

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

★ MAY -7 PM 2:46

June 30, 2010

Erin Murphy
1131 5th St NW
Washington, DC 20001

Joanna Sears
1131 5th St NW
Washington DC 20001

Ms. Murphy and Ms. Sears:

In regard to 1131 5th St Condominiums, located at Lot 514, Square 827 (alley), the Office of the Zoning Administrator finds the development to be in violation of current zoning regulations.

The condominium developer provided information to the Department of Housing and Community Development indicating that the previous use of this alley structure was "storage."

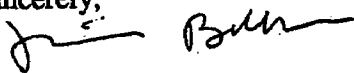
According to 11 DMCR 2507.1:

Except for use as a one family dwelling, a structure shall not be erected, constructed, converted, altered, remodeled, restored, or repaired for human habitation on an alley lot.

Based on an exhaustive search of government records, no building permits allowing for multi-family residential conversion of the subject property were ever granted, and thus no zoning review ever conducted. Further, the property has not been granted a Certificate of Occupancy for multi-family residential use which is necessary for lawful operation in the District of Columbia.

If you have any questions about my findings, please contact me at (202) 442-4648 or justin.bellow@gmail.com.

Sincerely,



Justin Bellow