

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

May 7, 2012



Mr. Kyrus L. Freeman
Holland & Knight LLP
Suite 100
2099 Pennsylvania Avenue, NW
Washington, DC 20006

Re: 1225 Fairmont Street, N.W., Washington, D.C. (Square 2859, Lot 92) (the "Property")

Dear Mr. Freeman:

This letter is to confirm the substance of our discussion on Thursday, April 5, 2012 concerning the above-referenced property. The Property is zoned R-4. During our meeting, you provided to me a copy of Certificate of Occupancy No. B81920, dated May 26, 1972, authorizing use of the Property for an "Apartment Housing (9 Units)". In addition, the records of the D.C. Office of Tax and Revenue indicate that the Property has a land area of 10,026 square feet.

Section 330.5(e) of the Zoning Regulations authorizes, as a matter-of-right, the conversion of a building existing before May 12, 1958 for use as an apartment house, as limited by Section 401.3 (minimum lot dimensions) and Section 403.2 (percentage of lot occupancy). In addition, Section 401.11 of the Zoning Regulations provides that an apartment house in an R-4 District, whether converted from a building or structure pursuant to Section 330.5 or existing before May 12, 1958, may not be renovated or expanded so as to increase the number of units *unless* there are 900 square feet of lot area for each dwelling unit, both existing and new.

Given that the Property has 10,026 square feet of land area, and pursuant to Sections 330.5, 401.3, 403.2, and 401.11 of the Zoning Regulations, I hereby confirm that the Property may be used for up to 11 residential units as a matter-of-right (10,026 land area / 900 square feet of lot area for each dwelling unit = 11 permissible residential units), provided that all other applicable building code and zoning requirements are met.

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

Sincerely,

A handwritten signature in black ink that reads "Matthew Le Grant".

Matthew Le Grant
Zoning Administrator

1100 4th Street, SW 3rd Floor Washington, D.C. 20024

Phone: (202) 442-4576 Fax: (202) 442-4871

File: Det Let re 1225 Fairmont St NW to Freeman 5-7-12