GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Administrator

May 14, 2001

Mr. Darrel J. Grinstead
Attorney at Law
2964 Chesapeake Street, N.W.
Washington, D.C. 20008

Dear Mr. Grinstead:

This letter is in response to previous letters dated February 19, 2001 and October 7, 2000, regarding construction in the 2900 block of Chesapeake Street, N.W. We apologize for the delay in responding to your concerns regarding this matter.

The following is a summation of activities that we have undertaken in this case. An initial wall test report reflected one of the side yards to have been less than 8ft (7.97') contrary to the approved plat. A Stop Work Order was immediately issued by Stanley Neal, Construction Inspector, Building and Land Regulation Administration. A second wall test report then adjusted the side yard to the required 8ft.

A re-review of approved plans by Toye Bello, Chief, Zoning Technician, concluded that no other issues of non-compliance exist.

The Zoning Administrator exercised his flexibility authority order section 407.1 to grant less than 2% flexibility with respect to lot occupancy limitation of the TSP overlay district. The referenced property was found to have established 30.4% lot occupancy by virtues of the wall test report.

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
Phone: (202) 442-4455 Fax: (202) 442-4863

BZA
Case No. 16764
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO.16764
EXHIBIT NO.2

In conclusion, we have found that the project is in compliance with all zoning regulations. However, you are certainly welcome to file an appeal following the appropriate procedures with the Board of Zoning Adjustments. Once again, thank you for your patience and concerns in this matter.

If I can be of further assistance, please contact me on (202) 422-4455.

Sincerely,

Denzil L. Noble
Deputy Administrator