HUNTON & WILLIAMS

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RICHARD L. AGUGLIA
DIRECT DIAL: 202-955-1634
EMAIL: raguglia@hunton.com

FILE NO: 66266.000002

June 16, 2005

By Hand Delivery

Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210 South
441 4th Street, N.W.
Washington, D.C. 20001

D.C. OFFICE OF ZONING
2005 JUN 16 PM 2:45

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

Dear Mr. Griffis:

On behalf of the property owners (see attached authorization), we hereby oppose the application in this case for the following reasons:

1. The application is not timely and should be dismissed as a preliminary matter;
2. The reasons for the application, that is, to overturn the zoning administrator's approval of building permits for the subject property, are without merit.

A memorandum in support of our Motion to Dismiss and opposition is attached.

We note that appellant has submitted no supplemental documentation in support of its application within 14 days of the hearing to be held on June 21, 2005 as required by the zoning regulations.

We also draw to the Board's attention that this case is tied to BZA Appeal No. 17285, involving the same property, alleging that the retaining wall and fill dirt (in that case) constitute a structure which violates the zoning regulations (a point we vigorously deny) and when combined with the size of the house (the appeal in this case), exceed the maximum FAR and lot occupancy under the WHOD. We submit that this appeal is frivolous and just another attempt to harass the property owners.

BZA
Case No. 17311
Exhibit No. 17

Board of Zoning Adjustment
District of Columbia
CASE NO. 17311
EXHIBIT NO. 17

Finally, we vigorously oppose any request by appellant to continue the hearing in this case. The property owners need closure on these cases as these disputes involve their personal residence.

Sincerely,

Richard L. Aguglia

Richard L. Aguglia

Enclosure

By Hand Delivery

cc: William Spencer, Vice President - PCA
c/o Marian Riedy, Esq.

Lisa Bell, Esq.
Senior Counsel, DCRA

Corey Buffo, Esq.
Acting Zoning Administrator

By Mail

ANC 3D
c/o Alma Gates

TO: Board of Zoning Adjustment for the District of Columbia

FROM: Frank Economides
Dina Economides

RE Agent Authorization
BZA Appeal No. 17311 (4825 Dexter Terrace, NW)

Please be advised that Richard L. Aguglia, Esq. of Hunton & Williams LLP has been retained to represent us in this case and this authorization includes the power to bind us in this case.

Frank Economides — DATE 6.13.05

Dina Economides — DATE 6.13.05

PAGE 1/1 * RCVD AT 6/14/2005 7:20:52 AM [Eastern Daylight Time] * SVR:RIRIGHTFAX/5 * DNIS:22201 * CSID:2023378252 * DURATION (mm-ss):00-56

MEMORANDUM
IN SUPPORT OF MOTION TO DISMISS
AND OPPOSITION TO APPLICATION NO. 17311

1. The application is untimely and should be dismissed.

The application was filed on February 23, 2005 by the Palisades Civic Association ("PCA"). The house in dispute is located at 4825 Dexter Terrace, NW, is zoned WH/R-1-A, and was built and under roof in November, 2003, more than 1 year prior to the filing of the instant application. See attached affidavit and applications for building permits as well as the building permits issued (Exhibits 1 and 2). PCA had notice of the initial building permit in February of 2003, as evidenced by its own newsletter, which reads in pertinent part as follows:

> "Residential Construction Zoning Alert.
>
> During the last months of 2002, applications for, or building permits have been issued by the city for the following properties in the Palisades/Kent area:
>
> - 4825 Dexter Terrace res. renovation and addition $375,000, Economides Development"
> (Exh 3)

The razing of the pre-existing house at this site and the construction of the existing house have been under intense scrutiny by the neighbors since December of 2002. See attached affidavit of Harry Gates, husband of ANC 3D Chair Alma Gates (Exhibit 4), which was part of BZA appeal number 17285, wherein Mr. Gates stated . . . "as was the case for many persons in our general neighborhood, I was aware that the house at 4825 Dexter Terrace was demolished starting some time in December 2002." Also attached as part of Exhibit 4 is an affidavit from Patrick Carome, another neighbor and appellant in BZA Case No. 17285 (appeal of retaining wall at subject property), wherein Mr. Carome stated with respect to the subject property:

"9. I generally recall that in very late 2003 and early 2004, when there was again little or no foliage on the trees in Wesley Heights Park, construction activity was continuing on a new house in the general area where the old house has been razed starting in December 2002."

Stop work orders (SWO's) regarding the subject house were issued by DCRA in the summer of 2003 and again in November of 2004 at the neighbors' request. Various documents and photos demonstrating a substantially completed house in late 2003/early 2004 from a related case, BZA Case No. 17285 are attached hereto for convenience. For example, on 10/21/04, "Elsie Carome and 20 neighbors" filed a complaint with DCRA with respect to the house construction with photos of the house as early as summer 2004. See Exhibits 5 and 6. These documents conclusively demonstrate that PCA knew of the construction of the new house from its inception, yet waited for over 1 year to bring this appeal.

Accordingly, the application "flunks" the 60 day notice or knowledge test and the 10 day under roof test set forth in Section 3112 of the Zoning Regulations, and should be dismissed.

2. The application has no merit.

We address each allegation in the application in the order presented as follows:

Allegation No. 1.

The mass and height of the house violates the WHOD by excessively blocking light and air from adjacent public and private property, citing 11 DCMR § 1541.3.

Response: Section1541.3 refers to a goal of preserving "access to air and light" which is not a mandatory condition. This was not a principal purpose of the WHOD, as evidenced by its legislative history, and is so broad as to be unenforceable. Strictly construed, any new structure of any kind or size built in the WHOD would block access to air and light. It should be noted that the subject house is no larger than surrounding houses and the lot is

steeply sloped toward parkland, making a fair portion of the front of the house not visible from the street. See Exhibit 7.

Allegation No. 2.

The height of the house including chimneys and other above-roof projections as well as the number of stories does not comply with the height restriction of the Zoning Code.

Response: The height of the house as measured from the finished grade level at the middle of the front of the house to the ceiling of the top story does not exceed 40' or 3 stories. See attached affidavit (Exhibit 8). Chimneys are excluded from this computation as chimneys must be above the roof line under the building code for fire safety purposes. 11 DCMR § 199.1 (Building, height of).

Allegation No. 3.

The GFA of the house, alone or with accessory structures, exceeds that permitted in the WHOD.

Response: The GFA of the house calculated in accordance with the requirements of the WHOD[1] do not exceed those requirements. See attached affidavit (Exhibit 8).

It is to be noted that, as stated in depth in the property owner's briefs in Appeal No. 17285, the retaining wall and fill dirt are not an accessory structure that counts towards GFA, but part of landscaping subject only to being built in accordance with the D.C. Building Code. 11 DCMR § 2503.3.

[1] See DCMR § 1543.3.

Allegation No. 4.

The house, when combined with the retaining wall, exceeds the maximum lot occupancy under the WHOD.

Response: The retaining wall is not a structure for purposes of calculating maximum lot occupancy and the house occupies 16.4% of the lot which does not violate the maximum lot occupancy under the WHOD of 30%.[2] See attached affidavit (Exhibit 8).

Allegation No. 5.

The construction of a 3 car garage is prohibited under the zoning regulations.

Response: Section 201.1(h) of the Zoning Regulations cited by the PCA refers to a limitation on 2 car garages if these garages are the principal use in a R-1 district. The garages on the subject property are not the principal use, the house is. Sample pictures of 3 and 4 car garages in the neighborhood are attached for reference as Exhibit 9.

CONCLUSION

For the reasons cited, the appeal in this case should be dismissed.

Respectfully submitted,

HUNTON & WILLIAMS LLP

By: Richard L. Aguglia
Richard L. Aguglia

[2] Under 11 DCMR § 1543.2, no structure may occupy an area in excess of 30% of the lot with exceptions not applicable here.

LIST OF EXHIBITS

Description	No.
• Affidavit of Frank C. Economides regarding when house was under roof	1
• Applications and Building Permits	2
• PCA February 2003 Newsletter (cover page and page 10)	3
• Affidavit of Harry Gates and Patrick Carome from BZA Appeal No. 17285	4
• Sample Stop Work Orders Issued by DCRA in 11/04	5
• Various Exhibits from BZA Appeal No. 17285	6
• Pictures of Subject Property	7
• Affidavit of David Jones, architect, regarding height, GFA and lot occupancy of subject property	8
• Sample pictures of 3 car garages in the Wesley Heights area	9

AFFIDAVIT OF FRANK C. ECONOMIDES

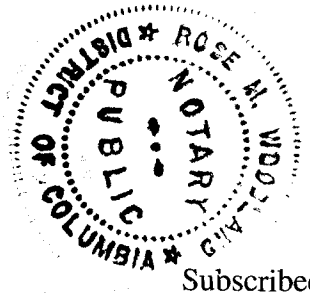
Affiant, first being duly sworn, under oath, deposes and says as follows:

1. My name is Frank C. Economides and I am an adult citizen of the U.S. of sound mind to make this affidavit.

2. I am the co-owner of the house which is the subject of BZA Appeal No. 17311 located at 4825 Dexter Terrace, N.W., Washington, D.C.

3. To the best of my knowledge and belief, the house I co-own at 4825 Dexter Terrace, NW was under roof, that is, sealed from the elements, by Stay Dry Roofing and substantially complete on or about the month of November, 2003.

Further affiant sayeth not.



FRANK ECONOMIDES

Subscribed to and sworn before me this 15th day of June, 2005.

Rose M. Woodland
Notary Public, DC

My commission expires: Notary Public, District of Columbia My Commission Expires March 31, 2006

02-00228

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	O.G. No.:	R-1-A			By:
H.P.A. No.:	S.L. No.:	Ward No.:	Receipt No.:	Date:	Receipt No.:

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA-33 (Rev. 10/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7050)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
By: _____ Date _____

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
4825 Dexter Terrace, NW		806	1381	9/26/02

5. Owner of Building or Property:	6. Address: *(include Zip)*	7. Phone:
Frank & Dina Economides	4825 Dexter Terrace, NW Washington, DC 20007	Work: 202-321-3334 Home:

8. Agent for Owner: *(if applicable)*	9. Address: *(include Zip)*	10. Phone:
Tom Hromada	RAPID PERMIT SERVICE 7711 Garrison Road #200 Landover Hills, MD 20784 301-731-4767	Work: 301-731-4767 Home:

11. Type of Proposed Work *(check all applicable boxes)*:

- ☐ New Building
- ☒ Addition
- ☒ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☐ Other *(Specify)* _____

12. Description of Proposed Work:

Renovation and addition to single family Dwelling as per plans.

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only
Single Family Dwelling	2½	1	Miscellaneous FEE $
16. Proposed Use(s) of Building or Property:	**17. Prop. No. of Stories of Bldg.:**	**18. Prop. No. of Dwelling Units:**	By: Date:
Single Family Dwelling	2½	1	

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve **disturbing the earth** or razing a building?
ASAP	ASAP	☐ Pick-up Truck ☐ Dumpster ☐ Other *(specify)*:	☒ Yes, answer **q. 23** ☐ No, SKIP **q. 23-27**

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
☒ Yes, answer **q. 24-25** ☐ No, SKIP **q. 24-25**	Super silt Fence	sq. ft.		sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
Complete Section C if the proposed work is **razing a building.** (Page 2)
Complete Section D if the proposed work is a **retaining wall.** (Page 2)
Complete Section E if the proposed work is a **fence.** (Page 3)
Complete Section F if the proposed work is a **shed/garage.** (Page 3)
Complete Section G if the proposed work is an **awning.** (Page 3)
Complete Section H if the proposed work is a **sign.** (Page 3)

2-0307 wd-375

OFFICIAL USE ONLY				
	R	P	A	
M				
P				
E				W ☐ Yes ☐ No
F				PLANS
S				☐ No ☐ Sm. ☐ Lg.

140.00

2

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: *(include Zip)*	31. Phone:
David Jones Architects		1739 Connecticut Avenue NW Washington, DC 20009	202-332-1200
32. Engineer's Name:	**33. Lic. No.:**	**34. Engineer's Address: *(include Zip)***	**35. Phone:**
CAS Engineering		106 West Ridgeville Blvd #101 Mount Airy, MD 21771	301-607-8031
36. Building Contractor's Name:	**36A. Lic. No.:**	**37. Contractor's Address:**	**38. Phone:**

39. Type of Construction	40. Fire Suppression:	41. Booster Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%):
☐ Masonry ☐ Steel ☒ Wood ☐ Other: ☒ Concrete	☒ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☐ None ☐ Other:	☐ New ☐ Existing ☐ None	25,810.5 sq. ft.	a. Building: 13.8 % b. Paved Area: 14.8 % c. Greenery: 71.4 %

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. Projection beyond building line?
4992 sq. ft.	8186 sq. ft.	☒ All ☐ Floors _____	☐ Yes, answer q. 48-52 ☒ No, SKIP q. 48-52

48. Number and type of **projection:**	49. Distance of **projection:**	50. Width of **projection:**	51. Width of building frontage: ft. 52. Signature of Owner **(projection only):**
—	—	—	— 12971

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Engineer?
☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes, answer q. 57 ☒ No, SKIP q. 57		☐ Yes, cert. is attached ☒ No

59. Estimated Cost of Work:
(a) New/Add.: $ 225,000
(b) Alt/Rep.: $ 150,000
Total: $ 375,000

60. Volume of New Bldg. or Addition: ~~31,940~~ 158,000 cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE	New Const. FEE	Filing Fee	TOTAL PERMIT FEE
$ 3030	$ 3160.00	$ 375.00	$ 5815.00
By:	By:	By:	By:
Date: 11/24/02	Date: 10/8/02	Date:	Date: 10/8/02

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: *(include Zip)*	63. Phone:

64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:	67. Raze Method:

68. Building Material:	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Water Connection:
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in.

74. Plumber's Name:	75. Lic. No.	76. Length: ft.	77. Width: ft.	78. Height: ft.	79. Volume: cu. ft.	80. Party Wall?
						☐ Yes ☐ No

81. Asbestos in the Building?	82. Raze Contractor Signature:	OFFICIAL USE ONLY
☐ No ☐ Yes, Location _____	83. Owner's Signature:	FEE $ By: Date:

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations

84. Cost of Work:	85. Material:	86. Height: ft.	87. Color:	88. Location:
$				☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application.

89. Signature of Adjoining Owner:	90. Phone: Work / Home	OFFICIAL USE ONLY
91. Address of Adjoining Owner:	92. Lot: 93. Square:	FEE $ By: Date:

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

The fence will not obstruct any accessible parking required by D.C. Zoning Regulations

94. Material and type:	95. Height: ft.	96. Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work Home	
100. Address of Adjoining Owner:	101. Lot:	102. Square:

OFFICIAL USE ONLY		
FEE	By:	Date:
$		

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number:	104. Length: ft.	105. Width: ft.	106. Area: sq. ft.	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: $
110. Material of Roof:	111. Material of Sides:	112. Wall thickness:: ☐ External ( ) inches ☐ Party ( ) inches				113. Color:

OFFICIAL USE ONLY	
FEE	
$	
By:	Date:

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line ____ in. Beyond pt. of attachm. ____ in.	118. Height of lowest part of awning: (a) ____ ft above sidewalk (b) ____ ft above parking (c) ____ ft above grade

119. Material of Frame:	120. Material of Covering:	121. Lettering on Awning? ☐ Yes ☐ No	122. Fixed posts? ☐ Yes ☐ No	123. Over sidewalk cafe? ☐ Yes ☐ No

OFFICIAL USE ONLY	
FEE	
$	
By:	Date:

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Signs? ☐ Yes, answer q. 126-132 ☐ No, SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Fluoresc. ☐ Neon	127. Power ____ VA	128. Electrical Contractor: Lic. No.:

129. Address of Electrical Contractor *(include Zip)*	130. Signature of Licensed Electrician:	131. Phone:	132. License No.:

133. Height relative to building and ground: (a) ____ ft ____ in above sidewalk (b) ____ ft ____ in above roof (c) ____ ft ____ in is bldg height (d) ____ ft ____ in above projection or window (e) ____ ft ____ in from roof to sign's bottom	134. Material of Sign:	135. Type of Sign:	136. Color:

137. Width: ft.	138. Length: ft.	139. Area of Sign: sq. ft.	140. Width of Business Frontage: ft.

141. C of O Number for Building:	142. Sign Contractor Lic. No.:
143. Sign Contractor's Address:	144. Phone:

OFFICIAL USE ONLY					
Sign FEE		Elect. FEE		Total FEE	
$		$		$	
By:	Date:	By:	Date:	BY:	Date:

(I) APPLICANT'S SIGNATURE:

A. **OWNER:** I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner:_____ Address:_____ Date:_____

B. **AGENT:** I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: Tom Mazzarella Address: RAPID PERMIT SERVICE 7711 Garrison Road #200 Landover Hills, MD 20784 301-731-4767 Date: 9/25/02

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- ☐ 1. Fine Arts by: _____ Date: _____
- ☐ 2. Historic by: _____ Date: _____
- ☐ 3. PADC by: _____ Date: _____
- ☐ 4. Cap. Gateway by: _____ Date: _____
- ☐ 5. W.H./ Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. RLA by: _____ Date: _____
- ☐ 10. Rental Accom. by: _____ Date: _____
- ☐ 11. Chinatown Distr. by: _____ Date: _____
- ☐ 12. Utility Clearance by: _____ Date: _____
- ☐ 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DPW — Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DPW - Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA - Erosion Control
  Cleared by: _____ Date: 7/30/02

Restrictions of the Permit:
CLEARED FOR EIS 9.26.02

C. PLANS AND APPLICATION APPROVAL

- ☐ 1. Information Counter by: _____ Date: 9/26/02
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept. by: _____ Date: _____
- ☑ 3. Zoning by: _____ Date: 11/20/02
  Zoning Update by: _____ Date: _____
- ☐ 4. DPW - Permit and Records Division/Deposit #
  Sidewalk Deposit $_____ Driveway Deposit $_____
  by: _____ Date: _____
- ☐ 5. Water/Sewer Design Branch
  Consumer Eng. by: _____ Date: 10/20/02
- ☑ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No.: _____
    by: _____ Date: _____
  - ☑ Erosion Control by: _____ Date: 11/18/02
  - ☐ Storm Water Mgmt. by: _____ Date: 11-18-02
    Plan No. _____
- ☑ 7. Mechanical Eng. Review by: _____ Date: 11/18/02
- ☑ 8. Plumbing Eng. Review by: _____ Date: 10/22/02
- ☑ 9. Electrical Eng. Review by: _____ Date: 10/24/02
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date: _____
  - ☐ (b) Medical X-ray. Plan Rev. by: _____ Date: _____
- ☐ 11. D.C. Fire Dept. (Fire Prevention Plan Review Section) by: _____ Date: 10/22/02
- ☐ 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rev. by: _____ Date: _____
- ☐ 14 Construction Insp. Branch (Field Check) by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: _____ Date: _____
- ☑ 16. Structural Eng. by: _____ Date: 11/24/02
- ☐ 17. Permit and Certificate Issuance Counter By: _____ Date: _____

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639

Time D.C. By: _____ Date: 11/26/02

ZONING

C of O Number _____ Date _____
Existing Use(s) _____

- ☐ New bldg.
- ☐ P.O.D.
- ☐ File in room 329

Job No.:	BZA Case No.:	PUD Order No.:

DPW — PUBLIC SPACE

Street Name: _____
Street Width: _____
Road Width: _____
Sidewalk Width: _____
Parking: _____
Restrictions: _____

PERMIT NO. B425076

(Rev. 4/96)

BUILDING PERMIT/ADD/A & R/ NEW CONST. LOT 0806 SQUARE 1361

PLUMBING-GASFITTING-REFRIGERATION PERMIT XX

PERMIT

OWNER: FRANK & DINA ECONOMIDES

ADDRESS: 4625 DEXTER TERRACE N.W.

PERMIT FEE $2,971.00

XXXPHONE:

11/26/02

XCONTRACTORX

XXXADDRESS:

RENOVATION & ADDITION TO SINGLE FAMILY DWELLING AS PER PLANS.
CLEARED FOR HIS.

ZONE: WHOD/R1A 2 1/2 STORIES SFD

OWNER'S ADDRESS: SAME

Store# 0001 D.C. GOVERNMENT
OTR/DCRA CASHIER OFFICE
Req# 5 11/26/02 at 14:46 Clk# 6
Receipt# 294393 Amount $**2,971.00
EB2201215 BUILD STRUCTURE & EQUI

to perform the work described herein at the address shown above under the conditions stated on BOTH sides of this permit. Authorized work and conditions of performance thereof:

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
FOR INSPECTIONS CALL 727-7519
442-4641

D CLARK
DIRECTOR

Chief, Permit Issuance Branch

By
Permit Clerk

OFFICE COPY

PRE-FILE NUMBERS		ZONING DISTRICT	FILE NUMBER	PERMIT NUMBER	
P.A.D.C. No.:	C.G. No.:				By:
H.P.A. No.:	S.L. No.:	Ward No.:	Receipt No.:	Date:	Receipt No.:

★ ★ ★ GOVERNMENT OF THE DISTRICT OF COLUMBIA

BLRA-33 (Rev. 10/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION; PERMIT PROCESSING DIVISION (727-7050)

APPLICATION FOR CONSTRUCTION PERMITS ON PRIVATE PROPERTY

(PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS OR ON PAGE 4)

CLEARANCE TO FILE
BY: Date:

ERASING, CROSSING OUT, WHITING OUT, OR OTHERWISE ALTERING ANY ENTERED INFORMATION WILL VOID THIS APPLICATION

(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 27

1. Address of Proposed Work:	Suite No.:	2. Lot:	3. Square:	4. Application Date:
4825 Dexter Terrace, NW		806	1381	6/27/03

5. Owner of Building or Property:	6. Address: (include Zip)	7. Phone:
Frank & Dina Economides	4825 Dexter Terrace, NW Wash, DC 20007	Work: 202-321-3334 Home:

8. Agent for Owner: (if applicable)	9. Address: (include Zip)	10. Phone:
Tom Hromada	RAPID PERMIT SERVICE 7711 Garrison Road #200 Landover Hills, MD 20784 301-731-4767 Tom Hromada	Work: 301-731-4767 Home:

11. Type of Proposed Work *(check all applicable boxes)*:

- ☐ New Building
- ☐ Addition
- ☐ Alteration and Repair
- ☐ Raze Building
- ☐ Retaining Wall
- ☐ Fence
- ☐ Shed
- ☐ Awning
- ☐ Garage
- ☐ Sign
- ☑ Other (Specify) Revision

12. Description of Proposed Work:

Revise description of work to read construct new s.f.d. as per plans as per DC Inspector.

13. Existing Use(s) of Building or Property:	14. Ex. No. of Stories of Bldg.:	15. Ex. No. of Dwelling Units:	Official Use Only
SFD	2½	1	Miscellaneous FEE $ 75.00
16. Proposed Use(s) of Building or Property:	**17. Prop. No. of Stories of Bldg.:**	**18. Prop. No. of Dwelling Units:**	By: Date: 7/2/03
SFD	2½	1	

19. Starting Date of Work:	20. Completion Date of Work:	21. Method of Removing Construction Debris:	22. Does the proposed work involve **disturbing the earth** or razing a building?
ASAP	ASAP	☐ Pick-up Truck ☐ Dumpster ☐ Other (specify) N/A	☐ Yes, answer q. 23 ☐ No, SKIP to q. 23-27

23. Is the area of disturbed earth more than 50 sq. ft.?	24. Soil Erosion Control Methods:	25. Area of Offsite Drainage:	26. No. of Footings or Columns:	27. Size of Footings of Columns:
☐ Yes, answer q. 24-25 ☐ No, SKIP q. 24-25	—	— sq. ft.	—	— sq. ft.

ALWAYS SIGN THE APPLICATION ON PAGE 3 (SECTION I).

Complete Section B if the proposed work is **new building, addition or alteration.** (Page 2)
Complete Section C if the proposed work is **razing a building.** (Page 2)
Complete Section D if the proposed work is a **retaining wall.** (Page 2)
Complete Section E if the proposed work is a **fence.** (Page 3)
Complete Section F if the proposed work is a **shed/garage.** (Page 3)
Complete Section G if the proposed work is an **awning.** (Page 3)
Complete Section H if the proposed work is a **sign.** (Page 3)

OFFICIAL USE ONLY

	B	P	H	A
M				
P				
E				
F				
S				

W ☐ Yes ☐ No
PLANS
☐ No
☐ Sm ☐ Lg

0307 wil-375

(B) NEW BUILDING, ADDITION, & ALTERATION (COMPLETE ITEMS 28 THRU 60)

28. Architect's Name:	29. Lic. No.:	30. Architect's Address: *(include Zip)*	31. Phone:
32. Engineer's Name:	33. Lic. No.:	34. Engineer's Address: *(include Zip)*	35. Phone:
36. Building Contractor's Name:	36A. Lic. No.:	37. Contractor's Address:	38. Phone:

39. Type of Construction	40. Fire Suppression:	41. Booster Pump:	42. Total Lot Area:	43. Breakdown of Lot Area (= 100%):
☐ Masonry ☐ Steel ☐ Wood ☐ Other: ☐ Concrete	☐ Fully Sprinklered ☐ Standpipe System ☐ Partially Sprinklered ☐ None ☐ Other: _____	☐ New ☐ Existing ☐ None	sq. ft.	a. Building: ____ % b. Paved Area: ____ % c. Greenery: ____ %

44. Present Gross Floor Area of Bldg.:	45. Proposed Gross Floor Area of Bldg:	46. Floors involved in this permit:	47. **Projection beyond building line?**
sq. ft.	sq. ft.	☐ All ☐ Floors _____	☐ Yes, answer q. 48-52 ☐ No, SKIP q. 48-52

48. Number and type of **projection:**	49. Distance of **projection:**	50. Width of **projection:**	51. Width of building frontage: ft. 52. Signature of Owner **(projection only)**:

53. Water or Sewer Excavation?	54. Driveway Construction?	55. Sheeting/Shoring Necessary?	56. Elevators involved?	57. No. and type of elev.:	58. Plans Certified by Engineer?
☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes, answer q. 57 ☐ No, SKIP q. 57		☐ Yes, cert. is attached ☐ No

59. Estimated Cost of Work:
(a) New/Add.: $ _____
(b) Alt/Rep.: $ _____
Total: $

60. Volume of New Bldg. or Addition: cubic ft.

OFFICIAL USE ONLY

Alter/Repair FEE		New Const. FEE		Filing Fee		TOTAL PERMIT FEE	
$		$		$		$	
By:	Date:	By:	Date:	By:	Date:	By:	Date:

(C) RAZING A BUILDING (COMPLETE ITEMS 61 THRU 83)

61. Raze Contractor's Name:	62. Contractor's Address: *(include Zip)*	63. Phone:
64. Insurance Company:	65. Policy or Certif. No.:	66. Expir. Date:
67. Raze Method:		

68. Building Material:	69. Raze Entire Building?	70. Building Condemned?	70A. Building Vacant?	71. Public Space Vault?	72. Disconnect Water and/or Sewer?	73. Size of Water Connection:
	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	in.

74. Plumber's Name:	75. Lic. No.	76. Length: ft.	77. Width: ft.	78. Height: ft.	79. Volume: cu. ft.	80. Party Wall?
						☐ Yes ☐ No

81. Asbestos in the Building?
☐ No ☐ Yes, Location _____

82. Raze Contractor Signature:

83. Owner's Signature:

OFFICIAL USE ONLY

FEE	By:	Date:
$		

(D) RETAINING WALL (COMPLETE ITEMS 84 THRU 93)

The retaining wall will not obstruct any accessible parking required by D.C. Zoning Regulations.

84. Cost of Work:	85. Material:	86. Height: ft.	87. Color:	88. Location:
$				☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land*

* If party wall, the owner of the adjoining property must agree to the erection of the retaining wall and this application.

89. Signature of Adjoining Owner:	90. Phone: Work / Home	**OFFICIAL USE ONLY**
91. Address of Adjoining Owner:	92. Lot: / 93. Square:	FEE / By: / Date:

(E) FENCE (COMPLETE ITEMS 94 THRU 102)

The fence will not obstruct any accessible parking required by D.C. Zoning Regulations

94. Material and type:	95. Height: ft.	96. Color:	97. Location: ☐ Entirely on Owner's Land ☐ Party Line with Adjacent Neighboring Land *

* If party fence, the owner of the adjoining property must agree to the erection of the fence and this application.

98. Signature of Adjoining Owner:	99. Phone: Work Home	OFFICIAL USE ONLY FEE $	BY:	Date:
100. Address of Adjoining Owner:	101. Lot:	102. Square:		

(F) SHED OR GARAGE (COMPLETE ITEMS 103 THRU 113)

103. Number:	104. Length: ft.	105. Width: ft.	106. Area: sq. ft.	107. Height: ft.	108. Volume: cu. ft.	109. Estimated Cost of Work: $	OFFICIAL USE ONLY FEE $ BY: Date:
110. Material of Roof:	111. Material of Sides:	112. Wall thickness: ☐ External ( ) inches ☐ Party ( ) inches				113. Color:	

(G) AWNING (COMPLETE ITEMS 114 THRU 123)

114. Number:	115. Color:	116. Type: ☐ Folding ☐ Fixed	117. Projections: Beyond bldg. line ____ in. Beyond pt. of attachm. ____ in.			118. Height of lowest part of awning: (a) ____ ft above sidewalk (b) ____ ft above parking (c) ____ ft above grade	OFFICIAL USE ONLY FEE $ BY: Date:
119. Material of Frame:	120. Material of Covering:	121. Lettering on Awning? ☐ Yes ☐ No	122. Fixed posts? ☐ Yes ☐ No	123. Over sidewalk cafe? ☐ Yes ☐ No			

(H) SIGN (COMPLETE ITEMS 124 THRU 144)

124. Number:	125. Electric Sign? ☐ Yes, answer q. 126-132 ☐ No, SKIP q. 126-132	126. Type: ☐ Incandes. ☐ Fluoresc. ☐ Neon	127. Power ____ VA	128. Electrical Contractor: Lic. No.	
129. Address of Electrical Contractor *(include Zip)*		130. Signature of Licensed Electrician:	131. Phone:	132. License No.:	
133. Height relative to building and ground: (a) ____ ft ____ in above sidewalk (b) ____ ft ____ in above roof (c) ____ ft ____ in is bldg height (d) ____ ft ____ in above projection or window (e) ____ ft ____ in from roof to sign's bottom		134. Material of Sign:	135. Type of Sign:	136. Color:	
		137. Width: ft.	138. Length: ft.	139. Area of Sign: sq. ft.	140. Width of Business Frontage: ft.
141. C of O Number for Building:	142. Sign Contractor Lic. No.				
143. Sign Contractor's Address:		144. Phone:			

OFFICIAL USE ONLY					
Sign FEE		Elect. FEE		Total FEE	
$		$		$	
By:	Date:	By:	Date:	BY:	Date:

(I) APPLICANT'S SIGNATURE

A **OWNER:** I hereby certify that I am the owner of the property; that the application and plans are complete and correct to the best of my knowledge; and that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Owner: _____ Address: _____ Date: _____

B. **AGENT:** I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge. The owner has assured me that if a permit (or permits) is issued, the construction will conform to the D.C. Construction Codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature of Agent: Tom Hromada Address: RAPID PERMIT SERVICE 7711 Garrison Road #200 Landover Hills, MD 20784 301-731-4767 Tom Hromada Date: 6/7/07

(J) APPROVALS (DO NOT WRITE ON THIS PAGE; OFFICIAL USE ONLY):

A. PERMIT CONTROL

- ☐ 1. Fine Arts by: _____ Date: _____
- ☐ 2. Historic by: _____ Date: _____
- ☐ 3. PADC by: _____ Date: _____
- ☐ 4. Cap. Gateway by: _____ Date: _____
- ☐ 5. W.H./ Obs. Precinct by: _____ Date: _____
- ☐ 6. Flood Control by: _____ Date: _____
- ☐ 7. WMATA by: _____ Date: _____
- ☐ 8. Condem. by: _____ Date: _____
- ☐ 9. RLA by: _____ Date: _____
- ☐ 10. Rental Accom. by: _____ Date: _____
- ☐ 11. Chinatown Distr. by: _____ Date: _____
- ☐ 12. Utility Clearance by: _____ Date: _____
- ☐ 13. General Liability Ins. Policy Clearance by: _____ Date: _____

B. CLEARANCE TO FILE PLANS

- ☐ 1. Zoning by: _____ Date: _____
- ☐ 2. DPW — Permit and Records Division
  Access to Parking Street ☐ Street ☐ Alley
  Cleared by: _____ Date: _____
- ☐ 3. DPW - Consumer Engineer
  Cleared by: _____ Date: _____
- ☐ 4. ERA - Erosion Control
  Cleared by: _____ Date: _____

Restrictions of the Permit:

C. PLANS AND APPLICATION APPROVAL

- ☑ 1. Information Counter by: B.C Date: 6/27/03
- ☐ 2. Information Center by: _____ Date: _____
  - ☐ (a) ABC Board by: _____ Date: _____
  - ☐ (b) Noise Control by: _____ Date: _____
  - ☐ (c) Industrial Safety by: _____ Date: _____
  - ☐ (d) Vector Control by: _____ Date: _____
  - ☐ (e) D.C. Animal by: _____ Date: _____
  - ☐ (f) Police Dept. by: _____ Date: _____
- ☐ 3. Zoning by: _____ Date: _____
  Zoning Update by: _____ Date: _____
- ☐ 4. DPW - Permit and Records Division/Deposit #
  Sidewalk Deposit $_____ Driveway Deposit $_____
  by: _____ Date: _____
- ☐ 5. Water/Sewer Design Branch
  Consumer Eng. by: _____ Date: _____
- ☐ 6. Environmental Regulation Administration
  - ☐ Environmental Policy Review
    Control No.: _____
    by: _____ Date: _____
  - ☐ Erosion Control by: _____ Date: _____
  - ☐ Storm Water Mgmt. by: _____ Date: _____
    Plan No. _____
- ☐ 7. Mechanical Eng. Review by: _____ Date: _____
- ☐ 8. Plumbing Eng. Review by: _____ Date: _____
- ☐ 9. Electrical Eng. Review by: _____ Date: _____
- ☐ 10. Health Plan Review
  - ☐ (a) Food Plan Review by: _____ Date: _____
  - ☐ (b) Medical X-ray Plan Rev.
    by: _____ Date: _____
- ☐ 11. D.C. Fire Dept. (Fire Prevention Plan Review Section)
  by: _____ Date: _____
- ☐ 12. Elevator Plan Rev. Sec. by: _____ Date: _____
- ☐ 13. Plumbing Insp. Rev. by: _____ Date: _____
- ☐ 14. Construction Insp. Branch (Field Check)
  by: _____ Date: _____
- ☐ 15. Historic Pres. Div. by: _____ Date: _____
- ☐ 16. Structural Eng. by: _____ Date: 7/2/03
- ☐ 17. Permit and Certificate Issuance Counter
  By: _____ Date: _____
- ☐ 18. Q.C By: _____ Date: 7/2/03

TO REPORT WASTE, FRAUD, OR ABUSE BY ANY D.C. GOVERNMENT OFFICE OR OFFICIAL, CALL THE D.C. INSPECTOR GENERAL AT 1-800-521-1639

ZONING

C of O Number _____ Date _____
Existing Use(s) _____

- ☐ New bldg.
- ☐ P.O.D.
- ☐ File in room 329

Job No.:	BZA Case No.:	PUD Order No.:

DPW — PUBLIC SPACE

Street Name: _____
Street Width: _____
Road Width: _____
Sidewalk Width: _____
Parking: _____
Restrictions: _____

DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B452810

Date 7/2/03 (Type) MISC.

Address of work 4825 DEXTER TERRACE N.W.

Lot [illegible] Square

Permission is hereby granted to

TRAVIS J. DILLA (CONTRACTOR)

(Owner)

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

NO.

TOTAL PERMIT FEE $ 1381

FILING FEE $

DATE

FEE PAYABLE $ 75.00

Authorized work and conditions of performance thereof:

REVISION TO BLDG. PERMIT. #B425076.

REVISE DESCRIPTION OF WORK TO READ CONSTRUCT NEW SFD AS PER PLAND.AND DC INSPECTOI

FOR INSPECTIONS CALL 727-7580 442-4641

Builder---

Value $

No. of Bldgs.

Width of Bldgs.

Length

Height

No. of Stories 2½

Zone

To be occupied as SFD

Height of terrace above grade

Projections:

Address of owner SAME

Deposit No.

Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Chief, Permit Issuance Branch

By E. DYER

Permit Clerk

D. CLARK

DIRECTOR

32301

PERMIT

Store 0001 D.C. GOVERNMENT
07/02/03 16:27 Clk# 11
Rec# 015901 Amount ######75.00
EB22C1215 WASH STRUCTURE & EQUIT

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B452810

Date 7/2/03 (Type) MISC.

Address of work 4825 DEXTER TERRACE N.W.

Permission is hereby granted to

IVANKA DELA ECONOMISTS

(Owner)

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

REVISION TO BLDG. PERMIT. #B425076.
REVISE DESCRIPTION OF WORK TO READ CONSTRUCT NEW SFD AS PER PLAND.AND DC INSPECTOI

Lot Square

TOTAL PERMIT FEE $ 1381

FILING FEE $

NO. DATE

FEE PAYABLE $ 75.00

FOR INSPECTIONS CALL: 727-7562 442-4641

Builder--

Width of Bldgs. Length Height

Zone

Height of terrace above grade

Address of owner SAME

Deposit No. Amount $

Value $ No. of Bldgs.

No. of Stories 2½

To be occupied as SFD

Projections:

Chief, Permit Issuance Branch

By E. DYER
Permit Clerk

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

D. CLARK
DIRECTOR

32301

Store# 0001 D.C. GOVERNMENT
Reg# 015901 07/02/03 16:27 Clk# 11
Recpt# 011215 Account ######75.00
FEB2001215 BUILDING STRUCTURE & EQUI

A Newsletter of The Palisades Citizens Association

THE PALISADES NEWS

Representing The Greater Palisades Area www.palisadesdc.org Volume 14 No. 4, February 2003

PCA General Meeting

- Tuesday, February 4
- 7:30 PM
- Palisades Recreation Center
- General Membership vote on the proposed land swap between the Casey Mansion Foundation and National Park Service (see p. 2)
- General Membership vote on accepting the amendments to Title 11 of the DC Municipal Regulations as proposed by the ANC3D Task Force on Zoning (see p. 1)
- General Membership vote on various options for the abandoned house on Sherier Pl. at the entrance to the Rec Center (see story below)
- Councilmember Harold Brazil will give a brief presentation on economic development in the city
- A Valentine's cake to acknowledge and thank all of the teachers who reside and / or teach in the Palisades

Options for Abandoned House at 5136 Sherier Place

The abandoned house at 5136 Sherier Place has been an eyesore and a sore point for a long time. The DC Department of Parks and Recreation (DPR) has stated its intention to comply with community wishes regarding the disposition of this property. Over the course of the last year, five alternative courses of action have been suggested, but despite meetings and

Continued on page 5

ANC Zoning Task Force Proposes Building Height Revisions

The PCA Board of Directors voted unanimously to recommend to the general membership that it accept the following amendments to Title 11 of DC Municipal Regulations proposed by the ANC3D Task Force on Zoning:

Amendments

In §199.1 **delete** the following provision regarding the measurement of building height for private residences: *" ... the vertical distance measured from the level of the curb opposite the middle of the front of the building to the highest point of the roof or parapet."* and also **delete** language in the following paragraph reading: *" ... the height of the building may be measured from the finished grade level at the middle of the front of the building to the ceiling of the top story."*

and **replace** with: In those districts in which the height of building is limited to forty feet (40 ft.), the height of the building shall be measured from the natural grade level at the middle of the front of the building to the highest point of the roof or parapet; except the height of a building on a corner lot fronting two (2) or more streets shall be measured from the natural grade at the middle of the building side having the lowest elevation to the highest point of the roof or parapet.

In §400.3 **delete** *"in excess of that"* on the first line and **insert** *"not to exceed eight (8) feet and the floor area square footage (exterior footprint) shall not exceed*

Continued on page 9



New construction at the corner of MacArthur Blvd. and Chain Bridge Road will maintain much of the exterior stone facade of the old Sherier family home.

KUDOS....

■ to Sally Strain for her keen observation and quick action on alerting District agencies about a sinkhole developing on Potomac Avenue and Manning Place, and for her help in honoring and caring for Ida Marien at the end of her life.

Residential Construction Zoning Alert

During the last months of 2002, applications for, or building permits have been issued by the city for the following properties in the Palisades / Kent area:

- 2500 Chain Bridge Rd, $190,000, Greg Davis
- 2929 University Terr, new home, $850,000, Mary Clute
- 4444 47th St, one-story addition, $11,500, Ann Tillman
- 4457 MacArthur Blvd, 2nd floor addition, $34,945, Darrell & Mary Jane Ayers
- 4825 Dexter Terr, res. renovation and addition, $375,000, Economides Development
- 4826 47th St, 2nd floor renovation, $75,000, Christopher & Elizabeth Brown
- 4949 Sherier Pl, res. addition, $170,000, McCulough
- 5100 Fulton St, basement renovation, $65,000, Thomas Lee
- 5419 Hawthorne, basement renovation, $65,000, Caroline West
- 5425 Macomb St, retaining wall and garage construction, $10,000, A & V Pritzer
- 5819 Potomac Ave, $250,000, Tracy Stannard

Building Height Revisions, continued from page 9

ceiling of the top story: Montgomery County, MD; Prince William County, VA; Fairfax County, VA; Arlington County, VA; Philadelphia, PA; Toledo, OH; Albuquerque, NM. It should be noted that many of these jurisdictions limit a residence building to a height of 35' rather than the 40' in DC. We are willing to offer a separate zoning amendment to the regulations in order to limit the single family and duplex residential building height, and that it shall not exceed 35'. This would be more in keeping with the long existing character of the earlier housing stock in older neighborhoods that already exists within DC.

The commissioners of ANC3D recommend approval of these amendments to 11DCMR.

—Alan Z. Aiches, Chair, ANC3D Task Force on Zoning

Discovery Creek, continued from page 6

refunds or make-up classes). Registration begins February 3 for March, April and May classes.

TODDLER TREEHOUSE: For nature loving two and three year-olds with a sense of adventure and love for getting down and dirty. Class activities are designed for one child accompanied by one adult. Most classes include live animal encounters, outdoor activities, arts and crafts, story time and games. Each month will offer different themes in a three-part class series. Cost is $60 for non-members, $45 for members. Registration begins January 15 for spring classes, held from 9-10 AM. This program begins at the Schoolhouse in DC.

FEBRUARY'S *"Animal Adventures:"* Investigate the wonders of the animal kingdom as we fly into the world of birds, rally for reptiles and share tall tails.

Session 1: Fridays, February 7, 14 and 21

Session 2: Saturdays, February 8, 15, and 22

Session 3: Sundays, February 9, 16, and 23

MARCH'S *"Earthly Delights:"* Get down and dirty with soil surprises, meet some burrowing buddies and spelunk into the world of rocks.

Session 4: Fridays, March 7, 14, and 21

Session 5: Saturdays, March 8, 15, and 22

Session 6: Sundays, March 9, 16 and 23

APRIL'S *"Spring Fling:"* Say goodbye to those winter winds and welcome spring with fruit feasts, flower fun and color magic!

Session 7: Fridays, April 4, 11, and 18

Session 8: Saturdays, April 5, 12 and 19

Session 9: Sundays, April 6, 13 and 20

MAY'S *"Wings, Stings and Slimy Things:"* Go buggy over spring and don your antennae for fun with floating butterflies, buzzing bees and yucky, gooey, slimy things.

Session 10: Fridays, May 2, 9 and 16

Session 11: Saturdays, May, 3, 10 and 17

Session 12: Sundays, May 4, 11 and 18

FAMILY NIGHTS OUT: Investigate nature, take night hikes, make cool crafts, meet live animals, and socialize with friends from 6-8 PM! The cost is $25 per family, which includes activity supplies, light snacks and beverages, and take home souvenirs. Museum membership and reservations are required.

March 20: ***Astronomy Night!*** Reach for the stars as we explore the wonders of the night sky.

April 17: ***Camping Adventure!*** Enjoy s'mores and more around the campfire at Discovery Creek.

May 15: ***The Science of Yuck!*** Delight in all things yucky and uncover the gross side of science.

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Appeal of Patrick J. Carome of Building Permit No. B460927 4825 Dexter Terrace, NW Frank & Dina Economides, Owners	BZA Appeal No. 17285 Hearing Date: March 1, 2005

AFFIDAVIT OF HARRY GATES

I, Harry Gates, being duly sworn, depose and say:

1. My name is Harry Gates. I am over 18 years of age. I reside at 4911 Ashby Street, N.W., Washington, D.C., and have lived there since 1969.

2. My residence is several blocks away from 4825 Dexter Terrace, N.W.

3. Over the past eight or so years, I have had several occasions to see or speak with Frank and/or Dina Economides. For example, there occasionally have been neighborhood activities or functions when I either saw or interacted with one or both of them. I know that they and their children used to live at that address, and I know that they have been engaged in ongoing construction activity at that location for more than two years.

4. As was the case for many persons in our general neighborhood, I was aware that the house at 4825 Dexter Terrace was demolished starting sometime in December 2002.

5. In March of 2003, while I was doing some early Spring yard work in my front yard, Dina Economides stopped her car in front of my house and engaged me in conversation for about 15 or 20 minutes. During this conversation, she she talked about the demolition of her house at 4825 Dexter Terrace. She told me that the razing was not a planned event and that it had been necessitated by a construction accident. Specifically, she said that a bulldozer was

being used to do some work near the house and that it hit the corner of the house and damaged it, and that this required the whole house to be taken down for safety reasons.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on this 14 day of February, 2005.

Harry Gates

SUBSCRIBED AND SWORN TO before me, this 14th day of February, 2005.

Notary Public

My Commission Expires January 1, 2008

BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

Appeal of Patrick J. Carome of Building Permit No. B460927 4825 Dexter Terrace, NW Frank & Dina Economides, Owners	BZA Appeal No. 17285 Hearing Date: March 1, 2005

AFFIDAVIT OF PATRICK J. CAROME

I, Patrick J. Carome, being duly sworn, depose and say:

1. My name is Patrick J. Carome. I am the Appellant in the above-captioned Appeal. I reside with my wife and two children at 4747 Fulton Street, N.W., Washington, D.C. I am a partner in the law firm of Wilmer Cutler Pickering Hale and Dorr LLP. Although I am a lawyer licensed to practice law in the District of Columbia, I have not previously handled any significant matters involving the District's zoning laws.

2. I am submitting this Affidavit in this Appeal in order to respond to various assertions that I believe to be false or erroneous that were made in the "Opposition of the Property Owners" and accompanying materials, submitted to the Board of Zoning Adjustment (the "Board") by counsel for Frank and Dina Economides on or about February 25, 2005.

3. I filed the Appeal in this matter by personally hand-delivering the appropriate form and attachment to the Board's office on Monday, December 13, 2004. This was not more than 60 days after I first learned anything at all about the existence or substance of the building permit decision that is the subject of this Appeal.

4. My home is at the corner of Fulton and 49th Streets, N.W. The property that is directly across Fulton Street in front of my home is Wesley Heights Park, a heavily wooded and steeply sloped segment of parkland that is part of the Rock Creek Park system of federal parkland. The park is bounded by Fulton Street on its north, Foxhall Street on its east, 49th Street on its west, and a string of private residences (including 4825 Dexter Terrace) on its south. A running creek or stream extends the length of Wesley Heights Park, flowing east to west toward the Potomac River. The property that is directly across 49th Street from my house is Battery Kemble Park, which is a larger park that is also part of the Rock Creek Park system. Wesley Heights Park used to be fairly heavily used for recreational purposes, especially by persons walking, jogging or running along the trail

that runs through the middle of the park, linking Batter Kemble Park to the west with Glover Archibald to the east, across Foxhall Road.

5. After my family and I first moved to our house on Fulton Street in the Spring of 2001, we enjoyed taking walks along the walking/jogging trail that runs through the middle of Wesley Heights Park.

6. The garage and driveway of my home is on the 49th Street side of the house. When going anywhere by car from my house, I very rarely drive on Fulton Street because the easiest exits from the neighborhood are from Garfield Street (which has a traffic light at its intersection with Foxhall Road) and Ashby Street, which connects 49th Street to MacArthur Blvd.

7. I generally recall that, some time in Spring of 2002, there was an episode in which someone felled some large old-growth trees in the wooded area on the side of the ravine in Wesley Heights Park that is opposite from the front of my home. Only much later did I learn from public sources that the person who was responsible for that destruction was a man named Frank Economides who used to live at 4825 Dexter Terrace, N.W.

8. I was astonished to see the razing of the pre-existing house at 4825 Dexter Terrace, N.W. on the afternoon of Sunday, December 15, 2002. I recall that event clearly because it occurred during a Christmas party at my home, and the children in attendance were fascinated by it. Because this was winter time, the foliage on the trees in Wesley Heights Park was gone and it was possible to see the razing activity from our house.

9. I generally recall that, in very late 2003 and early 2004, when there was again little or no foliage on the trees in Wesley Heights Park, construction activity was continuing on a new house in the general area where the old house had been razed starting in December 2002.

10. Other than having a vague sense that construction was still happening off and on a lot across the heavily wooded Wesley Heights Park from my home, I was not monitoring whatever construction activity may have been going on at 4825 Dexter Terrace, N.W. during summer and early fall of 2004. Nor was I aware during that time period that a new structure was going up on or near the rear border of that lot, much less that a building permit had been issued by DCRA purporting to authorize the building of the exterior walls of such a structure.

11. My wife and I were out of town during significant portions of July and August 2004, including every weekend in July 2004 and the entire period of July 30 through August 14, 2004. During the parts of July and August 2004 when I was not out of town, I was extremely busy at work and was at home during daylight hours for only very limited periods of time.

12. In the summer and early fall of 2004 (as in previous summers), the foliage and plant growth within Wesley Heights Park prevented me from observing any construction activity that may have been going on in the rear yard of 4825 Dexter Terrace, N.W., from

my home on Fulton Street. As of that time frame, I had ceased to make regular visits into Wesley Heights Park, and had instead formed a habit of regularly walking in Battery Kemble Park, which is across 49th Street from my house. A principle reason for this is that I was angry and disgusted at the damage caused to Wesley Heights Park two years earlier because of the felling of old-growth trees in or near the park.

13. Before either mid or late October 2004, I was totally unaware that any building permit had been issued by the Department of Consumer and Regulatory Affairs ("DCRA") purporting to authorize the construction of a retaining wall or other structure in the rear yard of the property 4825 Dexter Terrace. The fact that such a permit was issued came to my attention from my wife, Elsie Carome, who, I later learned, first went to DCRA's permit center on October 13, 2004 to look for construction permits relating to 4825 Dexter Terrace. To the best of my knowledge, I was not aware that my wife had done this until some time after October 13, 2004, and I did not learn about or see the construction permit at issue in this Appeal until the latter part of October 2004.

14. I do not recall seeing any construction permits posted or displayed anywhere on the construction site at 4825 Dexter Terrace, N.W.

15. During the second half of 2004, I did not spend any time investigating or monitoring construction activity at the 4825 Dexter Terrace site before the latter half of October, which was shortly after I first realized that a wall structure was being erected in the vicinity of Wesley Heights Park.

16. To the best of my knowledge, I never saw or communicated with Frank Economides — or even knew who he was — before I introduced myself to him on the afternoon of Saturday, October 23, 2004.

17. I do not recall ever seeing any sort of construction "trailer" (i.e., a manufactured movable facility of a sort that might serve as an office at a commercial construction site) at or near the construction site at 4825 Dexter Terrace, including during the period of late October and early November when first I began to closely monitor construction activity there.

18. As of early December 2004, as I was preparing the initial filing in this Appeal and attempting to keep track of whether the Economides were continuing to violate the Stop Work Orders that were in effect at 4825 Dexter Terrace, I was paying close attention to whether construction activity was progressing on the massive walled terrace structure that the Economides have been erecting in their rear yard. At that time of the year, this was something that I could observe from the front windows of my home. I specifically recall that, as of the first weekend in December 2004, the top surface of the structure was brown, bare fill material. Some time shortly after that, and in close proximity to when I filed the Appeal, I noticed that the top of the structure was green and appeared to have been hurriedly covered with sod.

19. The photograph depicted on the first page of Exhibit 40 to my opening brief in this Appeal is a fair and accurate depiction of what the upper surface of the Walled Platform Structure looked like late in the day on December 2, 2004. As is true for all of the

photographs I have submitted as Exhibits in this Appeal (other than those shown in Exhibit 31), this photograph was taken with a camera that stores the date and time the photograph was created along with the digital image. The date and time that this digital image was created, according to the file itself, was December 2, 2004 at 4:34 p.m.

20. The photograph depicted in Exhibit 33 to my opening Brief is a fair and accurate depiction of what the upper surface of the Walled Platform Structure looked like as of February 2005. This is a view of the upper surface of the structure as seen from an area to the west of the Economides property, looking to the north; in the background are trees that stand in Wesley Heights Park and houses (including Appellant's) on Fulton Street.

21. On December 2 and 11, 2004, January 8, 2005, and February 27 and 28, 2005, I took digital photographs showing copies of what appear to be permit documents displayed in the bay window to the right of the front entrance of the partially constructed new house at 4825 Dexter Terrace. True copies of those photographs, which fairly and accurately depict the appearance of some or all of the panes of that window on the dates indicated, as well as blown-up details of some portions of some of those photographs, are included as Exhibit 74 in Volume 3 of Appellant's Appendix of Exhibits.

22. On November 3, 6, and 26, 2004, I took digital photographs of the front of the house being constructed at 4825 Dexter Terrace which happened to capture images of some of the same window panes that displayed building permits as described in the prior paragraph of this Affidavit. True copies of those photographs, which fairly and accurately depict the appearance of some or all of the panes of that window on the dates indicated, as well as blown-up details of some portions of some of those photographs, are included as Exhibit 75 in Volume 3 of Appellant's Appendix of Exhibits.

23. Today I examined the permits that are posted in the bay window to the right of the doorway of the new dwelling constructed at 4825 Dexter Terrace. The partially obscured document that reads "Mr. Permit" in the upper right-hand corner bears a facsimile footprint of December 13, 2004. This appears to be the same "Mr. Permit" document that is shown in Exhibit E to the Economides Opposition. A photograph of this "Mr. Permit" document that was taken today is shown on the last page of Exhibit 74 in Volume 3 of Appellant's Appendix of Exhibits. Based on the foregoing, I believe that the photographs of permits in Exhibit E were first taken after that date.

24. The photographs depicted in Exhibit 29 of Appellant's Appendix of Exhibits are fair and accurate representations of the appearance of the land in Wesley Heights Park in the areas immediately to the north of the Walled Platform Structure, as of December 2004 or early 2005.

25. The photograph depicted in Exhibit 30 of Appellant's Appendix of Exhibits is a fair and accurate representation of the current view of the Walled Platform Structure from the adjacent Tate residence, with the new dwelling at 4825 Dexter Terrace also visible in the background.

26. The photograph depicted in Exhibit 32 of Appellant's Appendix of Exhibits is a fair and accurate representation of the view of the upper surface of the Walled Platform Structure as viewed from a location off to the side of the 4825 Dexter Terrace site, with my home visible in the background. This photograph was taken on December 2, 2004.

27. The photograph depicted in Exhibit 33 of Appellant's Appendix of Exhibits is a fair and accurate representation of the recently sodded top surface of the Walled Platform Structure as of February 2005.

28. The photographs depicted in Exhibit 34 of Appellant's Appendix of Exhibits are a fair and accurate representation of how certain exterior areas of the mesa block wall of the Walled Platform Structure have appeared in recent months. The moist brown substance is mud or some similar substance that seems to have oozed through the cracks between the blocks.

29. The photographs depicted in Exhibit 35, 36, and 41of Appellant's Appendix of Exhibits are fair and accurate representations of portions of the exterior walls of the Walled Platform Structure as seen during recent weeks.

30. The photographs depicted in Exhibit 37 and 38 of Appellant's Appendix of Exhibits are fair and accurate representations of individually tagged mesa blocks in the outer walls of the Walled Platform Structure. Each tagged block contains a visible crack. These photos were taken on February 12 and 13, 2005. I counted more than 100 distinct cracked blocks on those days. Exhibit 39 of Appellant's Appendix of Exhibits is a graphic depiction of the locations of those cracked blocks.

31. The photographs depicted in Exhibit 42 of Appellant's Appendix of Exhibits are fair and accurate representations of the house that is under construction at 4825 Dexter Terrace. The second page of this exhibit is a photograph that was taken from my property on Fulton Street on February 12, 2005.

32. The photographs depicted in Exhibit 45 of Appellant's Appendix of Exhibits are a fair and accurate representation of the proximity of the north-facing exterior wall of the Walled Platform Structure to boundary markers of the U.S. National Park Service. These photographs were taken in mid-February, 2005.

33. The second and third photographs depicted in Exhibit 46 of Appellant's Appendix of Exhibits depict workmen engaged in what I understand and believe was illegal and unpermitted work at or near 4835 Dexter Terrace in early December 2004, during the pendency of Stop Work Orders issued by DCRA.

34. Exhibit 67 of Appellant's Appendix of Exhibits is a true and accurate copy of a Freedom of Information Act request that I submitted to DCRA on January 10, 2005. Aside from the document that is Exhibit 24 of Appellant's Appendix of Exhibits, I did not receive any documents in response to this FOIA request until February 21, 2005, when I received approximately 200 pages of documents, and February 25, 2005, when I received at least 200 additional pages of documents.

35. Exhibit 68 of Appellant's Appendix of Exhibits is a true and accurate copy of a written set of questions I sent to officials within DCRA on January 10, 2005. To the best of my knowledge, I have never received any response whatsoever to this request.

36. The photographs depicted in the first 3 pages of Exhibit 82 of Volume 3 of Appellant's Appendix of Exhibits are a fair and accurate representation of exterior portions of a parking garage attached to a high-rise apartment complex at 2801 New Mexico Ave., N.W. The Economides' counsel has contended (including in Exhibit E to their Opposition to my Appeal) that this parking garage is actually a retaining wall. The photograph depicted on the last page of Exhibit 82 of Volume 3 of Appellant's Appendix of Exhibits is a fair and accurate depiction of the structure that is depicted from another angle in a photograph contained in Economides' Exhibit E. This structure is a swimming pool that is attached to a 12-story apartment complex at 4101 Cathedral Avenue. There are no single-family dwellings near this complex.

37. The photographs depicted in Exhibit 83 of Volume 3 of Appellant's Appendix of Exhibits are a fair and accurate representation of what appears to be a walled platform structure behind a recently constructed residence at 4635 Dexter St., N.W. The Economides' counsel has contended (including in Exhibit 1D within the set of documents that are Exhibit 70 to my Appendix of Exhibits) that this other structure shows that there is precedent for the Economides' Walled Platform Structure. Unlike the Walled Platform Structure at 4825 Dexter Terrace, however, the structure at 4635 Dexter St. is set back many feet (much more than 25 feet) from the rear boundary of the lot as marked by the National Parks Service boundary marker shown in some of the photographs. I am not presently aware of whether this other structure was approved or permitted by DCRA or any other governmental agency.

38. The photographs depicted in Exhibit 84 of Volume 3 of Appellant's Appendix of Exhibits are a fair and accurate representation of what appears to be a tennis court or similar paved platform supported by masonry walls, located in the rear area of a huge lot located at 2620 Foxhall Road, N.W. The Economides' counsel appears to be contending (including in Exhibit E to their Opposition to my Appeal) that this structure is similar to the structure at issue in this appeal.

39. Since my Appeal was filed, I have twice gone to the D.C. Surveyor's Office and examined all available records of wall checks for Square 1381. I did this most recently on January 28, 2005. On both occasions, I located documentation for wall tests for the prior dwelling (purportedly performed in 1950) and the dwelling currently under construction (purportedly performed on August 28, 2003) at 4825 Dexter Terrace. True and accurate copies of that documentation is contained in Exhibit 28 to my Appendix of Exhibits.

40. I have reviewed all of the documents pertaining to 4825 Dexter Terrace that DCRA released to me last week pursuant to my January 10, 2005 FOIA request. I have looked particularly for any and all evidence that any inspections were ever performed by anyone associated with either DCRA or the Economides on the Walled Platform Structure at any

time since its construction commenced. I have not found any such evidence amid such documents.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on this 28th day of February, 2005.

Patrick J. Carome

SUBSCRIBED AND SWORN TO before me, this 28th day of February, 2005.

Notary Public

My Commission Expires 06/14/05

GOVERNMENT OF THE DISTRICT OF COLUMBIA
I-43
10/87)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
BUILDING INSPECTION DIVISION

Fine
$1,000.00

STOP WORK

DDRESS : 4825 Dexter Terr. NW
Floors and walls closed-in

IOLATION: (Section/s) 110 D.C. Code. A lot of new Plumbing
Work Done in this house all walls already closed-
in. No Inspections record on file
Also Working beyond Scope of Permit: Plb 54380

ROPER Inspections **SHALL BE OBTAINED AND OR POSTED PRIOR TO THE CONTINUATION OF ANY WORK**
NY AND ALL PERSONS ACTING CONTRARY TO THIS NOTICE SHALL BE SUBJECT TO A FINE/PROSECUTION OR BOTH

PPLICATION FOR PERMIT(S) MUST BE FILED OR REMOVAL OF VIOLATION MUST OCCUR WITHIN -0-
OURS/DAYS FROM THE POSTING OF THIS NOTICE. No A/C Units Permit on File HVAC

☐ Construction	☐ Electrical	☑ Plumbing	☐ Elevator	☒ Boiler
442-4641	442-4643	442-4642	442-4634	442-4630

5 Units Installed

11:30 pm — Time
11-2-04 — Date
Official

I389 wd-251

Quick Fixture Count on Back

LETTER

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

DCRA/OGC FOIA #5016
PUBLIC RECORDS

Building and Land Regulation Administration
Office of the Administrator

November 8, 2004

Constandina Economides
4825 Dexter Terrace, N.W.
Washington, D.C. 20007-1020

Dear Mr. Economides:

Re: Stop Work Orders
4825 Dexter Terrace, N.W.

Pursuant to DCMR Title 12 (Section 105.1), Stop Work Orders (SWO) were issued on November 2, 2004 by the Building and Land Regulation Administration (BLRA), Plumbing Inspection Branch and the Electrical Inspection Branch.

The Stop Work Orders were issued for working beyond the scope of the permits obtained and progressing with the construction of the building without the necessary inspections for each stage.

You are hereby required to submit plans and a D.C. Surveyor's Plat for the full scope of the project. This will enable the issuance of a Building Permit that satisfies the needs of the project. The scope of the project will require additional supplemental permits for example, Electrical, Plumbing, HVAC, to be obtained by the respective contractors.

You will need to consult with Chief Building Inspector Abdullahi Barrow, telephone number (202)-442-4558, to determine a path through the existing inspection problems.

The Stop Work Orders will remain in place until all permits are obtained and the inspection needs are met to the point that matches the stage of completion of the building.

Pursuant to 12 DCMR § 112.1, you have a right to appeal this Stop Work Order. That section provides:

> APPEALS WITHIN THE DEPARTMENT: The owner of a building or structure or any other person may initiate an appeal, within the Department from official order, interpretations, refusals to grant approval or modifications, and other official actions or decisions, including appeals related to the D.C. Fire Prevention Code. Claimants shall appeal using a form provided by the code official, on which they shall state the grounds for the appeal, which shall be based on a

941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002
Phone: (202) 442-4455 Fax: (202) 442-4863

DCRA/OGC FOIA #5174
PUBLIC RECORDS

claim that the true intent of the Construction Codes or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of the Construction Codes do not fully apply, or that an equally good or better form of construction can be used. The appeal shall be filed within 15 days from the date of the written letter.

In order to exercise this right you must request an appeal, on the enclosed appeal Request Form, mailed within three (3) calendar days of service of this notice on you. The Appeal Request Form should be mailed first class postage pre-paid to the Reviewing Official. Mr. Denzil Noble, Acting Zoning Administrator, Building and Land Regulation Administration, Department of Consumer and Regulatory Affairs, 941 North Capitol Street, N.E., Suite 2000, Washington, D.C. 20002. Alternatively, you may hand-deliver the Appeal Request Form to the Reviewing Official at the same address, within three (3) calendar days of service of this notice on you. A copy of your Appeal Request Form and of any other pleading or other relevant communication in this case should also be delivered or sent to Ms. Julie Lee, General Counsel, Department of Consumer and Regulatory Affairs, 941 North Capitol Street, N.E., Suite 9400, Washington, D.C. 20002.

Within three (3) working days of the Department's receipt of your appeal, the reviewing official shall affirm, modify, or reverse the Department's previous action or decision. If the reviewing official affirms or modifies the previous action or decision, the claimant may request a review of the matter by the Director. Further, if the reviewing official does not act upon the appeal within three (3) working days, the decision will be deemed approved and the claimant may proceed to request the review by the Director. The appeal may be submitted by mail or in person, in the manner described above for the initial appeal, to the Director, Department of Consumer and Regulatory Affairs, 941 North Capitol Street, N.E., Suite 9100, Washington, D.C. 20002. The Director will act on the appeal within three (3) working days after receipt. The decision of the Director shall be the final decision of the Department. If the Director does not act within the three (3) working day period, or denies the appeal, you may further appeal the matter to the District of Columbia Board of Appeals and Review by filing an appeal by mail or in person, in the manner described above for the initial appeal, addressed to the Board of Appeals and Review, 441 Fourth Street, N.W., Suite 540 South, Washington, D.C. 20001, within three (3) working days of the Director's decision.

Sincerely,

Sydney Lester
Acting Administrator

cc: Theresa Lewis
Denzil L. Noble
Julie Lee

IQ# 188772

COMPLAINT INTAKE OFFICE

CASE INTAKE FORM FOR CTMR SYSTEM

TODAY'S DATE: 10.21.04

52479

CASE NUMBER: H1

NOTICE NUMBER: DCRA/06C FOIA #576

SECTION:_____ TYPE:_____ PROG:_____ SOURCE: ~~PUBLIC~~ USE: PUBLIC RECORDS

1. STREET ADDRESS COMPLAINED OF:
4825 DEXTER TERRACE APT:_____

2. COMPLAINANT'S NAME: ELSIE Carome + 20 neighbors

ADDRESS: 4747 Fulton St NW

HOME TELEPHONE: 202-960-5892 WORK: s/a

3. RESIDENT MGR: _____ APT: _____ TELE: _____

4. NATURE OF COMPLAINT: PLEASE REFER TO CODE MANUAL FOR ADDITIONAL COMPLAINT CODES:

____Air Conditioning, []Defect. 001 []Leaking 002
____Bathtub, Obstructed or Leaking 203
____Ceiling [] Fell 114 [] Leak 110 [] Peel 144
____Door [] Defective 116 [] No Lock 018
____Faucets, Defective 123
____Filthy Condition, Occupant Living in 205
____FURANCE/heating facility, Defective 028
____Flooded Unit/ House
____Downspouts/Gutters, Obstructed 031
____Insects [] Bugs/Fleas 113
____HEAT, [] No 033 [ ] Heat and Hot Water, No 196
____Mice/Rats 054
____Pipes, Leaking in Kitchen, Bathroom 047
____ROACHES 153
____Sewage, [] Leaking 056 [] Sewer/Obstructed 202
____Stove, [] NO 065 [] Defective 164
____[] Tenant Petition 156 [] Hardship 157
____Toilet, [] Defect.167 [] Obstruct/Leak 057
____Trash Receptacles, Inadequate/NO 170
____Vacant House, Drug Activity/Squatters 194
____WATER, [ ] Cut Off 078 [] Water, No Hot 197
____Window [] Rotted 182 [] Panes Broken 183

____Bathroom, No Sink/Toilet 007
____Cap. Improvement 155
____Common Areas Unclean 209
____Electricity, NO 021
____Feces, [] Human 077 [] Dog 042
____Floors, Defective 127
____Garbage/Trash/Misc. Refuse 171
____Gas Cut Off/NO GAS 215
____Drainage, Obstruct/Leak 214
____Flies/Maggots 212
____Mailbox, Broken, Missing 139
____MULTIPLE ROUTINE VIOLATIONS 143
____Refrig, []Defect. 151 [ ] NO 152
____Roof, Leaking 055
____Smoke Detector, No/Defect. 061
____Sockets/Outlets, Defect. 120

____Trash/Debris 115
____Tree, Dead or Disease 213

____Walls, [] Holes 175 [] Crack 206
____Window, Missing/No Screen 185

NATURE OF COMPLAINT CODE(S): _____ _____ _____

5. REMARKS: _____

****

CTMR NOTES: RK CK CHRH RD / RK CK FORD RD / N H BURGHS AV / M L KING AV
SECTION 9 = SAU, LEAD, NOISE

****

OWNERSHIP RESEARCH

DATA SOURCE (CHECK ONE): [ ] CLOSED FILE [ ] CTMR [ ] LICENCE SYS* [ ] LUSK

*[ ] 190:OPERATING WITHOUT A HSING LICENSE: CASE#: H1 NOTICE #: _____

SQUARE: _____ LOT: _____

OWNER: _____ ST: _____

SUITE:_____ CITY/STATE: _____ ZIP:_____ PHONE#_____

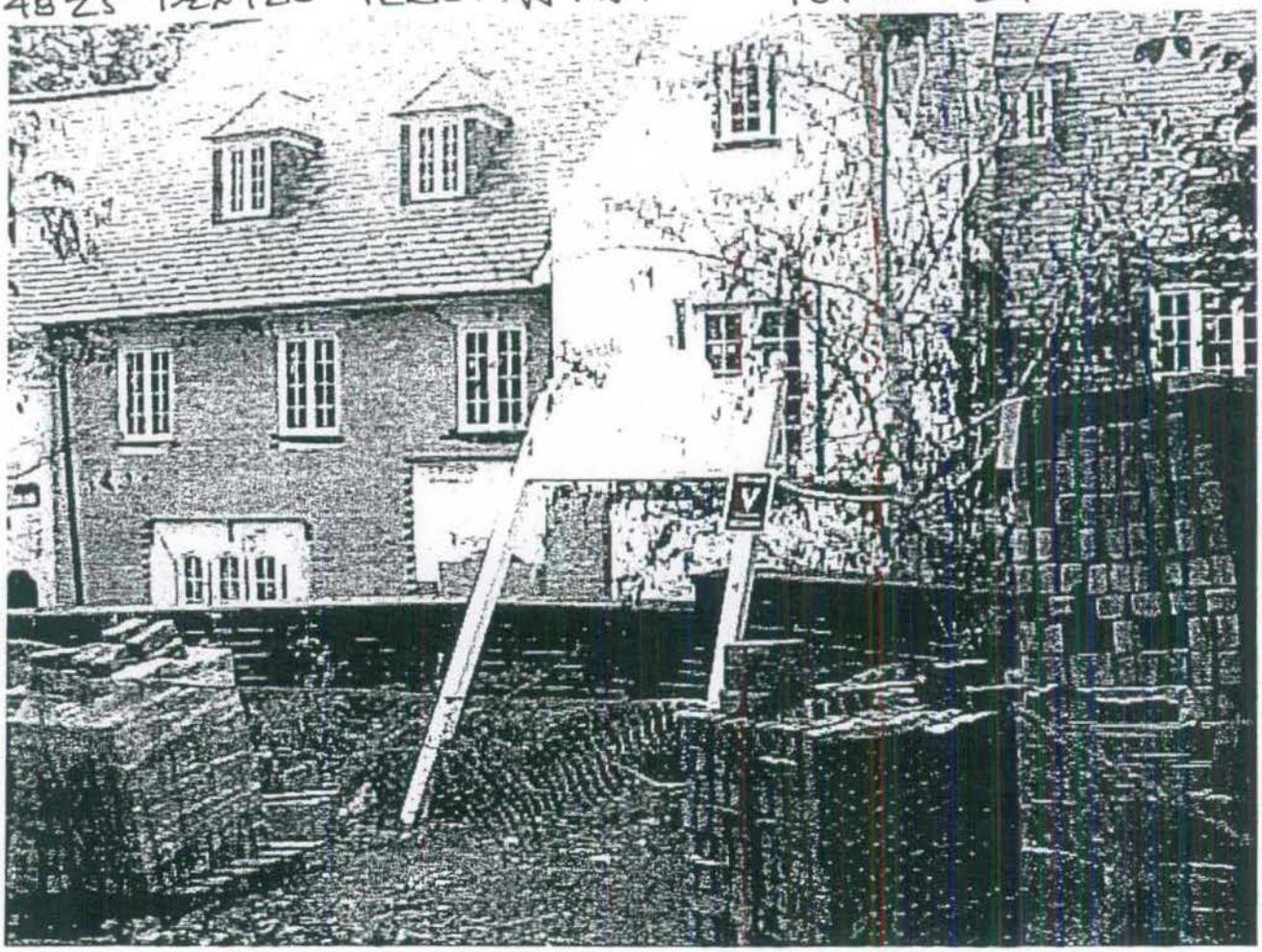
AGENT: _____ ADDR: _____ PHONE#: _____

REC'D BY _____ TIME:_____

0530e:Pg3:3/11/93:lff

DCRA/OGC FOIA #5176
PUBLIC RECORDS

4825 DEXTER TERR. N.W. 10.25.04

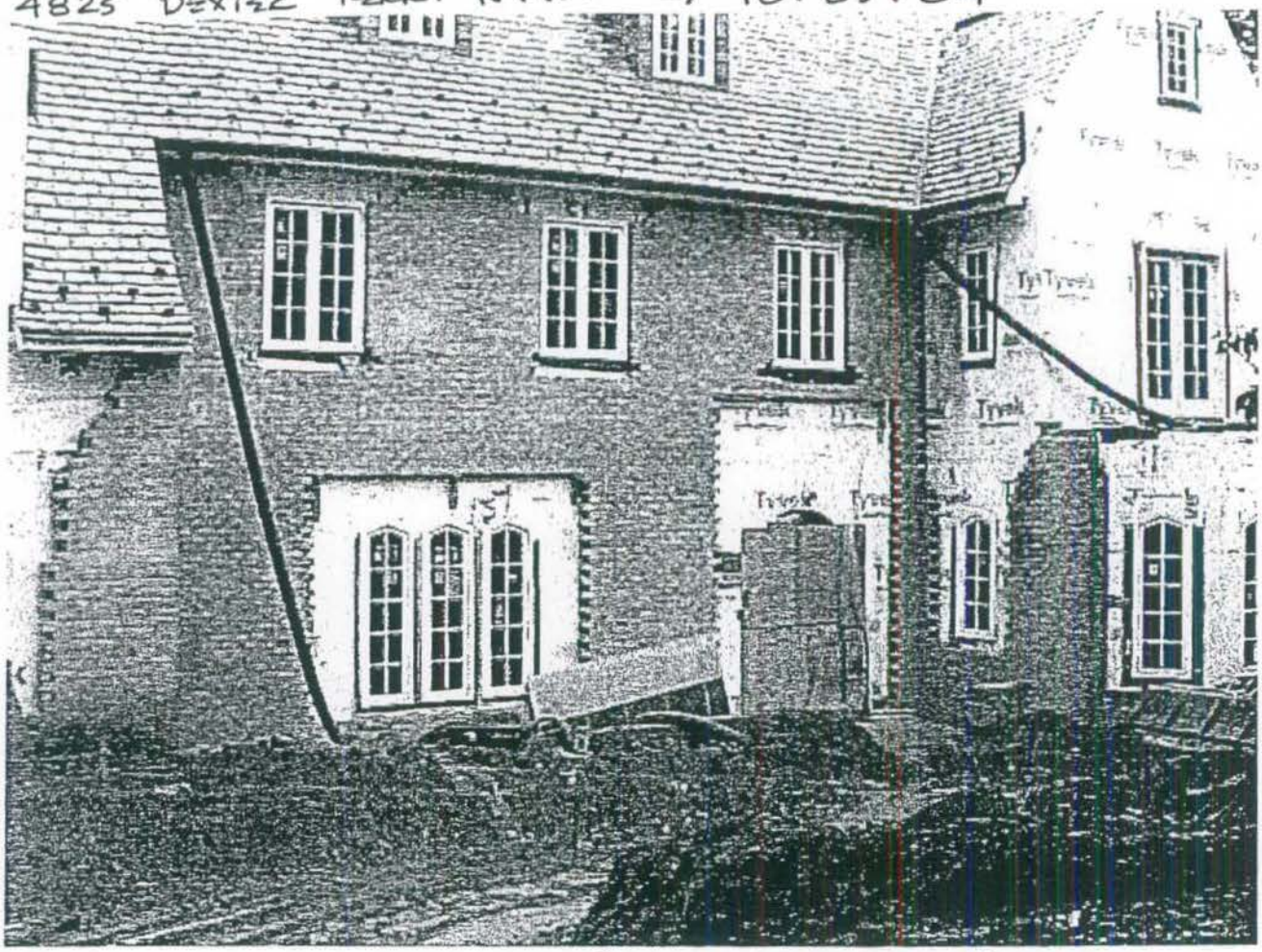


BLDG. UNDER CONSTRUCTION, NO VIOLATIONS

INSPECTOR: M. LOWERY

DCRA/OGC FOIA #5176
PUBLIC RECORDS

4825 DEXTER TERR. N.W. → 10.25.04



BLDG. UNDER CONSTRUCTION, NO VIOLATIONS

INSPECTOR: M. LOWERY

DCRA/OGC FOIA #5176
PUBLIC RECORDS

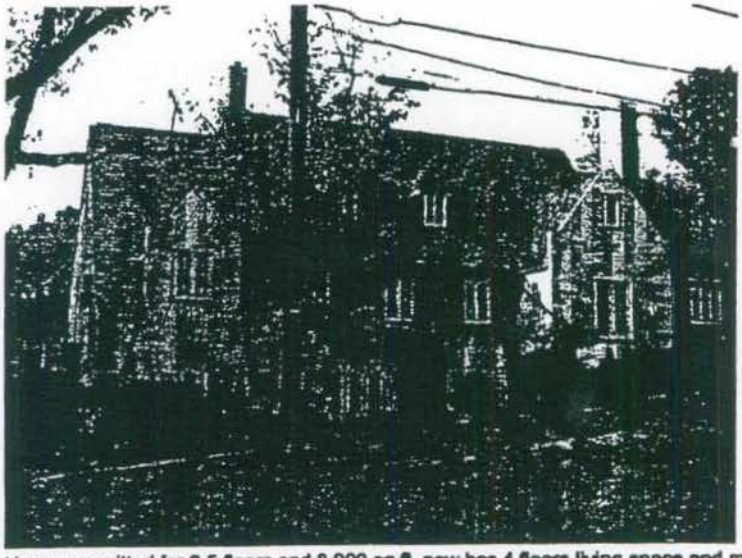
Concerns, Dcra (DCRA)

From: Clark, David (DCRA)
Sent: Thursday, November 04, 2004 2:14 PM
To: Concerns, Dcra (DCRA); Lewis, Theresa (DCRA); Noble, Denzil (DCRA)
Subject: FW: DCRA & 4825 Dexter Terrace, NW

We need to check this out and get a response to the customer.

Dave
-----Original Message-----
From: EEORR@aol.com [mailto:EEORR@aol.com]
Sent: Thursday, November 04, 2004 1:42 PM
To: AHG71139@aol.com; davida.clark@dc.gov
Cc: EEORR@aol.com
Subject: DCRA & 4825 Dexter Terrace, NW

Dear Mr. Clark,
I have faxed you information in regards to what I know about 4825 Dexter Terrace to date. Mr. and Mrs. Economides feel they are above the law at the expense of others and the fragile parkland that borders their property. Please take a moment to look at these pictures. Review the files and read my notes. I am sure the DCRA permiting officers did not have had enough information when permits were issued for this wall. Sincerely, Elsie Carome

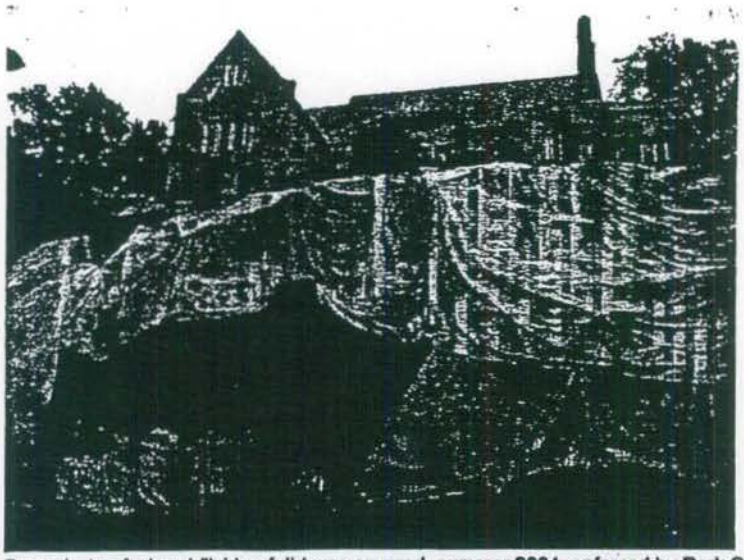


House permitted for 2.5 floors and 8,000 sq ft, now has 4 floors living space and more than 8,000 sq ft.

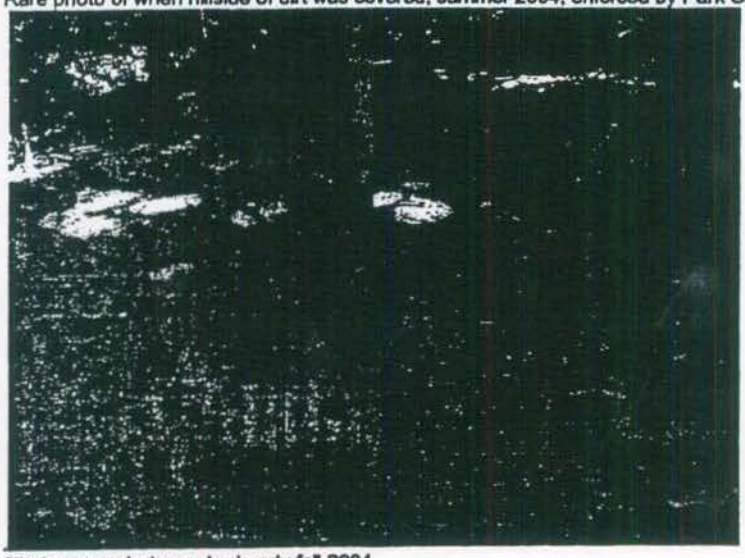
NOV 5 AM 8:39

11/4/2004

DCRA/DGE FOIA #5176
PUBLIC RECORDS



Rare photo of when hillside of dirt was covered, summer 2004, enforced by Park Service



Silt damage photographed early fall 2004

11/4/2004


Tyvek
REEBOK
122_2223.JPG
11/6/2004
10:32:25 AM


123_2318.JPG
11/26/2004
11:22:55 AM

Scott, Juan (DCRA)

DCRA/OGC FOIA #517
PUBLIC RECORDS

From: Lewis, Theresa (DCRA)
Sent: Friday, November 12, 2004 11:27 AM
To: Scott, Juan (DCRA)
Cc: Noble, Denzil (DCRA); Clark, David (DCRA)
Subject: FW: Frank Economides
Importance: High

Do not lift Stop Work Order until you have briefed me on all of the issues.

Theresa D. Lewis
Deputy Director for Operations/Chief of Staff
Department of Consumer and Regulatory Affairs
941 North Capitol Street, NE
Washington, D.C. 20002
Office: (202) 442-8947
e-mail: Theresa.Lewis@dc.gov
Fax: (202) 442-9445

-----Original Message-----
From: Lewis, Theresa (DCRA)
Sent: Friday, November 12, 2004 11:25 AM
To: 'AHG71139@aol.com'; Lewis, Theresa (DCRA)
Cc: Clark, David (DCRA); Bello, Olutoye (DCOZ); hbsclub@erols.com; ahaas212@comcast.net; hughmullane@yahoo.com; aheuer3344@earthlink.net; SpringValleyDC@starpower.net; tanyahamilton@longandfoster.com
Subject: RE: Frank Economides
Importance: High

Ms. Gates - I am coordinating and reviewing all of the documentation and actions regarding this matter. When I have completed this process and finalized this agency's approach, I shall contact you for a meeting.

Sincerely,

Theresa D. Lewis
Deputy Director for Operations/Chief of Staff
Department of Consumer and Regulatory Affairs
941 North Capitol Street, NE
Washington, D.C. 20002
Office: (202) 442-8947
e-mail: Theresa.Lewis@dc.gov
Fax: (202) 442-9445

-----Original Message-----
From: AHG71139@aol.com [mailto:AHG71139@aol.com]
Sent: Friday, November 12, 2004 8:27 AM
To: theresa.lewis@dc.gov
Cc: DavidA.Clark@dc.gov; olutoye.bello@dc.gov; AHG71139@aol.com; hbsclub@erols.com; ahaas212@comcast.net; hughmullane@yahoo.com; aheuer3344@earthlink.net; SpringValleyDC@starpower.net; tanyahamilton@longandfoster.com
Subject: Frank Economides

DCRA/OGC FOIA #5174
PUBLIC RECORDS

Good Morning Theresa Lewis.

At its monthly meeting ANC 3D heard from several neighbors who have been impacted by the construction of Frank Economides on MacArthur Boulevard and Dexter Terrace, NW. The scope of the impact leads the commission to believe there has been improper oversight of this developer by DCRA and BLRA. He has exhibited total disregard for the property and integrity of other members of this community. In the course of his projects he has destroyed federal parkland, public streets and an alley and has done so with the apparent blessing of your department. Therefore, it is time for a discussion with you to determine the best course of action. Some immediate questions I have are:
What steps have been taken to ensure that all permits have been obtained?
What inspections have been done?
Have approved plans been required for all inspections?
What steps have been implemented to ensure there are no impacts on the immediate neighbors and federal parkland?
Has there been any coordination with the National Park Service with regard to the 30+ foot retaining wall that abuts parkland?
Does the amount of backfill at 4825 constitute a landfill?

Unfortunately, this community has been impacted significantly by Frank Economides and will continue to be impacted by his likes until he is put on a "watch" list by your department. I would hope that happens immediately and I want to ensure that any and all appropriate enforcement begins with your office and there is no further burden on the community. It is wrong for residents to spend every day waiting for some relief for a department of the DC Government. I am willing to take whatever measures are appropriate and necessary and to work with you to ensure the residents of this community can live in peace, that their property is not impacted and that federal parkland is not destroyed.

I would appreciate hearing from you with a meeting date.

Alma Gates
Chair, ANC 3D
202/338-2218

DCRA-FOIA-00490


SUBJECT
House


SUBJECT
House



Subject House 11


NEIGHBORING
HOUSE


subject house

AFFIDAVIT OF DAVID T. JONES

Affiant, being first duly sworn under oath, deposes and says as follows:

1. My name is David T. Jones and I am an adult citizen of the U.S. of sound mind to make this affidavit.

2. My current profession is an architect currently licensed to practice in the District of Columbia and I have occupied that position for the past 30 years. I have a B.A. and M.F.A. from Princeton University and have owned my own firm since 1977 in the District of Columbia.

3. With respect to the newly constructed house at 4825 Dexter Terrace, NW, in Washington, D.C., for which I designed the plans for the property owners, please be advised of the following:

To the best of my knowledge and belief:

1. The maximum GFA for the house under the zoning regulations including the Wesley Heights Overlay District is 12,724 sq. ft. The house as designed contains 11,792 sq. ft.

2. The maximum lot occupancy for the house under the zoning regulations including the Wesley Heights Overlay District is 30%. The house occupies 17.4% of the lot.

3. The maximum height of the house under the zoning regulations is 40' measured from finished grade level at the middle of the front of the building to the ceiling of the top story. The height of the house is 32'.

4. The maximum number of stories under the zoning regulations is 3 (as measured as described in paragraph 3 above) and the house has 2 ½ stories.

Further affiant sayeth not.

David T. Jones

Subscribed to and sworn before me this 16 day of June, 2005.

Washington DC
Notary Public, DC

My commission expires: 03/14/2010

Nargis A. Mohammed
Notary Public District of Columbia
My Commission Expires 3/14/2010


2930 - 44th St NW


2930 - 44th St NW


3005- 45th St NW


4500 Garfield St NW