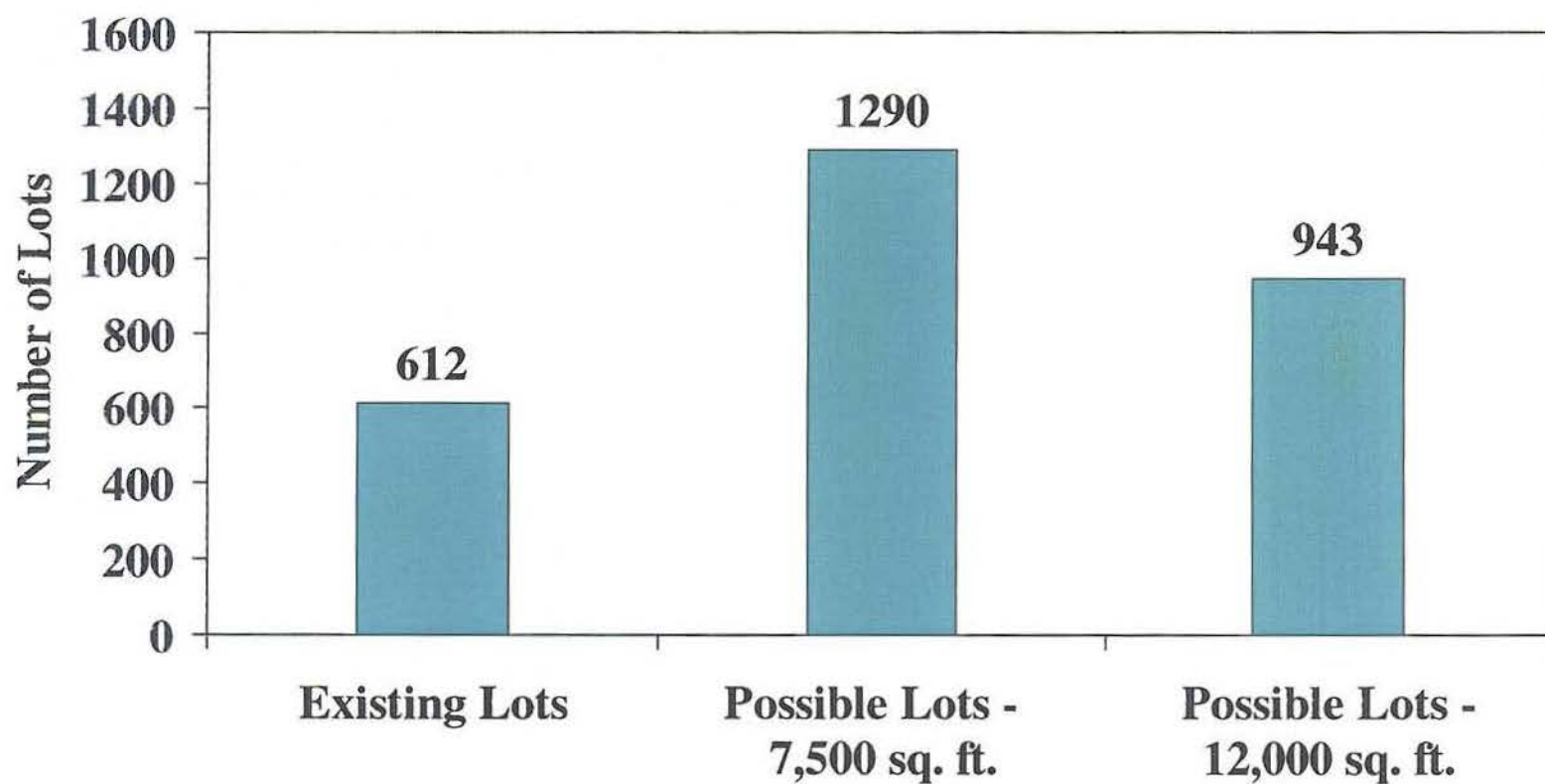
Lot Sizes for R-1-A Houses in Forest Hills



Neighborhood Character: Lot Size

- There are lots larger than 12,000 square feet in every square; 3 squares only 12,000 +
- 38% of R-1-A residences have lots larger than 12,000 square feet
- 68% of the R-1-A overlay area or 6,644,461 square feet is comprised of such residences

Effects of Subdivision of R-1-A Residential Lots



Definition of “New Residential Building”

- Did not exist on April 19, 2002
- Replacement, addition or extension to “torn down” building

“Torn Down” Means Previous Residential Building Was

- Completely removed; or
- Removed except for foundation; or
- Entire roof and supporting walls removed; or
- More than 75% of previous building removed

Information to the Public

- June 18, 2001 David Murphy (NPS) makes presentation to ANC
- ANC Committee formed July 9, 2001, open to all who want to join
- Committee meets more than a dozen times October 2001 – June 2002
- Regular reports at ANC public meetings
- April 5, 2002 FHCA files petition

Information to the Public (p. 2)

- April 16, 2002 public meeting at Netherlands Embassy; over 160 attend
 - Notice mailed April 1 to all within overlay
 - Flyer describing terms hand delivered to each address
- ANC Committee makes changes in proposed overlay in response to comments
- May 13, 2002 public meeting attended by 60
 - Letter mailed to all with details (including text) of overlay
- May 15, 2002 Committee meets again with OP; makes more changes

Information to the Public (p. 3)

- ANC Committee report dated June 3, 2002
- Week of June 3 flyer opposing overlay mailed to addresses supplied by Committee
- June 11, 2002 Committee mails Frequently Asked Questions
- Approximately June 11, 2002 opposing “pink sheets” with pink postcards mailed
- June 17, 2002 ANC meets (over 100 attend) and endorses Committee Report 4-2-1

June 11, 2002

Dear Neighbor:

We have belatedly become aware of a zoning change rapidly moving toward adoption by the DC Government that could have serious and far reaching consequences for all of us who own property in Forest Hills. We're sending you this letter in some haste, to alert you before this process becomes irreversible.

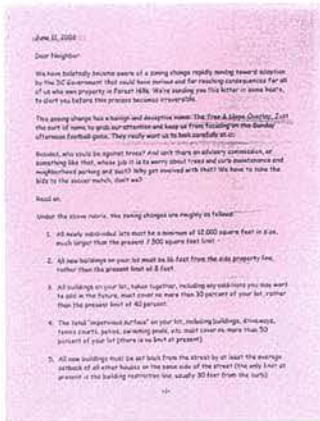
This zoning change has a benign and deceptive name: The Tree & Slope Overlay. Just the sort of name to grab our attention and keep us from focusing on the Sunday afternoon football game. They really want us to look carefully at it:

Besides, who could be against trees? And isn't there an advisory commission, or something like that, whose job it is to worry about trees and curb maintenance and neighborhood parking and such? Why get involved with that? We have to take the kids to the soccer match, don't we?

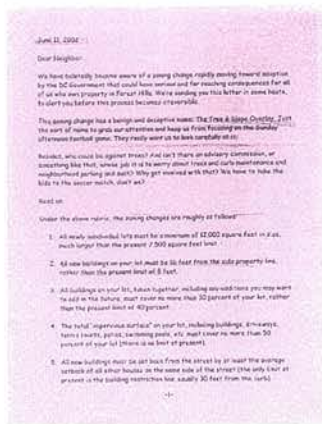
Read on.

Under the above rubric, the zoning changes are roughly as follows:

1. All newly subdivided lots must be a minimum of 12,000 square feet in size, much larger than the present 7,500 square feet limit.
2. All new buildings on your lot must be 16 feet from the side property line, rather than the present limit of 8 feet.
3. All buildings on your lot, taken together, including any additions you may want to add in the future, must cover no more than 30 percent of your lot, rather than the present limit of 40 percent.
4. The total "impervious surface" on your lot, including buildings, driveways, tennis courts, patios, swimming pools, etc. must cover no more than 50 percent of your lot (there is no limit at present).
5. All new buildings must be set back from the street by at least the average setback of all other houses on the same side of the street (the only limit at present is the building restriction line, usually 30 feet from the curb).



- **...This zoning change has a benign and deceptive name: The Tree & Slope Overlay. Just the sort of name to grab our attention and keep us from focusing on the Sunday afternoon football game. They really want us to look carefully at it.**
- **The tree rules are more complicated, but essentially you can cut up to three medium size trees, and no big ones.**
- **These new restrictions will apply only to Forest Hills. No one else will be restricted: not Cleveland Park, not Foxhall, not Chevy Chase, not Massachusetts Heights, not Wesley Heights-you get the idea.**



- **Here is a list of the folks you will have to ask for permission to bend the rules:**
 - **The Office of Planning**
 - **The Department of Transportation, Tree Maintenance Division**
 - **The Department of Recreation and Parks**
 - **The Department of Health, Soil Erosion Branch; and**
 - **The National Park Service, U.S. Department of the Interior**
- **They will all be waiting with bated breath, ready to get right on it and write the necessary reports approving your request....**

- **For existing residents, even adding a backyard patio could be prohibited.**
- **The Overlay would bar the removal of very large trees (regardless of species) anywhere on a lot, of medium-sized trees within 25-70 or so feet from the curb. Some trees are actually harmful for the micro-environment.**
- **In fact, almost every lot owner will have to appeal to the BZA -- and deal with the comments of six District of Columbia offices as well as the National Park Service -- before proceeding.**

FHCA Position

- Endorses Ad Hoc Committee Report
- OP Report
 - Disagrees with lot size recommendation – 12,000 is right number for R-1-A; leave as is for R-1-B and R-2
 - Disagrees with exclusion of R-1-B, R-2 and R-5-D
 - Endorses OP modified side yard provision
 - Endorses absence of map for front yard setback
 - Endorses changes re 25% steep slope and BZA procedures