

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

September 7, 2011



VIA EMAILED PDF

Jon Genderson, Managing Director
Holistic Remedies LLC
112 5th St SE
Washington DC 20003

RE: 2708 26th Street NE Washington DC (Square: 4265, Lots: 25, 26, 27, 28, 29, 30)

Dear Mr. Jon Genderson:

This letter confirms the substance of our discussion on August 31, 2011 and my office's subsequent review of your proposed medical marijuana cultivation center to be located at 2708 26th Street NE in Washington, D.C. ("the Property"). I also understand that Holistic Remedies LLC intends to occupy a 10,000 square foot portion of the building, located in the basement in the southeastern corner of the building. My analysis included applying the zoning regulations set forth in Title 11 of the District of Columbia Municipal Regulations (DCMR) and the medical marijuana regulations set forth in Title 22, Subtitle C of the DCMR (these regulations were adopted, on emergency basis, by the Mayor on August 10, 2011 and were published in the *D.C. Register* on August 12, 2011 (58 D.C.R. 7207)).

After reviewing the District's zoning map, I found that the Property is zoned LO/C-M-1, which denotes the District's Commercial Manufacturing zone in the Langdon Overlay. Under the D.C. zoning regulations, specifically 11 DCMR § 801.7(j), a property zoned C-M-1 permits "any light manufacturing" uses. The presence of the Langdon Overlay does not affect this use. As the Zoning Administrator, I interpret the zoning regulations on a case-by-case basis. As such, I have determined that a medical marijuana cultivation center is permitted in a C-M-1 zone.

Under 22C DCMR §§ 5201.1 and 5403.2, a medical marijuana cultivation center shall not be located "within three hundred feet (300 ft) of a preschool, primary or secondary school, or recreation center." Based on the information you provided, the Property complies with these distance requirements. My office independently researched the District's Geographic Information System and found no identified preschools, primary or secondary schools, or recreation centers within a 300-foot radius of the Property's lot lines.

Therefore, based on the medical marijuana and zoning regulations, your representations, and my office's independent research, I conclude that your proposed medical marijuana cultivation center at the Property is allowed as a matter of right use. As you are aware, this use is subject to the licensing requirements of the D.C. Department of Health, which administers and regulates the medical marijuana program.

Please feel free to contact me at matthew.legrant@dc.gov if you have any questions.

Sincerely,


Matthew Le Grant

File: Det Let re 2708 26th St NE to J Genderson 9-7-2011