

Exhibit J

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



March 20, 2006

Pillsbury Winthrop Shaw Pittman, LLP
2300 N Street, NW – Suite 900
Washington, DC 20037-1128
Attn: John T. Epting, Esquire

Re: Subdivision for 1705-1729 East Capital Street, SE
Square 1096, Lots 51-55 (the "Property")

Dear Mr. Epting:

This letter responds to your March 15, 2006, letter in which you requested that we provide written confirmation that the proposed subdivision of the property referenced above, complies with the minimum lot area and width requirements of the Zoning Regulations for property located within the R-4 residence zone district.

After review of the schematic site layout of proposed subdivision depicting the dimensions of the consolidated subject property and proposed new lot lines, lot widths at street frontage, average lot widths and lot areas for each lot, post subdivision, we have determined that based on the ten feet (10ft) interval dimensions noted, the proposed subdivision does comply with the Zoning Regulations and as such, can be created as a matter of right without Board of Zoning Adjustment approval(BZA).

Note that the proposed subdivision will be subject to re-review at the time of submission.

Please contact the undersigned at 202-442-4536 if you have any questions.

Sincerely,

Faye Ogunneye
Chief, Zoning Review Branch

Cc: Bill Crews



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By Hand

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March 15, 2006

Ms. Faye Ogunneye
Chief, Zoning Review Division
Office of the Zoning Administrator
941 North Capitol Street, NE
Suite 2000
Washington DC 20001

Re: 1705-1729 East Capitol Street SE, Square 1096 Lots 51-55 (Subject Property)

Dear Ms. Ogunneye,

This letter is to request that you provide written confirmation that a proposed subdivision of the property of referenced above, complies with the minimum lot area and width requirements of the Zoning Regulations for property located within the R-4 residence Zone District, and that the subdivision may be created as a matter of right, without Board of Zoning Adjustment approval (BZA).

Please find attached, for your review, a schematic site layout of proposed subdivision depicting the dimensions of the consolidated subject property and proposed new lot lines, lot widths at street frontage, average lot widths and lot areas for each lot, post subdivision.

Subject property is located in Square 1096 and currently comprises five (5) lots, which combined total approximately 42,629 square feet of lot area. Combined, subject property is rectangular in shape and is bounded generally by three streets; 17th Street on the North, 18th Street to the South, and East Capitol Street on the East. A twenty feet public alley abuts subject property on the west. On its East Capitol Street side, as in the West public alley side, subject property is 320.42 feet wide, 133.08 feet in depth along its South and North property lot line boundaries.

The subject property is located in the R-4 residence Zone District, within which, for two-family flats, the minimum lot width and area requirements, set forth in § 401.3, are eighteen feet (18 ft) and one thousand eight hundred square feet (1,800 sf) respectively.

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As you know, the required lot width may be met, in the case of an irregularly shaped lot, by an average width of lot, as described further later in this letter; hence for lot width, § 199.1 provide a definition, in part, as follows:

Lot, width of – “the distance between the side lot lines, measured along the building line; except that, in the case of an irregularly shaped lot, the width of the lot shall be the average distance between the side lot lines.....”

Further, building line is defined in the same section, in whole, as:

Line, building – “a line beyond which property owners have no legal or vested right to extend a building or any part of the building without special permission and approval of the proper authorities; ordinarily a line of demarcation between public and private property, but also applied to building restriction lines, when recorded on the records of the Surveyor of the District of Columbia”

As a matter of standard interpretative practice, the Zoning Administrator has determined average width of lot by a method which draws lines perpendicular to and intersecting the side property lines at ten feet (10 ft) intervals, starting from and parallel to the front property lot line, sums up the linear distance of drawn lines, in feet and divides the total linear distance by the number of lines drawn to arrive at the average width of lot.

The proposed subdivision will subdivide subject property into twenty alternately interlocking lots. Each subdivided lot will meet or exceed the minimum lot area requirement of eighteen hundred square feet (1800 sf.), average the minimum lot width requirement of eighteen feet (18 ft), using the Zoning Administrator's methodology for deriving average width of lot, and as provided for in §§ 401.3 and 199.1 respectively.

In compliance with the spirit and the letter of § 401.6, each lot shall be subdivided so as to have in excess of sixteen feet (16 ft.) of width fronting on East Capitol Street, such width exceeding the forty percent (40%) minimum width (14 feet) prescribed under that Section, and shall not be narrower than ten feet (10 ft.) at any point for the depth of the lot, in accordance with the attached site subdivision layout.

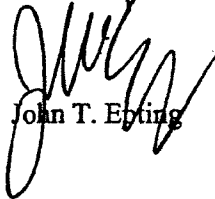
In light of the foregoing, you agree that subject property may be subdivided without need for BZA approval and that each lot will permit the construction of a two-family row house as a matter of right, upon completion of the necessary subdivision process. Please indicate your concurrence with the zoning analysis in this letter by providing written

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confirmation that the proposed subdivision, as depicted in the attached schematic site layout, may be created as a matter of right, without prior BZA approval.

Thank you in advance of your consideration.

Sincerely,



John T. Epting

Confirmed: _____

By: _____ Date: _____

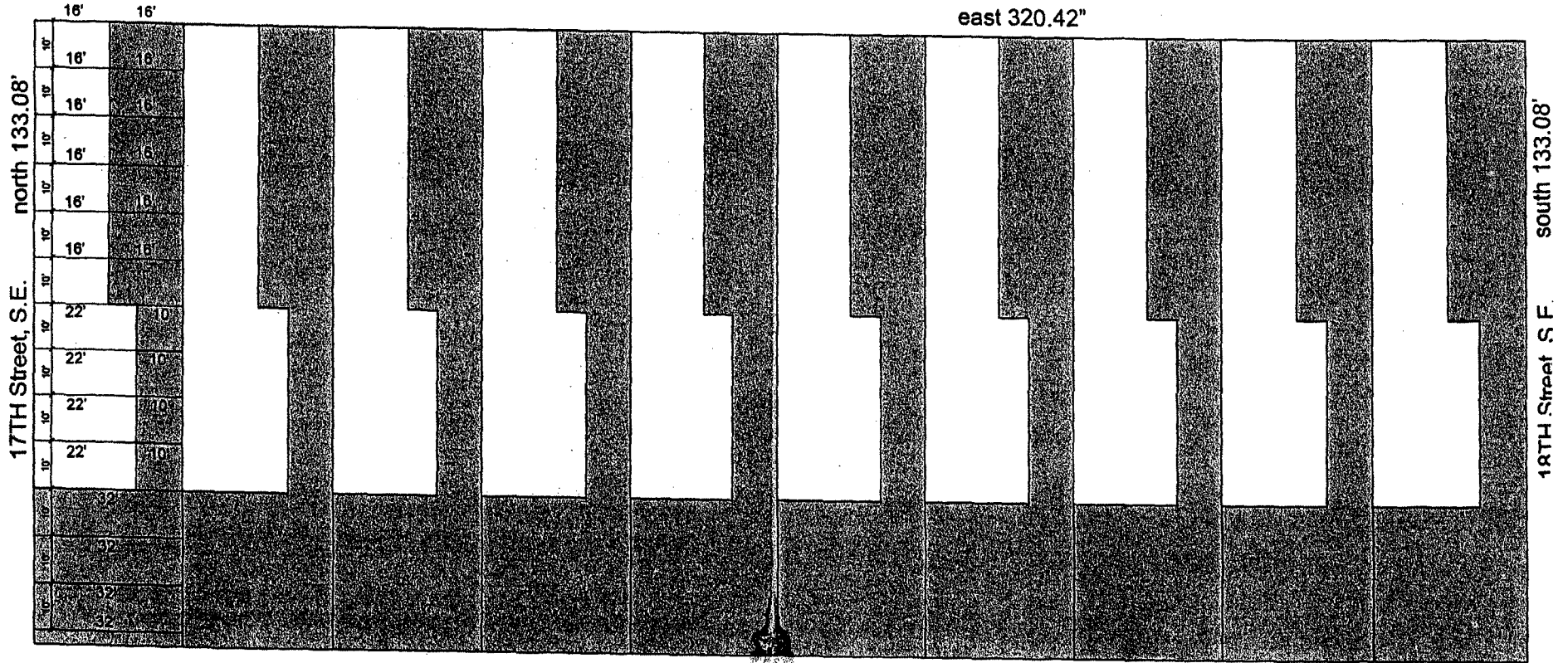
Enclosure

16' x 6 = 96'
22' x 4 = 88'
184'/10 = 18.4'

16' x 6 = 96'
10' x 4 = 40'
32' x 4 = 128'
264'/14 = 18.85'

EAST CAPITOL STREET, S.E.

east 320.42"



west 320.42'

20' public alley

RECEIVED
3/27/06