

FROM :

FAX NO. :

Feb. 28 2005 02:04AM P1

By 104

202-727-6072

February 24, 2005

Board of Zoning Adjustment
441 - 4th Street, N.W.
Suite 2110-S
Washington, D. C. 20001

Re: BZA Appeal No. 17285 (4825 Dexter Terrace, N.W.)

Dear Ladies and Gentlemen:

I oppose the appeal in the above-described case brought by Patrick Carome. The basis of the appeal is that the retaining wall in the rear of the property violates the zoning regulations as an illegal walled platform or warehouse not in accordance with setback and height restrictions applicable to buildings. Retaining walls are treated as part of landscaping and are permitted in any part of a yard under the zoning regulations.

The appeal is based on Mr. Carome's subjective opinion that the retaining wall is an eye sore and distorts his view of parkland. This is not grounds for an appeal. It is our understanding that the wall will be covered in ivy and blend in with the natural landscape in the next couple of years.

Finally, there are many rear yard retaining walls taller and bigger in the Foxhall Road area than on the subject property. Under Mr. Carome's logic, all of these are illegal under zoning and would have to be torn down, which would be an absurd result.

As a long-time neighbor of the Frank Economides family, I am respectfully requesting that you vote against this appeal.

Sincerely,

Kathie L. Dematatis
Kathie L. Dematatis

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D.C. OFFICE OF ZONING
2005 FEB 28 PM 2:00

BZA

Case No. 17285

Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17285
EXHIBIT NO. 32