

July 30, 2002

Ms. Carol Mitten
Chairperson
District of Columbia Zoning Commission
441 4th Street NW
Suite 210
Washington, DC 20004

02-19

02-19-2 PM 4:21

**Re: Forest Hills Tree and Slope Overlay Zone, Pending
Building Permit for Lot 60, Square 2258**

Dear Chairperson Mitten:

We are writing with the objective of being granted relief from the proposed Forest Hills Tree and Slope Overlay ("TSO") regarding a pending building permit for the above referenced lot. We respectfully request that the Commission readvertise its "Proposed Regulations" to accommodate the "new" side yard restrictions proposed by the Applicant and endorsed by the Office of Planning ("OP") and the Advisory Neighborhood Commission ("ANC").

My husband and I have become "caught in the middle" of the proposed Forest Hills TSO. We purchased the property, hired a contractor and retained an architect to build a house for our permanent residence in the District of Columbia. We submitted a building application, unaware of the proposed TSO. Our pending building permit application was completely in compliance with all the proposed TSO except the side yard requirements as they were originally proposed in the TSO application and subsequently advertised by the Commission as Proposed Regulations. Thus, we were unable to get our building permit approved.

Since the original TSO application was filed and advertised by the Commission, however, the Applicant has amended the proposed side yard requirement. This amendment has been endorsed by the ANC and OP. The result is that our permit application, if the amended side yard requirement is adopted by the Zoning Commission, will be in complete compliance with the TSO. Our submitted plans called for 11 feet on one side and 25 feet on the other. As amended by the Ad Hoc Committee and approved by ANC 3F, the side yard requirement is now met. However, because of the current noticed Proposed Rules, we are precluded from moving forward on our building project.

ZONING COMMISSION
District of Columbia
Case 02-19
Exhibit 153

ZONING COMMISSION
District of Columbia
CASE NO.02-19
EXHIBIT NO.158

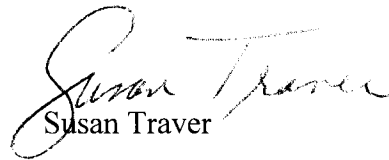
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We have met with the Applicant, the President of the Forest Hills Citizens Association (Barbara Simons) and the ANC and we believe they do not oppose our request.

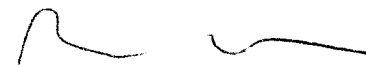
We understand that your next meeting is on September 5th. We would greatly appreciate it if the Zoning Commission would adopt a new version of the Proposed Regulations with the modified side yard requirements (to which no one has objection) and publish new Proposed Regulations in the District of Columbia Register as soon as possible.

We sincerely appreciate your consideration of our problem.

Sincerely,



Susan Traver



Mark Traver

cc: ANC 3F
Forest Hills Citizens Association