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From:	Phil Kogan - ANC 3F
Date:	February 17, 2000
Subject:	Docket No. 16533 - 4512 28th Street NW
Pages:	4

DISTRICT OF COLUMBIA
OFFICE OF ZONING
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Comments: At the Feb. 2 hearing on the subject Docket, Board Member Mitten requested a chronology of the contacts between ANC 3F and neighbors of the 4512 28th Street property. The chronology is attached pursuant to this request. Please let me know if there are additional questions.

BZA
Case No. 16533
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO.16533
EXHIBIT NO.20

ANC 3F Forest Hills/North Cleveland Park

Chronology of Contacts between ANC 3F and Neighbors of the 4512 28th Street Property

April 23, 1999 DCRA received from Forest Hills, LLC, an application for a permit for demolition of an existing structure and construction of three floors and an addition at 4512 28th Street. The DCRA did not provide ANC 3F with notice of this application or two succeeding applications on behalf of Forest Hills, LLC, as required by the law, thereby denying timely notice and prior review by the ANC and the neighborhood.

June 7 DCRA issued Permit No. B424294 granting permission for Forest Hills, LLC, to demolish the structure at 4512 28th Street and construct three floors and an addition.

Aug. 23 or 30, 1999 Emily Baker of 4531 28th Street called the ANC 3F office on either Aug. 23 or 30 and told Chair Doug Mitchell that construction was underway at 4512 28th Street. Ms. Baker expressed the concern among several neighbors regarding the building's height, footprint, and side setback as these relate to compliance with the District's zoning rules as well as allowable hours of construction due to noise from the site. Chair Mitchell provided Ms. Baker with the ANC meeting schedule and Ms. Baker agreed to call back once they (the neighbors) learned from DCRA what DCRA's position would be regarding the issuance of a second permit; as well as obtained other relevant information from DCRA in order to develop a better sense of the need and timing for ANC participation. Ms. Baker stated that the neighbors would continue to try to work things out with the developer and DCRA.

Aug. 25 DCRA received from Forest Hills, LLC, an application for a permit to change the finished grade to convert a basement to a cellar at 4512 28th Street. The DCRA did not provide ANC 3F with notice of this application.

Sept. 7 Neighbors learned via voice mail from Kathy Patterson's office late in the afternoon on September 7 that DCRA would approve a second permit for regrading at the 4512 28th Street site.

Sept. 17 DCRA approved Permit No. B426784 granting permission for Forest Hills, LLC, to change the finished grade to convert a basement to a cellar at 4512 28th Street.

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About the the week of Oct. 4	Mr. Clark received a copy of the second permit from DCRA.
Oct. 25	Commissioner Bob Maudlin received e-mail notification from Chair Mitchell stating that Ms. Emily Baker had again contacted him about a house on 28th Street. Commissioner Maudlin called Ms. Baker and found that the house at 4512 28th Street was in Commissioner Kogan's district. Ms. Baker requested that this item be scheduled for discussion at the November ANC meeting.
Oct. 25-28	Since Commissioner Kogan was out of town until November 10, Commissioner Maudlin contacted Dr. Barbara Kogan to ask her to alert her husband that the issue involving the house at 4512 28th Street would be on the agenda for the November ANC meeting.
Oct. 28	Commissioner Maudlin called Ms. Baker to let her know Commissioner Kogan was out of town and to get a report on the problem. Ms. Baker said the neighbors were preparing to file a BZA appeal and she would provide written material regarding the problem as well as a copy of the appeal.
Nov. 3	George Clark et. al. filed an appeal with BZA regarding the structure at 4512 28th Street.
Nov. 5	Commissioner Maudlin called Ms. Baker to tell her the ANC meeting was scheduled for November 15.
Nov. 6	Ms. Baker provided Commissioner Maudlin with background material on the 4512 28th Street property.
Nov. 8	Commissioner Maudlin left a message for Mr. Murray Cohen, of Forest Hills, LLC.
Nov. 9.	Mr. Cohen returned the call and Commissioner Maudlin advised him that the 4512 28th Street issue was on the agenda for the ANC 3F November 15 meeting and faxed him a letter with this information.
Nov. 12	Mr. Pat Brown called Commissioner Maudlin stating that he was representing Mr. Cohen.
Nov. 15	At the regularly scheduled ANC 3F meeting, Mr. George Clark and Mr. Brown presented their views to the ANC on the situation involving the property at 4512 28th Street.

Jan. 14, 2000 At the regularly scheduled ANC 3F meeting, Mr. George Clark and Mr. Brown again presented their views to the ANC on the property at 4512 28th Street. The ANC voted 6-0-0 in favor of a resolution and report supporting the appeal of George Clark and others. In a separate resolution, the ANC voted 6-0-0 in favor to authorize Commissioner Kogan to present the ANC's views to the BZA.

Note: There was no ANC meeting in December 1999.

Prepared for the BZA

Commissioner Phil Kogan, ANC 3F
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February 16, 2000