

**Forest Hills Neighbors for Responsible Preservation**  
c/o 4835 Linnean Ave., NW, Washington, DC 20008, 202-966-7734

**BY FAX**

October 8, 2002

District of Columbia Zoning Commission  
Room 210  
441 4<sup>th</sup> Street, N.W.  
Washington, D.C. 20001

Re: Forest Hills Tree and Slope Overlay District/Zoning Commission Case No. 02-19

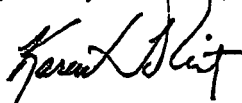
Dear Members of the Commission:

The Forest Hills Neighbors for Responsible Preservation (FHNRP) requests that you accept this late filing, as the submission by the Office of Planning (Second Addendum, October 7, 2002) was made available only after the filing deadline had passed. We strongly believe that the Addendum does not contain adequate reason for the Commission to increase the minimum lot size in Forest Hills. We continue to maintain that we can come up with a better solution for petitioner's concerns about infill development by continuing the discussion at the community level (perhaps a larger minimum lot size for previously undivided very large parcels, etc.).

For the record, we would also like to point out a few implications of the OP October 7 recommendation that reinforce our conclusion that the entire overlay needs further community discussion:

1. Raising the Forest Hills minimum lot size to 9,500 square feet would make 223 developed R-1A lots in the neighborhood non-conforming, more than triple the number of currently non-conforming lots. The supposed grounds for doing so – "making administration and enforcement consistent [with Chain Bridge]" – are not clear and in any event do not justify the regulatory cost to 39% of our homeowners and to city agencies of making so many more lots non-conforming.
2. There are 32 undeveloped, non-government owned R-1A lots 7,500 s.f. or larger in the proposed Forest Hills overlay district. Eleven (11) of these lots are smaller than 9,500 s.f. and would be non-conforming under the proposed change. All are owned by private individuals. OP offers no justification for preventing development of these lots, or forcing their owners to BZA hearing.
3. Raising minimum lot size across the board will do nothing to prevent unsuitable development of the few, very large lots, whose future development could have a major impact on our neighborhood.

Respectfully submitted,



Karen G. Fleischman Foreit, for  
Forest Hills Neighbors for Responsible Preservation

Zoning Commission  
District of Columbia

Case 02-19  
Exhibit 286

ZONING COMMISSION  
District of Columbia  
CASE NO.02-19  
EXHIBIT NO.286