Testimony
of
Thomas J. Kelly

In Opposition to Lot Size Variance Request Before BZA
of
3139 and 3143 Westover Drive SE

This testimony addresses the request before the Board of Zoning Adjustment for a *variance relief for non-conforming lot area requirement for single family dwelling at* 3139 and 3143 Westover Drive, SE Washington, DC on Square 5664, Lots 70 and 71. A brief geologic assessment of the area in which construction of the two houses would impact is discussed below.

Washington, DC is a fall line city. This is an area between the Piedmont Plateau and the Atlantic Coastal Plain. The underlying rock formation on the Piedmont Plateau is Metamorphic (hard rock) and the underlying rock on the Atlantic Coastal Plain is sedimentary. Part of Washington lies on the Piedmont Plateau and part on the Atlantic Coastal Plain. Sedimentary rock is a softer rock i.e. sandstone/shale. On top of this sedimentary soft rock is clay. The proposed premises, *3139* and *3143* Westover Drive SE for which the variance has been requested to construct two houses, are located in this area of sedimentary rock "The Washington Post" quoted (circa May, 1996) James O'Connor, *the District's city geologist and a professor at the University of the District of* Columbia, who said, "it's a kind of wonder clay....Basically, it increases 10 times its size when it is wet, until it becomes like chocolate pudding." The instability of this clay can cause foundations to shift and basements to crack and settle. One house built on these lots would cause serious damage to the surrounding structures and two houses would certainly be catastrophic to the surrounding structures.

It is hoped this variance will not be approved.

Sincerely,

Thomas J. Kelly

BZA
Case No. 17123
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17123
EXHIBIT NO. 30