COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

KATHY PATTERSON
COUNCILMEMBER, WARD 3

CHAIRPERSON
COMMITTEE ON GOVERNMENT OPERATIONS

OFFICE: (202) 724-8062
FAX: (202) 724-8118

February 8, 2000

16533

Jerrily R. Kress, Director
DC Office of Zoning
441 4th Street NW Suite 210
Washington DC 20001

'00 FEB 22 P4:00

Dear Ms. Kress:

I write to echo the concerns of my constituents regarding the appeals hearing recently held on 4512 28th Street NW. When I contact the Department of Consumer and Regulatory Affairs (DCRA) concerning the compliance of this project with zoning regulations, DCRA stated that the grade would be raised to bring the project into line with current height ordinances. In a September 20, 1999 letter DCRA Director LLoyd Jordan, stated "The regulations do allow property owners to regrade their lots as they see fit, including raising the finished grade." He continues with "The Zoning Regulations do not restrict the way in which berming at the front of a residence is accomplished and at this time I do not anticipate requesting the Zoning Commission to address this particular aspect."

I am disturbed by this fact that it is common practice to raise grades so as to accommodate height restrictions for residential properties in the city. I believe 4512 28th Street is a project that should be reevaluated and a precedent set for not allowing a developer to bring an out of compliance structure into compliance by raising the berm after construction has begun.

Thank you for the opportunity to comment on this very important case.

Sincerely yours,

Kathy Patterson

cc: George Clark

BZA
Case No. 16533
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16533
EXHIBIT NO.24