

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



November 14, 2005

Kebrsab Zere
626 Blandford Street
Rockville, MD 20850

Re: Lot 818 in Square 1230 - Lot area of 630 Square Feet
Lot 822 in Square 1230 - Lot area of 630 Square Feet
(the "Property")

Dear Mr. Zere:

This letter is sent in response to your inquiry regarding proposed uses of the above captioned Property. The Property is zoned R-3. The *District of Columbia Municipal Regulations* (DCMR) Title 11, in Section 320 states:

The R-3 zone district is designed essentially for row dwellings, but there shall be included in the R-3 zone, areas within which row dwellings are mingled with one-family detached dwellings, one-family semi-detached dwellings, and groups of three or more row dwellings.

According to our records, neither of the properties captioned above meets the lot area requirement of the Zoning Regulations for such a use. In the R-3 zone district, the following criteria apply:

Maximum Height of Structure	3 Stories/40 Feet
Minimum Lot Area	2000 Square Feet (Row) 3000 Square Feet (Semi-detached)
Maximum Percentage of Lot Occupancy	60%
Minimum Depth of Rear Yard	20 Feet

Please be reminded that any use of the Property for other than those approvable in the above definition from the Regulations will require application for and approval by the DC Board of Zoning Adjustment for relief prior to obtaining a building permit.

Sincerely,

Edward M. Reeves
Program Support Specialist

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