

## Cochran, Patricia (DCOZ)

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**From:** Bardin, Sara (DCOZ)  
**Sent:** Thursday, January 25, 2018 2:20 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** FW: 3101 Albemarle Street, NW  
**Attachments:** 3120 Appleton Location Plat.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### Sara Bardin

Director

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**From:** poul.arendal@gmail.com [mailto:poul.arendal@gmail.com]

**Sent:** Thursday, January 25, 2018 2:17 PM

**To:** commissioners@anc3f.com; Adelstein, Shirley (SMD 3F02) <3F02@anc.dc.gov>; Joel.Lawson@dc.gov; Rutenberg, Naomi (SMD 3F03) <3F03@anc.dc.gov>; brownANC3F@gmail.com; amolod58@gmail.com; Sittig, William (SMD 3F06) <3F06@anc.dc.gov>; pat.jacopchek@gmail.com; ATD DCOZ <dcoz@dc.gov>; Planning <Planning@dc.gov>; 'Shilpa Patel' <spatel3051@gmail.com>; 'Lenora Cole Alexander' <mooniedear@live.com>; 'Scott Seay' <jscottseay@yahoo.com>; 'Brent Lee' <somnig@aol.com>; 'Dorothy Fall' <dofall@verizon.net>; 'Paquita Attaway' <paquita.attaway@gmail.com>; 'Max Hirshfeld' <MAX@maxpix.com>; 'Nina Hirshfeld' <nina@maxpix.com>; 'Rita Arendal' <rarendal@gmail.com>; 'Poul Arendal' <Poul.arendal@gmail.com>; 'Jean-Jacques Dethier' <dethierjj@gmail.com>; 'Shilpa Patel' <spatel3051@gmail.com>; 'Andrew Orlin' <andreworlin@starpower.net>; 'Jane McDonald' <Jmcdonal@afclcio.org>; 'Jim Hostetler' <jimhostetler@verizon.net>; 'Zona Hostetler' <zonaair@aol.com>; 'Barbara Gold' <barbaragold88@gmail.com>; 'Cyrus Ariaban' <cyrus@cnaengineering.com>; 'Joel Swerdlow' <joel@jswerdlow.com>; 'Ann McAllister' <akmcallister728@yahoo.com>; kathrynharilee@gmail.com; 'Deadre R. Henderson' <drhend22@gmail.com>; 'John MacAvoy' <Bigmacscd@aol.com>; 'Marjorie Share' <marjorie@mlshare.com>; 'Cyrus Frelinghuysen' <CFrelinghuysen@winston.com>; 'Leah Frelinghuysen' <leah.frelinghuysen@gmail.com>; 'Jane Solomon' <jmansour@igc.org>; Paulen1400@aol.com; berlin@mgberlin.com; 'Lucie Patton' <Lucie.patton@pamam.net>; 'Theresa Cameron' <tcameron@vannessmainstreet.org>

**Subject:** 3101 Albemarle Street, NW

### Comments on PUD dated November 20, 2017 for 3101 Albemarle Street, NW by Soapstone Valley Ventures LLC.

We, Rita & Poul Arendal, are the immediate neighbors to the NE part of the property described as 3101 Albemarle Street. We request official party status in any proceeding related to the PUD submitted by Soapstone Valley Ventures, Inc. We also fully support the comments by Cyrus T. Frelinghuysen dated 12/4/2017 and Jean J. Dethier dated 1/8/2018.

In this note we would like to focus on the proposed single building in the NE corner of the property. Attached is a copy of the "3120 Appleton Location Plat" used to highlight our objection to the building. Our house is 40 feet from the curb, not shown on the plat, and 25 feet from our property line, which is 15 feet from the curb. The Building Restriction Line

(BRL) is 15 feet from the property line, 30 feet from the curb, and our house is 10 feet behind the BRL. Since ours is the only building on the south side of Appleton Street, the recommended/average setback for this side of the street is 25 feet from the property line, 40 feet from the curb.

The PUD seeks variances from existing restrictions to build a three story house in the NE corner of the 3101 Albemarle Street property. The house is proposed to be built on the Appleton Street property line, whereas the Building Restriction Line (BRL) is 15 feet further back, and our house is another 10 feet back, which would make the PUD request 25 feet outside of the recommended setback for the south side of Appleton Street. The PUD also seeks variances from other restrictions which make Forest Hills unique. To approve the variances that the PUD seeks would be devastating for the Forest Hills neighborhood, and would set a bad precedence for future development. It could also have a negative effect on property values in Forest Hills.