

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



October 29, 2012

Christopher H. Collins  
Holland & Knight LLP  
800 17<sup>th</sup> Street, NW, Suite 1100  
Washington, DC 20006

Re: Development of a row dwelling in R-4 District--Record Lot 199 in Square 2888

Dear Mr. Collins:

This letter is to confirm our follow-up discussion regarding the proposed development of the above property, and supplements my earlier letter to you of August 8, 2012.

The issue we discussed was whether the establishment of a tax lot that covers the property, subsequent to the creation of the record lot, affects the continuing validity of the underlying record lot for purposes of obtaining zoning approval of a building permit application for the property. Lot 199 is unimproved, and is currently part of tax lot 842. Tax lot 842 also includes record lot 188 and part of record lot 189. To the east of record lot 199, and to the south of tax lot 842, are tax lots 840 and 841. These lots will all be reconfigured into new tax lots. The resulting configuration will, among other things, place a new tax lot on top of record lot 199, with identical dimensions as record lot 199.

Record lot 199 is a valid existing record lot, notwithstanding the current existence of a subsequent tax lot which overlies this lot and others. The creation of a new tax lot that will overlay record lot 199, even a tax lot that is identical in dimensions as that record lot, will not affect the continued validity of the record lot for zoning purposes, in order to be able to obtain a building permit.

Please let me know whether you have any questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

File: Det Let re SSL 199, 2888 to Collins 10-29-12