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

Building and Land Regulation Administration
Office of the Zoning Administrator

September 23, 2004

Freideman, Irelan, Ward & Lamberton PC
1000 Potomac Street, NW – Suite 400
Washington, DC 20007
Attn: Nicholas D. Ward, Esquire

Re: 3120 Pennsylvania Avenue, SE
Washington, DC
(the "Property")

Dear Mr. Ward:

This letter responds to your September 10, 2004, letter to DCRA Director David Clark regarding neighborhood concerns about a house under construction at the above captioned Property.

We have reviewed the plans and Variance Order from the Board of Zoning Adjustment (BZA) that allowed the property owner to deviate from the normal lot and side yard size requirements of the R1B residential zone, however, in our review of the plans and the BZA Order, we found no evidence of the Board's intent to allow relief to build a fourth floor at the Property. For this reason, we have issued a Stop Work Order (SWO) until we can finalize research to determine if the added fourth floor is legally constructed. Any additional work performed at the work site will subject the Property owner to fines and penalties.

We expect to have our internal review of the plans completed by Thursday, September 30, 2004. Until that time, our standing SWO will prevent any additional construction at the Property. We will contact you with the results of our review.

In the meanwhile, please contact me directly at 442-4576 if there are any additional questions or concerns regarding this issue.

Sincerely,

Denzil L. Noble
Acting Zoning Administrator

IQ#187711

SEP 23 PM 3:30

941 North Capitol Street, N.E., Suite 2000 Washington, D.C. 20002 Phone: (202) 442-4576 Fax: (202) 442-4871

BZA
Case No. 17284
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17284
EXHIBIT NO. 35