

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



October 1, 2010

BY ELECTRONIC MAIL (KKAUPP@CBMOVE.COM) AND  
FIRST CLASS MAIL

Ms. Kathleen V. Kaupp  
Ms. Tatiana Kaupp  
313 9th Street, S.E.  
Washington, D.C. 20003

Re: 415 Walker Court, S.E., Washington, D.C. (formerly known as 414 11<sup>th</sup>  
Street, S.E. "Rear"); Lot 830, Square 992 (hereinafter "Property")

Dear Mmes. Kaupp:

In response to your request, this letter is to confirm that the Property may be used as a one-family dwelling as a matter-of-right pursuant to the Zoning Regulations. Therefore, no zoning relief from the Board of Zoning Adjustment will be necessary for such use.

Notwithstanding that Certificate of Occupancy No. B 165999 issued to you on July 1, 1993 authorizes the use of the Property as an art gallery, it will not be necessary for you or any subsequent owner of the Property to obtain a certificate of occupancy for its use as a one-family dwelling. Section 3203.1 of the Zoning Regulations states that the requirement to obtain a certificate of occupancy shall not apply to a one-family dwelling. Furthermore, please be advised that this Department customarily does not issue such certificates for one-family dwellings.

If you have any questions regarding this matter, kindly contact me.

Sincerely,

A handwritten signature in black ink that reads "Matthew LeGrant".

Matthew LeGrant  
Zoning Administrator

cc: Jacques B. DePuy, Esquire (by electronic mail)

File: Determination Ltr for 414 11<sup>th</sup> St SE Rear to DePuy 10-1-10