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*** TX REPORT ***
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TRANSMISSION OK

TX/RX NO	3395	
CONNECTION TEL		7276072
CONNECTION ID		
ST. TIME	02/18 13:07	
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PGS. SENT	4	
RESULT	OK	

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D.C. OFFICE OF ZONING
2005 FEB 23 PM 1:09

(1)

PALISADES CITIZENS ASSOCIATION

— URGENT! —

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Cliff Moy	William Spence Spencer
COMPANY:	DATE:
DC Office of Zoning	2/18/2005
FAX NUMBER:	TOTAL NO. OF PAGES, INCLUDING COVER:
202-727-6072	4
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
202-727-0348	
RE:	YOUR REFERENCE NUMBER:
Appeal of 12/20/05 Permitting for 4825 Dexter Terrace	

X URGENT X FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Mr. Moy:

Per our conversation of this morning, please find the appeal of the Palisades Citizens Association concerning issuance of building permit B468560 for the property located at 4825 Dexter Terrace, NW. As discussed, the DC Office of Zoning will accept this fax as acceptable to register the appeal, and that a hard copy will follow via US regular mail. We also understand based on our conversation that the PCA, as a neighborhood association, is exempt from filing fees.

Please contact me at my office (202-289-0100) or via my cell phone (202-365-1124) to let me know that you have received this document and that the appeal has been registered.

Many thanks for your assistance.

BZA Case No. 17311 Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17311
EXHIBIT NO. 2

(1)

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Many thanks for your assistance.

Spence Spencer
First Vice President

— URGENT! —

P.O. BOX 40603, PALISADES STATION, NW WASHINGTON, DC 20016

(2)

Form 125 — Exhibit 1
(Revised 03/15/02)

Case No.

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPEAL

Notice: Click Here for Appeal Form Instructions

Pursuant to Section (s) §3100 and §3101 of the Zoning Regulations of the District of Columbia, an appeal is hereby taken

from the administrative decision of:*	David Clark, former director of DCRA		
made on*	12/20/2004	, to the effect that*	

Issuance of Building Permit No. B468560 for New Construction, purporting to permit Frank and Dina Economides to construct a new house on the affected property. Copy of permit is attached hereto.

Address(es)* of Affected Premises	Square(s)*	Lot(s)*	Zoning Districts*
4825 Dexter Terrace	1381	0806	WHOD/R-1-A

Present Use of Property:*	Vacant Construction Site		
Proposed Use of Property:*	Unknown		
Owner of Property:*	Constandina Economides	Telephone No.:*	(202)321-3334
Name, address and telephone number of lessee:			
N/A			
Name, address and telephone number of appellant, if other than owner:			

Palisades Citizens Association P.O. Box 40603 Palisades Station Washington, D.C. 20016

State specifically manner in which appellant is aggrieved by the administrative decision, the allegations of error in the administrative decision, and the relevant sections of the Zoning Regulations (see reverse for more detailed explanation).

Please use a separate piece of 8 ½" x 11" to respond and attach it to the Form 125 Appeal.

Date:*	02/18/2005	Signature:	

* If appeal is filed by agent of the Appellant, Form 125 Appeal shall be accompanied by a letter signed by the appellant authorizing the agent to act on his behalf in this appeal.

To be notified of hearing and decision:
(Appellant or Authorized Agent)*

Name:*	~~Spence Spencer~~ William Spencer, Vice President						
Address:*	P.O. Box 40603, Palisades Station	City:*	Washington	State:*	DC	Zip:*	20016
Phone No.:*	(202)363-7441	Fax No.:	(202)363-7441	E-Mail:	palisadesdc@hotmail.com		

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

ATTACHMENT TO FORM 125:
APPEAL OF PALISADES CITIZENS ASSOCIATION
REGARDING 4825 DEXTER TERRACE, N.W.,

1. **Appellant Palisades Citizens Association ("PCA") is aggrieved because the challenged decision purports to allow the construction of what appears to be an oversized, non-compliant house that is causing injury to the surrounding neighborhood and adjacent parkland. These areas are served by the PCA, and many PCA members live in or frequently visit these areas.**

2. **The decision to grant the permit appears to have been in error, and to have violated the Zoning Code, for a variety of reasons, including the following:**

   - **There has not been a proper determination as to whether the mass and height of the building, as permitted, comply with the restrictions of the Wesley Heights Overlay District ("WHOD") by excessively blocking light and air from adjacent public and private property. 11 DCMR § 1541.3.**

   - **There has not been a proper determination as to whether the height of the building, including chimneys and other above-roof projections, complies with the height restrictions of the Zoning Code. 11 DCMR 400.1.**

   - **There has not been a proper determination as to whether the number of stories of the building exceeds the maximum number of stories allowed in R-1-A areas. 11 DCMR § 400.1.**

   - **There has not been a proper determination as to whether the gross floor area of the building, both separately and along with accessory structures, complies with the maximum permitted under the WHOD. 11 DCMR § 1543.3.**

   - **There has not been a proper determination as to whether the proportion of the subject lot that the building occupies, when combined with the proportion of the subject lot that is occupied by the walled terrace structure being erected on the rear of the lot, complies with the maximum lot occupancy provided under the WHOD. 11 DCMR § 1543.2.**

   - **The plans approved by DCRA allowed the construction of a 3-car garage, in violation of the Zoning Code. 11 DCMR § 201.1(h).**

   - **The PCA reserves the right to assert additional grounds for challenging the decision at issue after DCRA provides the public with information that it has improperly failed to make available to the public with respect to its administrative decisions and actions relating to the subject property.**

(Rev. 9/30/91)

BUILDING PERMIT

PERMIT NO. B468560

Date 12/20/04 (Type) NEW CONST.

Lot 0806 Square 1381

Address of work 4825 DEXTER TERRACE NW

TOTAL PERMIT FEE $

FILING FEE $

Permission is hereby granted to (Owner)

FRANK & DINA ECONOMIDES NO.

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.

DATE

FEE PAYABLE $ 1,000.00

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL MX7SEK 442-4641

THIS PERMIT IS ON FILE TO TECHNICALLY CORRECT PERMIT B452180, WHICH WAS GRANTED FOR AN AMENDED ALTERATION & REPAIR PERIT, BUT WHICH SHOULD HAVE INIDCATED NEW BLDG CONSTR. ALL OTHER ELEMENTS ABOUT PERMIT B452810 ARE TO REMAIN THE SAME. NOTE THAT THE PLANS FOR THIS PERMTI CAN BE FOUND FILED W/PERMIT B452180.

Builder

Width of Bldg. Length Height Value $ No. of Bldgs

No. of Stories 3

Zone WHOD/R1A To be occupied as SFD

Height of terrace above grade Projections

Address of owner SAME

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

THIS PERMIT AUTHORIZE CONSTRUCTION BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM MONDAY THRU SATURDAYS. AFTER HOURS PERMITS ARE REQUIRED FOR TIMES AFTER 7:00 PM AND SUNDAYS.

DIRECTOR D. CLARK

Chief, Permit Issuance Branch

By

Permit Clerk

Stamp: D.C. GOVERNMENT 12/20/04 13:59 Receipt# 11 Amount $***1,000.00 BUILDING STRUCTURE & EQUI

4