

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



October 11, 2011

By US Mail and Email PDF

Ms. Allison Prince, Esq.
Goulston & Storrs, P.C.
1999 K Street NW, Suite 500
Washington, DC 20006

Re: Construction of New Structures at DC Water's Main Pumping Station
Square 771 W

Dear Ms. Prince:

This letter confirms the issues we discussed at our meeting on August 29, 2011 regarding DC Water's proposed construction of new structures for mechanical equipment at its main pumping station, located in Lot 800, Square 771 W ("Property"). As I explain below, DC Water may construct the proposed new structures in the proposed location at the northern end of the site even though the Property does not contain a record lot.

The Property is zoned M. A public utility pumping station is a permitted use in this zone. The Property contains one assessment and taxation lot (Lot 800), on which the main pumping station is located. There is no record lot on the Square. The main pumping station is the principal structure on the Property.

I understand that DC Water plans to construct two new structures on the Property. I also understand that these structures will contain only mechanical equipment necessary for the ventilation and operation of the main pumping station, but they will not contain any occupiable space and are not buildings. The insides of these structures will be accessible only from the top and for maintenance.

The Zoning Regulations require a record lot to construct a building or principal structure, as set forth in Section 3202.2. However, the Zoning Regulations do not require a record lot to construct a non-principal structure.

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Based on this analysis, I have determined that DC Water's proposed structures fit under the definition of "structure" because they will provide supports for the mechanical equipment inside. I have also determined that no record lot is necessary to construct these proposed structures because they will not be buildings or principal structures.

Sincerely, Matthew Le Grant

Matthew Le Grant