GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

APR 18 2005

Alma H. Gates, Chairperson
Advisory Neighborhood Commission 3D
P.O. Box 40846-Palisades Station
Sibley Hospital - Ernst Auditorium
Washington, DC 20016

Re: BZA Appeal No. 17311
(4825 Dexter Terrace, N.W.)

Dear Ms. Gates:

Please be advised that the following appeal, involving property located within your ANC boundaries, is scheduled to be hear by the Board of Zoning Adjustment on Tuesday, June 21, 2005, at 441 4th Street, N.W., Suite 220-S, Washington, D.C., 20001:

> **Appeal of Palisades Citizens Association**, pursuant to 11 DCMR §§ 3100 and 3101, from the administrative decision of the Zoning Administrator of the Department of Consumer and Regulatory Affairs. Appellant alleges that the Zoning Administrator erred by issuing building permit No. B468560, dated December 20, 2004, for the construction of a single-family dwelling that does not comply with the Wesley Heights Overlay District, by exceeding the gross floor area requirements, lot occupancy requirements and height and story limitations in the WHOD/R-1A District at premises 4825 Dexter Terrace, N.W. (Square 1381, Lot 806).

This case will be heard between 1:00 p.m. and 6:00 p.m.

If you have any questions or require any additional information, feel free to call the Office of Zoning at (202) 727-6311.

Sincerely,

JERRILY R. KRESS, FAIA
Director

cc: Julie Lee, Ceneral Counsel, DCRA
Carl Wilson, Deputy
General Counsel, DCRA
Alan Bergstein, Esquire
Corporation Counsel
Constaandina Economides, Owner
William Spencer, Vice-President, Appellant
c/o Palisades Citizens Assn.

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BZA
CASE No. 17311
EXHIBIT No. 14

Board of Zoning Adjustment
District of Columbia
CASE NO. 17311
EXHIBIT NO. 14

EXCERPT FROM TITLE 11 DCMR, "ZONING

3115 ADVISORY NEIGHBORHOOD COMMISSIONS

3115.1 The written report of the ANC shall be submitted to the Board at least seven (7) days in advance of the hearing and shall contain the following information:

(a) An identification of the appeal or application;

(b) When the public meeting of the ANC to consider the appeal or application was held;

(c) Whether proper notice of that meeting was given by the ANC;

(d) The number of members of the ANC that constitutes a quorum and the number of members present at the meeting;

(e) The issues and concerns of the ANC about the appeal or application, as related to the standards of the Zoning Regulations against the appeal or application must be judged;

(f) The recommendation, if any, of the ANC as to the disposition of the appeal or application;

(g) The vote on the motion to adopt the report to the Board;

(h) The name of the person who is authorized by the ANC to present the report; and

(i) The signature of the chairperson or vice-chairperson of the ANC.

3115.2 The Board shall give "great weight" to the written report of the ANC, as required by No. 1-261, D.C. Code, 1982 ed.

3115.3 In the event the ANC submits its report on the basis of understandings, agreements, or meetings with the appellant, or applicant which later are modified by appellant or applicant, the designated representative of the ANC may comment orally concerning the specific inconsistencies. No other new matters may be presented orally by the designated representative of the ANC.