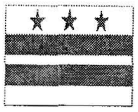
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator



BZA
Case No. 16791
Exhibit No. 77

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July 15, 2002

Ellen Opper-Weiner
Vice Chair
Southeast Citizens for Smart Development
701 14th Street SE
Washington DC 20003

Ref: 1308, 1310, 1312 and 1314 Potomac Avenue SE

Dear Ms. Opper-Weiner:

This is in response to your letter dated July 8, 2002 regarding the referenced properties.

On July 8, 2002 the Department of Consumer and Regulatory Affairs (DCRA) issued four permits for the construction of one single-family home at each of the listed addresses. The application for each permit indicates "one family" as the proposed use.

The Board of Zoning Adjustment (BZA), at page 26 of its Order (Appeal No. 16791), stated that "to the extent that there are property or contract interests at stake in this case, Girls and Boys Town may protect those interests by applying for special exception approval to use the property as a youth residential care home or by dedicating the property to a matter-of-right use."

As recommended by the BZA, Girls and Boys Town elected to file revised permit applications to reflect a matter-of-right use for each of the four properties as a single-family dwelling, rather than apply for special exception approval to use the four buildings as a combined youth residential care home. As part of our examination of these revised permit applications, the Environmental Impact Screening Form previously submitted by Girls and Boys Town was also reviewed and a determination made that no new EISF would be required.

After full review of the revised applications, the Building and Land Regulation Administration (BLRA) determined that they satisfied all construction code and zoning requirements for single-family dwellings. Consequently, on July 8, 2002, BLRA approved the applications and issued permits for the construction of one

Board of Zoning Adjustment
District of Columbia
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single-family home at each of the listed addresses. This was fully consistent with the principles established in the BZA's decision, as discussed above.

Do not hesitate to contact me at 442-4455 if you have further questions.

Sincerely,

Denzil Noble
Acting Zoning Administrator

cc: Will Hill, Chair, Southeast Citizens for Smart Development
David Clark
Theresa Lewis
Eric Price
Andrew Altman
Jerrily Kress
J. Gregory Love