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

November 9, 2010

Dorothy Douglas
4401 Minnesota Avenue, N.E.
Washington, D.C. 20019

Re: Lots 841, 846 in Square 5097
(the "Property")

Ms. Douglas:

After researching the lot numbers (lots 842, 843, 844, & 806) you provided with the DC Surveyor's Office, it has been determined that the lots have been combined into a single lot number 846. Lot 841 is still a valid lot.

Based on our interpretation of the *District of Columbia Municipal Regulations* (DCMR Title 11), the D.C. Zoning Regulations, the above captioned Property is residentially zoned **R-2**.

- The **R-2** zone district consists of those areas that have been developed with one family semi-detached dwellings, and is designed to protect these areas from denser types of residential developments. **Commercial use is not a matter of right use in the R-2 zone.**

- The minimum lot width requirement in the R-2 zone district is 40 feet.

- After a review of our records, it is determined that there are no known zoning violations for the property in question.

Please feel free to contact me at 202-442-4576 if there are additional zoning inquiries.

Best regards,

Matthew Le Grant
Zoning Administrator

1100 4th Street, SW 3rd Floor Washington, D.C. 20024
Phone: (202) 442-4576 Fax: (202) 442-4871

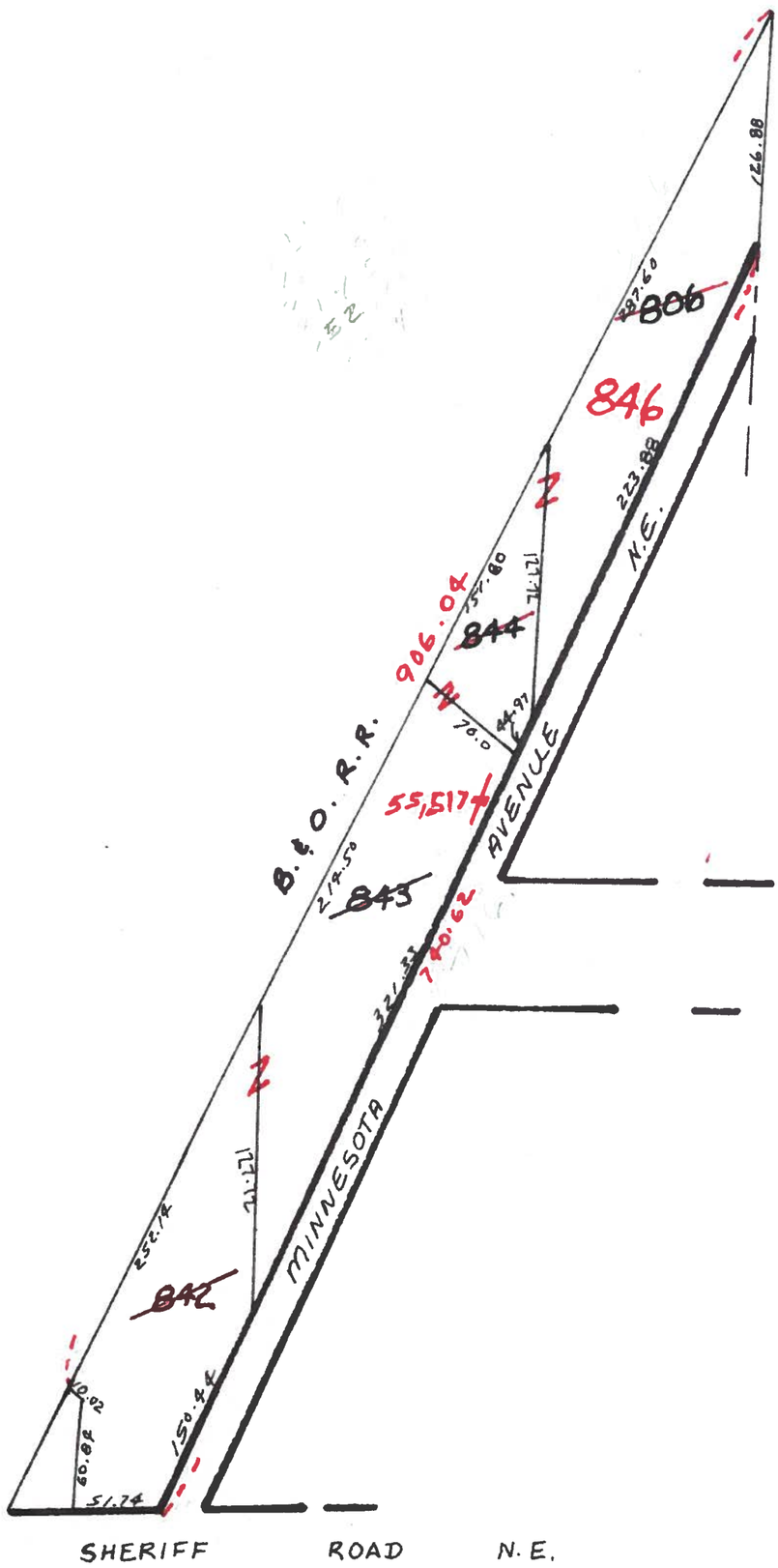
This print requested by 2022224578 11/9/30 10:02 AM from DCRA Office of the Surveyor

3782-M

DEPARTMENT OF FINANCE AND REVENUE
ASSESSMENT SERVICES DIVISION

ASSESSMENT AND TAXATION PLAT

SQUARE 5097



R.E. Brown Combustion 1/18/96
Draftsman Reference Date

Scale, 1 inch = 100 ft.

The Surveyor will admit this plat to record in his office under the provisions of the Act of Congress (Public Law, No. 89) approved February 23, 1905, and entitled, "An Act to designate parcels of land in the District of Columbia for the purpose of assessment and taxation and other purposes."

Hazel B. Jackson
Associate Director for Assessment Administration

FP-120 (Rev. 11-69)
J-93451

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S-50997

6

	Into	New Page	Out of	Old Page
840			24 + 25	3416-0
841	see 1687		801 + 839	3625-M
~~842~~	846	3782-M	801 + 839	3625-M
~~843~~	846	3782-M	802 + 805	3732-L
~~844~~	846	3782-M	805	3732-L
845			32, 33, 38	3782-L
846			806, 842 to 844	3782-M

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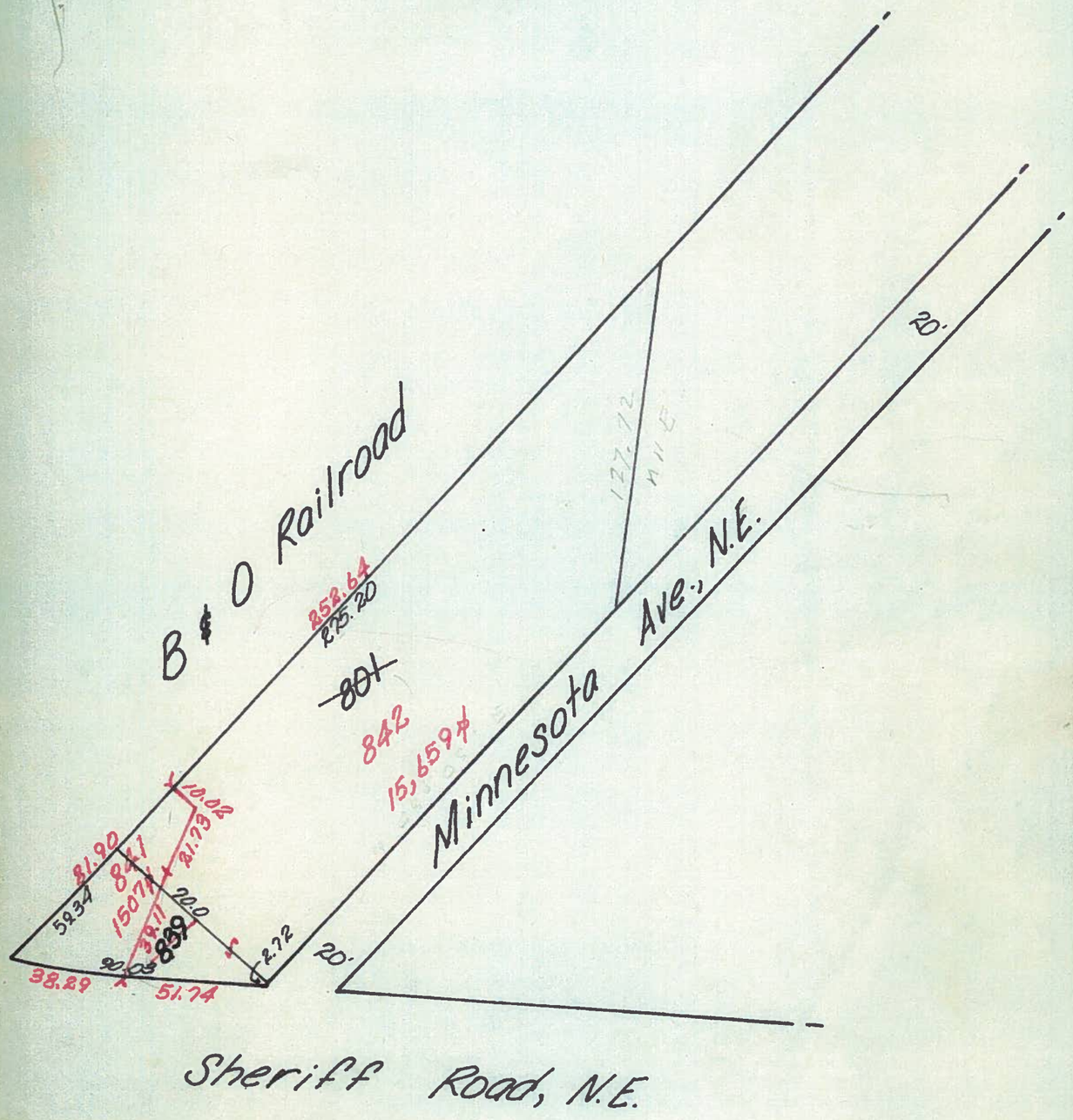
DEPARTMENT OF FINANCE AND REVENUE
ASSESSMENT SERVICES DIVISION

ASSESSMENT AND TAXATION PLAT

3525-M

Square 5097



21.73
39.11
6084

Draftsman	Reference	Date
M.O. Short	A.O. 73,017 C.A. 75-1144 7/17/75	7/24/75

Scale, 1 inch = 50 ft.

The Surveyor will admit this plat to record in his office under the provisions of the Act of Congress (Public Law, No. 89) approved February 23, 1905, and entitled, "An Act to designate parcels of land in the District of Columbia for the purpose of assessment and taxation and other purposes."

D N Beach
Associate Director . Assessment Administration

FP-120 (Rev. 11-69)
J-4453-74

LC-46

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