

John Xanthos
Eva Xanthos
3920 49th Street, NW
Washington, DC 20016
202-966-6829

February 28, 2005

By Fax (202) 727-6072 and US Mail

Board of Zoning Adjustment
441-4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2005 MAR -4 PM 2:50

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

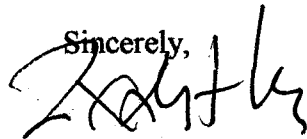
Dear Ladies and Gentlemen:

Please be advised that I/we 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 in reality is based upon 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 1 to 2 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 lead to an absurd result.

Please vote against this appeal.

Sincerely,

John Xanthos

BZA
Case No. 17285
Exhibit No. 44

Board of Zoning Adjustment
District of Columbia
CASE NO. 17285
EXHIBIT NO. 41

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Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2005 MAR -1 PM 3:52

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

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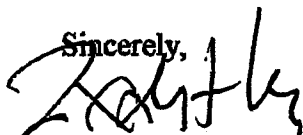
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John Xanthos

BZA

Case No. 17285

Exhibit No. 41

FAX