

Save Forest Hills' Trees

ZONING COMMISSION
District of Columbia

Case 02-19

Exhibit 232

30"
Diameter
Oak Tree
in Forest
Hills



*Submitted by
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How Lower Density saves Trees

- Example is 2900 Albemarle Street, a 20,800 sq.ft lot with house built in 1952.
- A Developer is:
 - Subdividing into 9,800 and 11,000 sq ft lots.
 - Building two houses to the maximum size allowed.
 - Building for profit, not to live here.

60% of Mature Trees Lost

- New 11,000 sq foot lot had five trees over 30" in diameter.
- Now has two:
 - One lost due to moving house beyond existing side yard line of other houses.
 - One lost because of size of new house.
 - One lost for a new driveway.
- Similar tree loss on other lot.

Circle is Tree lost to Driveway



Save Forest Hills Trees

- The Tree and Slope Lot Size Provision would have limited development to only one house.
- Space existed to expand or build a new larger house without impacting the Trees

**Tree and Slope Lot Size and Side Yard
Restrictions would have saved an
approximate combined diameter of 180”
of Trees**