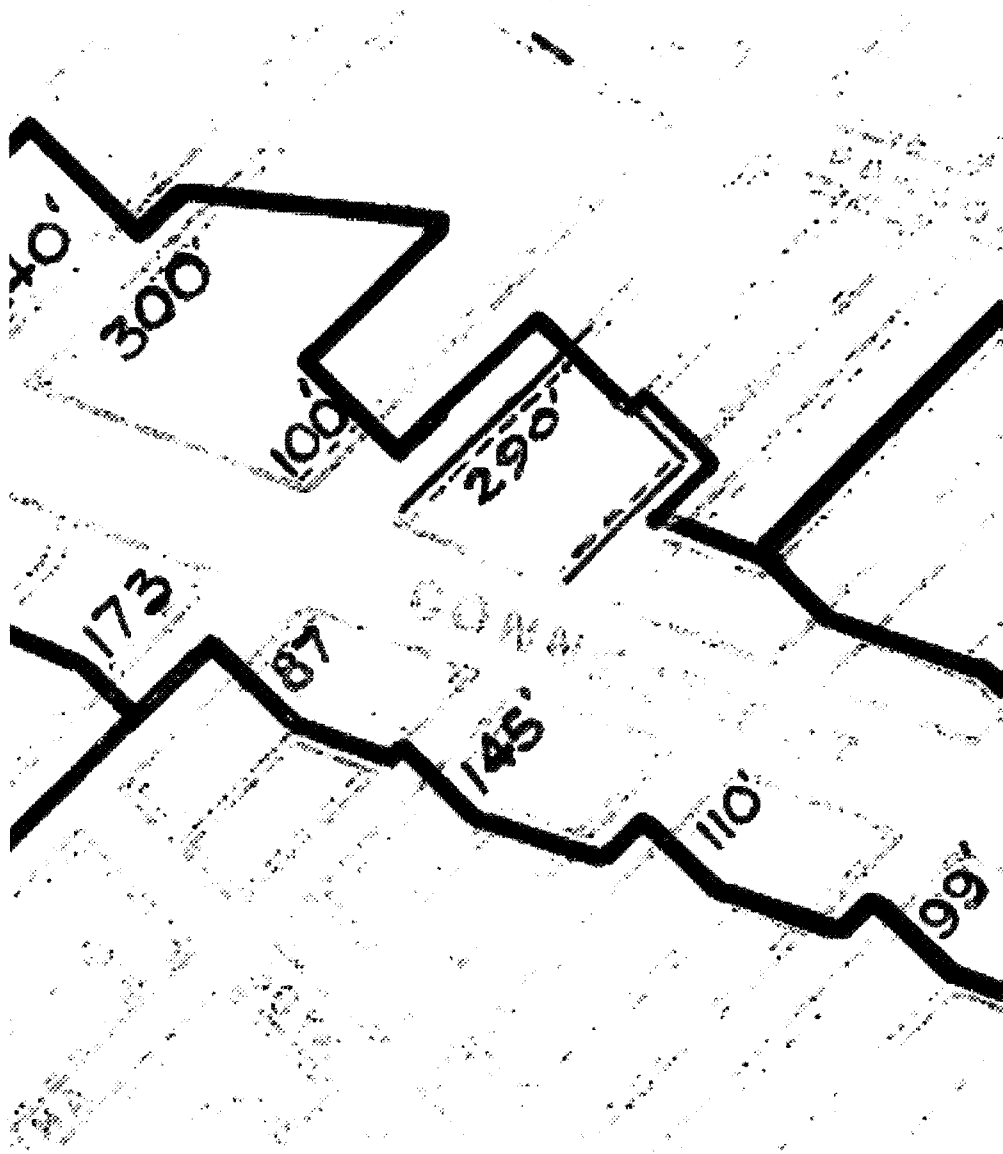
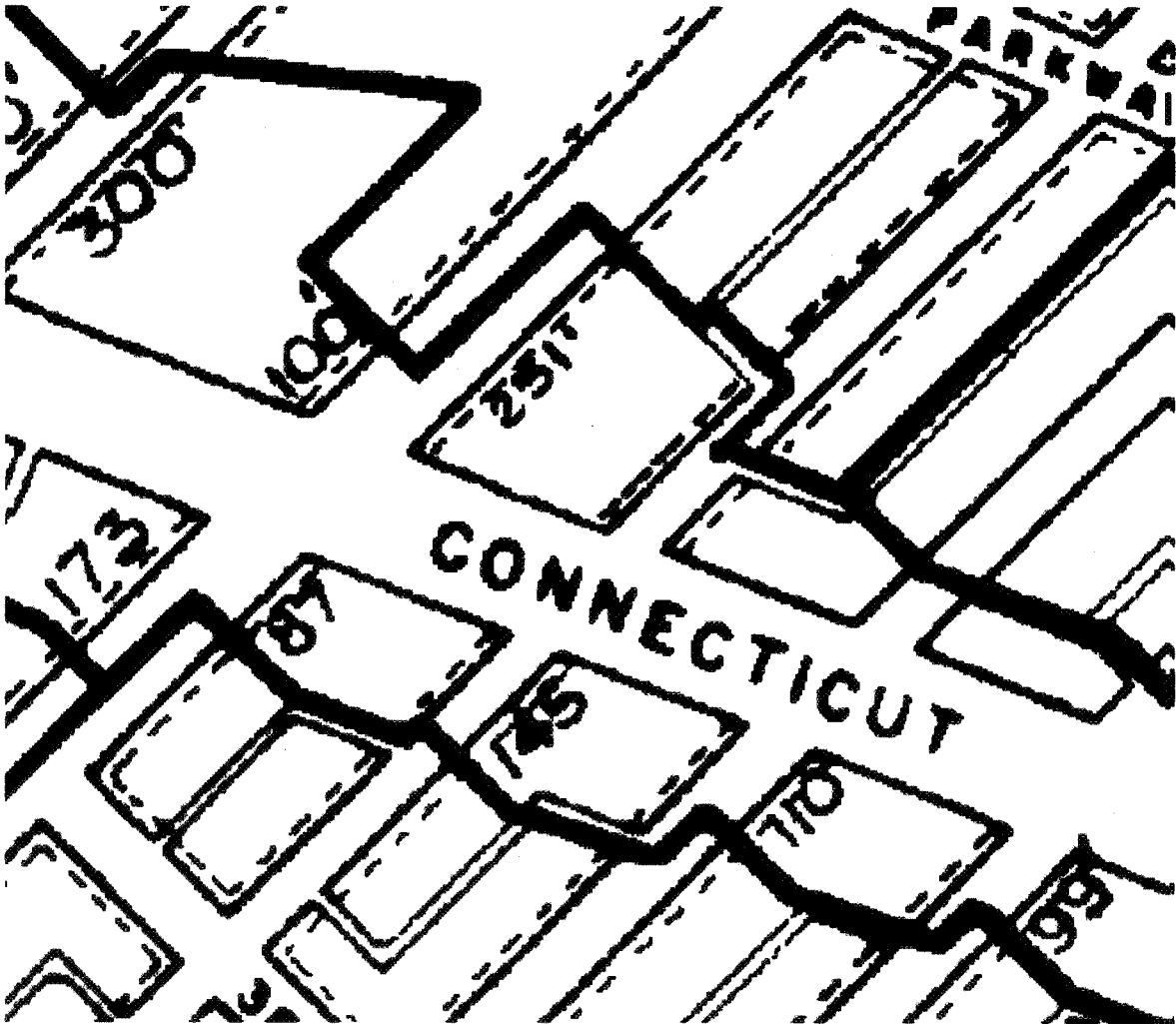


EXHIBIT 29



Excerpt from the 1973 Zoning Map

EXHIBIT 30



Excerpt from the 1975 Zoning Atlas



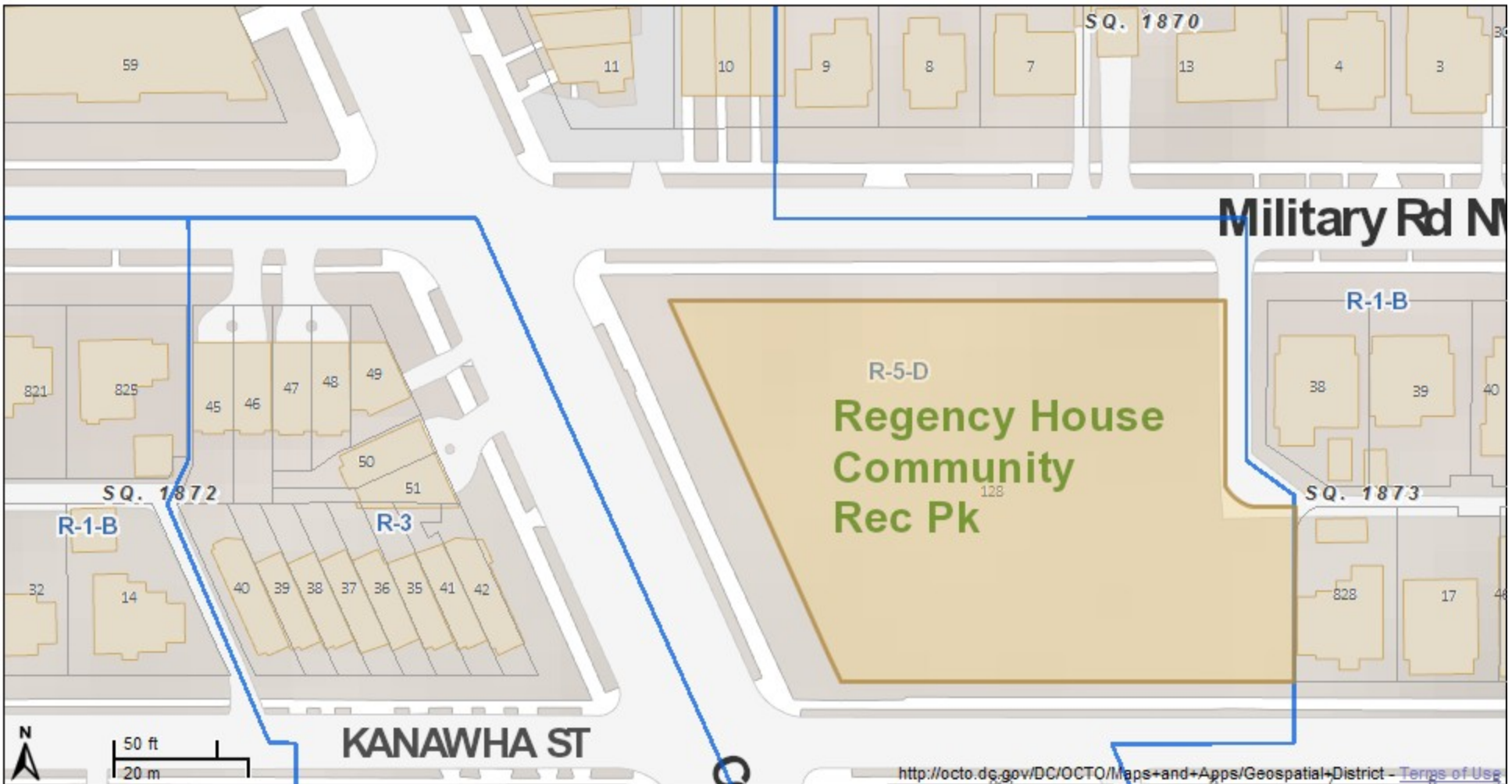
District

EXHIBIT 31

Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

August 29, 2013



Zoning Layers

Zone Districts	Overlays Districts	TDRs	Air Rights Zone
Pending Zones	Pending Overlay Districts	Pending PUDs	Baist Index
Historic Districts	Campus Plans	Active PUDs	CEA

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

EXHIBIT 32

GOVERNMENT OF THE DISTRICT OF COLUMBIA Office of Zoning



MEMORANDUM

BY E-MAIL

TO: Richard Graham, Chairman
5333 Connecticut Neighborhood Coalition

FROM: Richard S. Nero, Jr. 
Deputy Director of Operations

DATE: March 29, 2013

RE: 5333 Connecticut, N.W. – Response to Zoning Inquiry

The following is in response to your e-mailed inquiry dated March 27, 2013, with respect to the above.

Background

In 1958, the zoning for the western part of Square 1873, between Military Road and Kanawha Street, was shown as R-5-C on the Connecticut Avenue frontage and R-1-B to the east. The boundary line was shown as 71 feet back from Connecticut on the Kanawha Street side and not dimensioned but following an alley on the Military Road side. A copy of an excerpt from the 1958 Official Zoning Map, as well as all the other maps referred to, is attached.

In 1965, the Zoning Commission rezoned lots 44, 35, 37, 19, 20 and 21 in Square 1873 to R-5-C. A copy of the order is attached, as is an excerpt from the Baist Atlas showing the location and dimensions of those lots. The total width of the three lots on Military Road is 165 feet; the total width of the three lots on Kanawha Street is 134 feet. When added to the depth of the zoning line existing at the time, the depth of the R-5-C zoning was approximately 221 feet on Kanawha Street and approximately 290 feet on Military Road. Note that §107.3 provides that:

Dimensioned district boundaries showing on the Zoning Map are intended to coincide generally with lot lines. Where a dimensional boundary line coincides within one foot (1 ft.) or less with a lot line of a lot of record on May 12, 1958, that boundary line shall be construed to be the lot line at that location.

There have been no actions since 1965 by the Zoning Commission to change the location of the zone boundary line in Square 1873.

EXHIBIT 32

The 1966 Official Zoning Map showed the boundary lines with those dimensions. The line appears to go south from Military Road and then jogs slightly to the east at the alley before continuing south to Kanawha Street.

The 1973 Official Zoning Map showed the 290 foot dimension along Military Road. It was not dimensioned along Kanawha Street. The location of the line appears to be exactly the same as shown on the 1966 Official Map.

The 1975 Official Zoning Map showed a dimension of 291 feet along Military Road and no dimension along Kanawha Street. The dimension could be read as 251 feet, but the top of the "9" in the number is partly obscured by the dashed line denoting the building restriction line. It is clear that the location of the line is the same as was shown on the 1973 Map. If it had actually been 251 feet, the line would have been shown further to the west, closer to Connecticut Avenue.

The 1983 Official Zoning Map, the 1984 Official Zoning Map, the 1987 Official Zoning Map and the 1996 Official Zoning Atlas all show the same boundary line condition as had been shown on the 1975 Official Map. The actual zone category to the west of the line was redesignated to R-5-D in 1992 and is shown that way on the 1996 Official Map.

The 2003 Official Zoning Map was produced in a different format and shows the boundary on the Military Road as 251 feet from Connecticut Avenue. The Map also shows the location of the PUD which was approved in 1990 but which approval expired in 1998 without the PUD having been constructed. The Map shows the entire PUD site as zoned R-5-D. The location of the line as depicted remains unchanged from the lines shown on all the previous maps. The 251 foot dimension was a mistake based on an erroneous reading of the partially obscured "9" on the prior maps, as described above.

The January 1, 2013 summary Zoning Map shows the entirety of lot 128 in Square 1873 as zoned R-5-D.

The official Zoning Map, as found on the Office of Zoning website, also shows all of lot 128 as zoned R-5-D. The site is mistakenly labeled on the map as the "Regency House Community Rec Pk." The property is in fact privately owned, unimproved and is not a park.

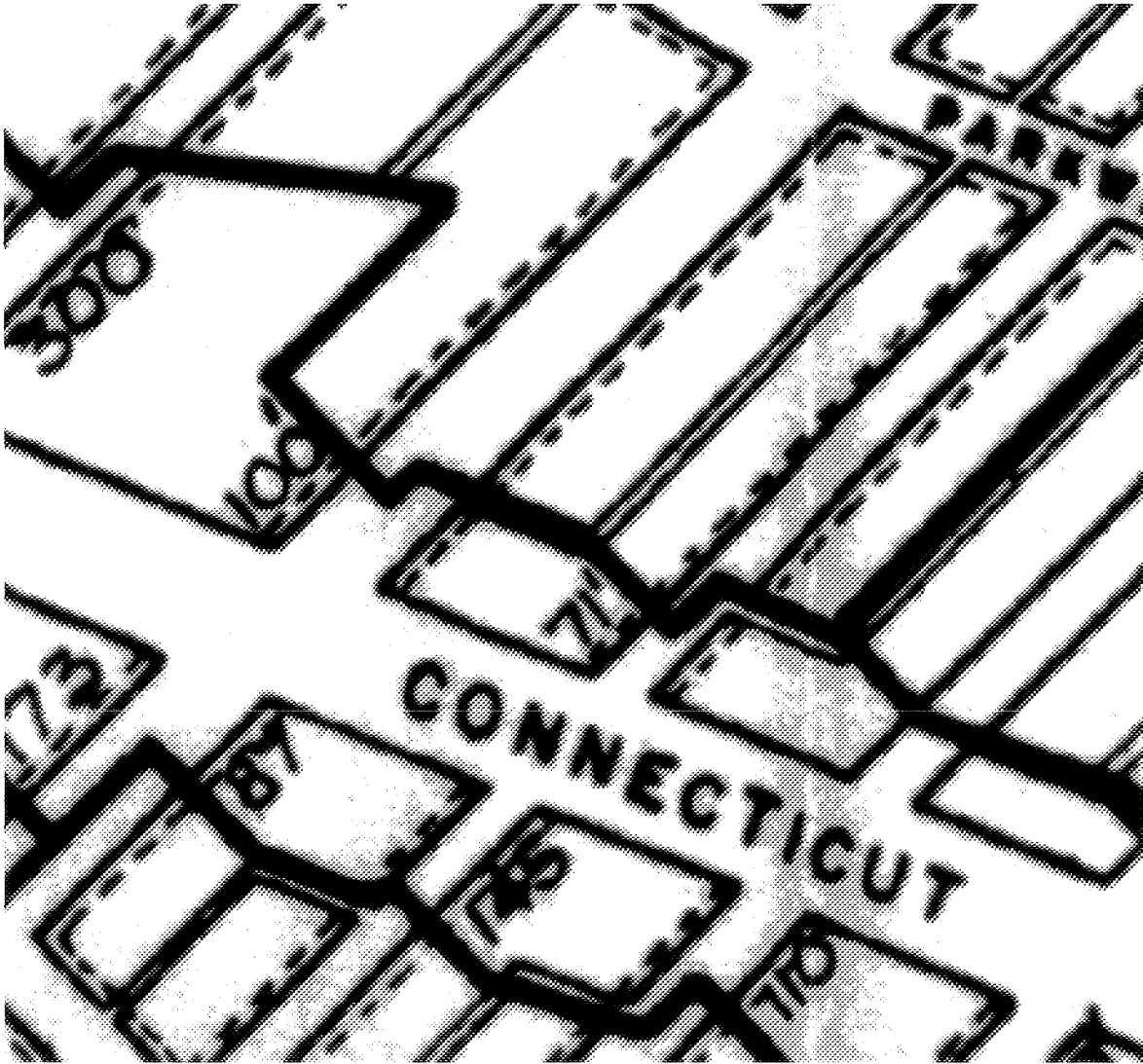
This office issued a zoning certification in January, 2013, indicating that the property (lot 128 in Square 1873) is zoned R-5-D. A copy of the certification is attached.

Please call me on (202) 727-2806, if I can be of further assistance in this matter.

Attachments

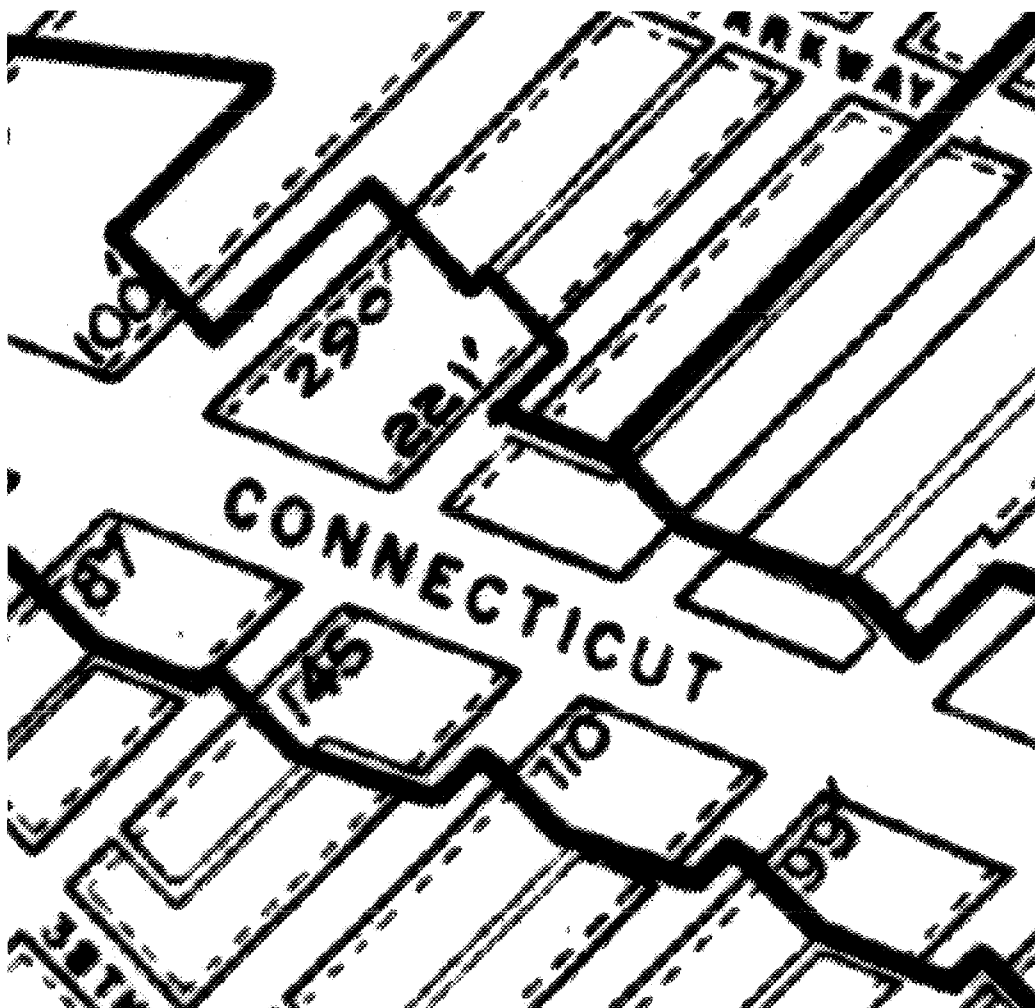
cc: Councilmember Mary M. Cheh, Ward Three
Matthew LeGrant, DCRA
Advisory Neighborhood Commission 3/4G

EXHIBIT 32



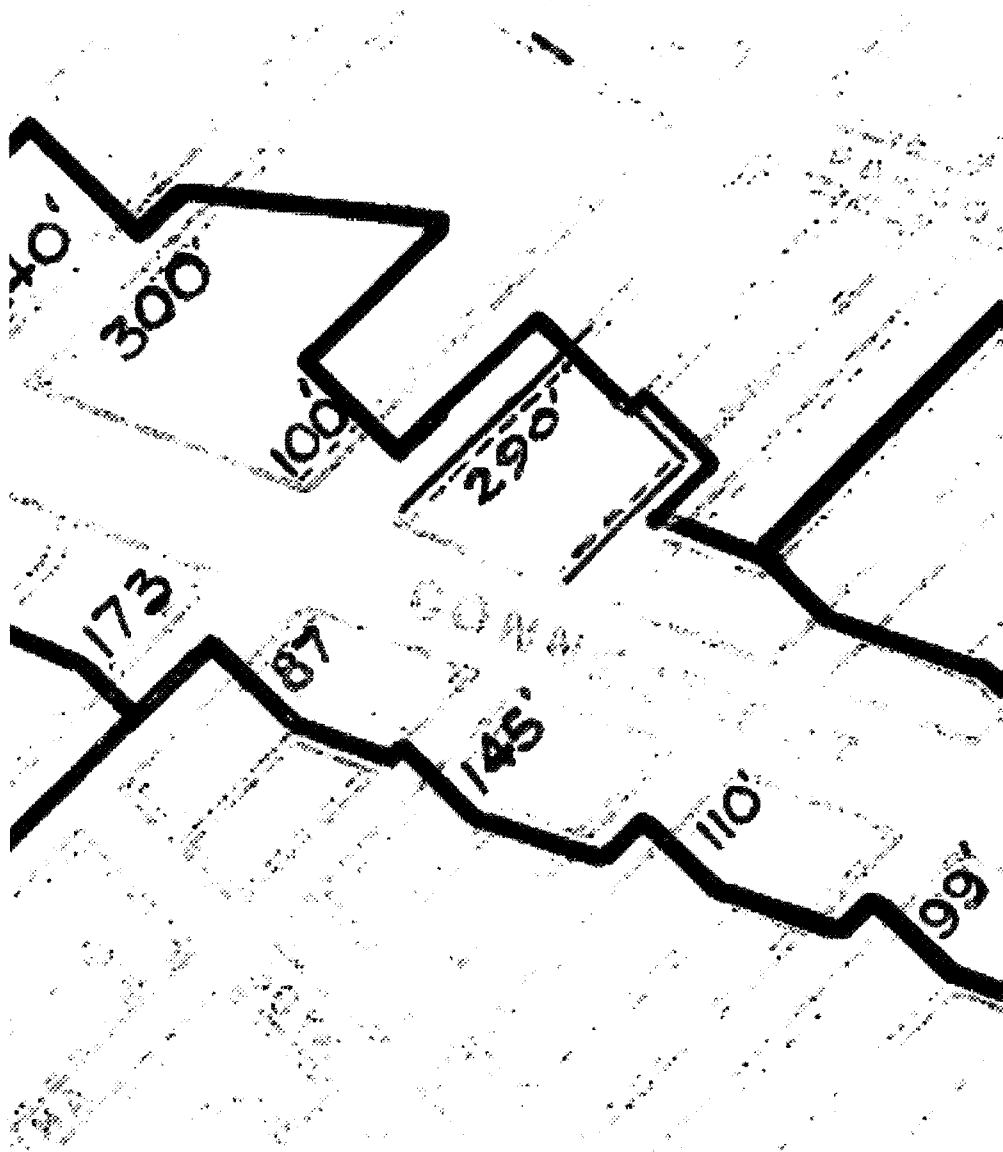
Excerpt from 1958 Zoning Map

EXHIBIT 32



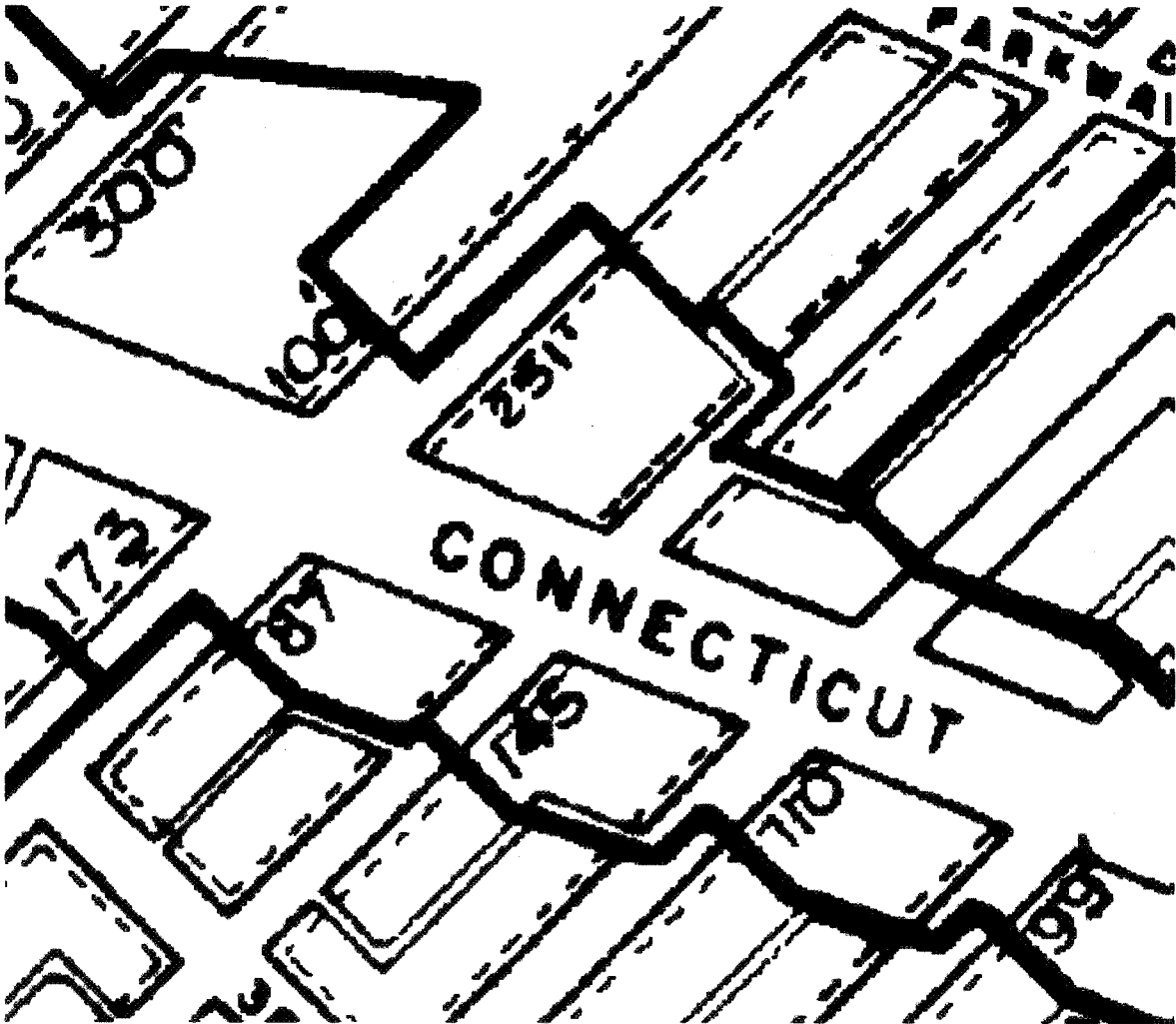
Excerpt from the 1966 Zoning Map

EXHIBIT 32



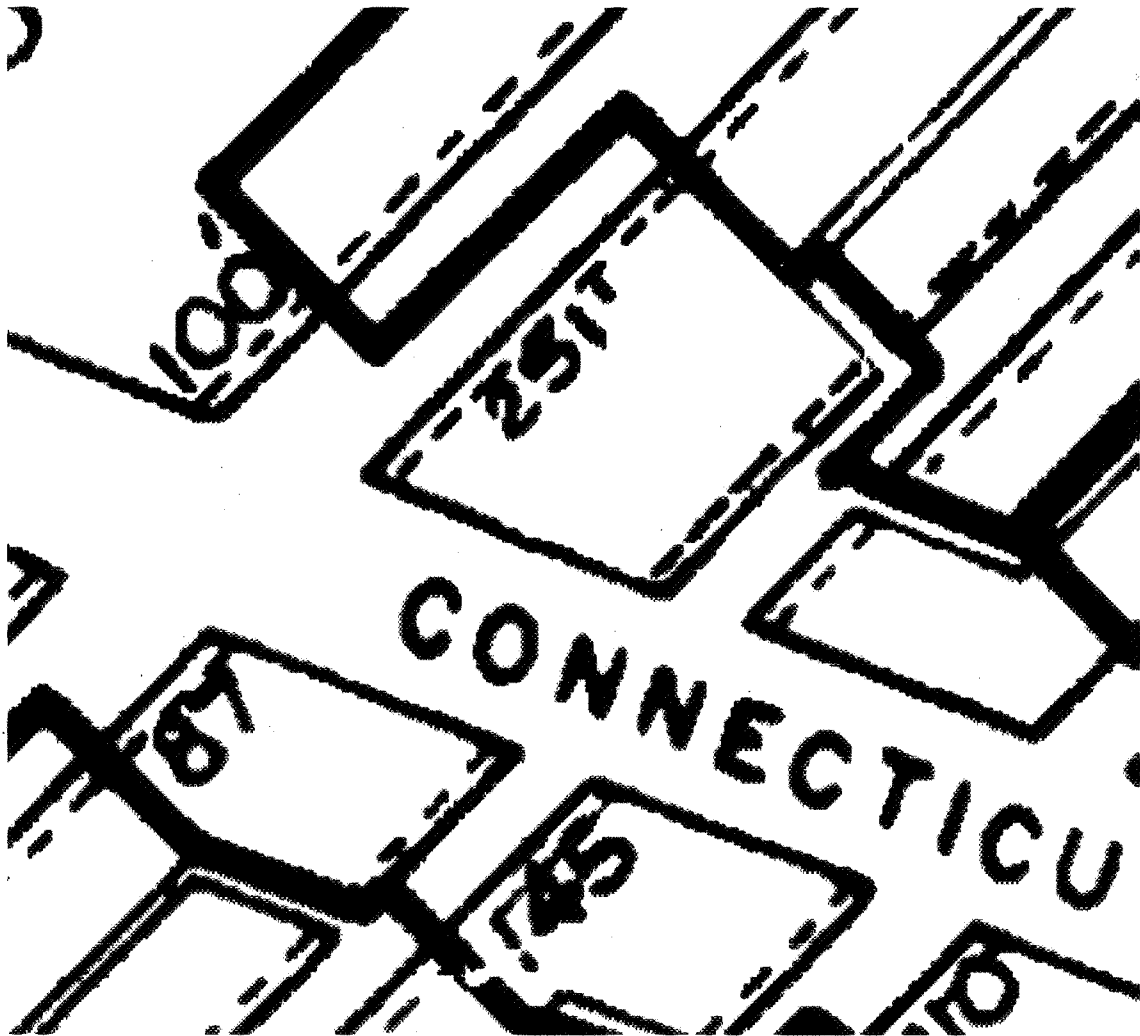
Excerpt from the 1973 Zoning Map

EXHIBIT 32



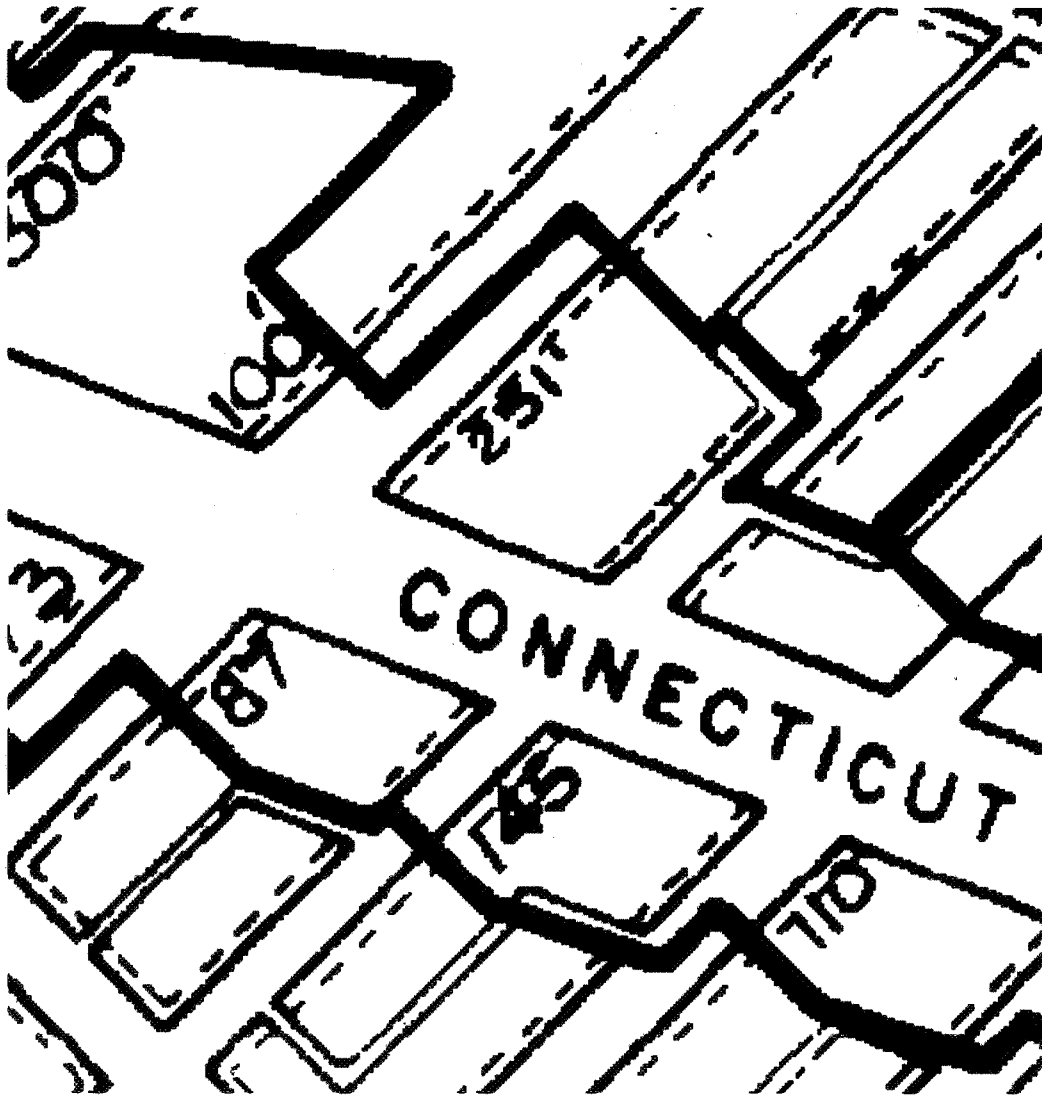
Excerpt from the 1975 Zoning Atlas

EXHIBIT 32



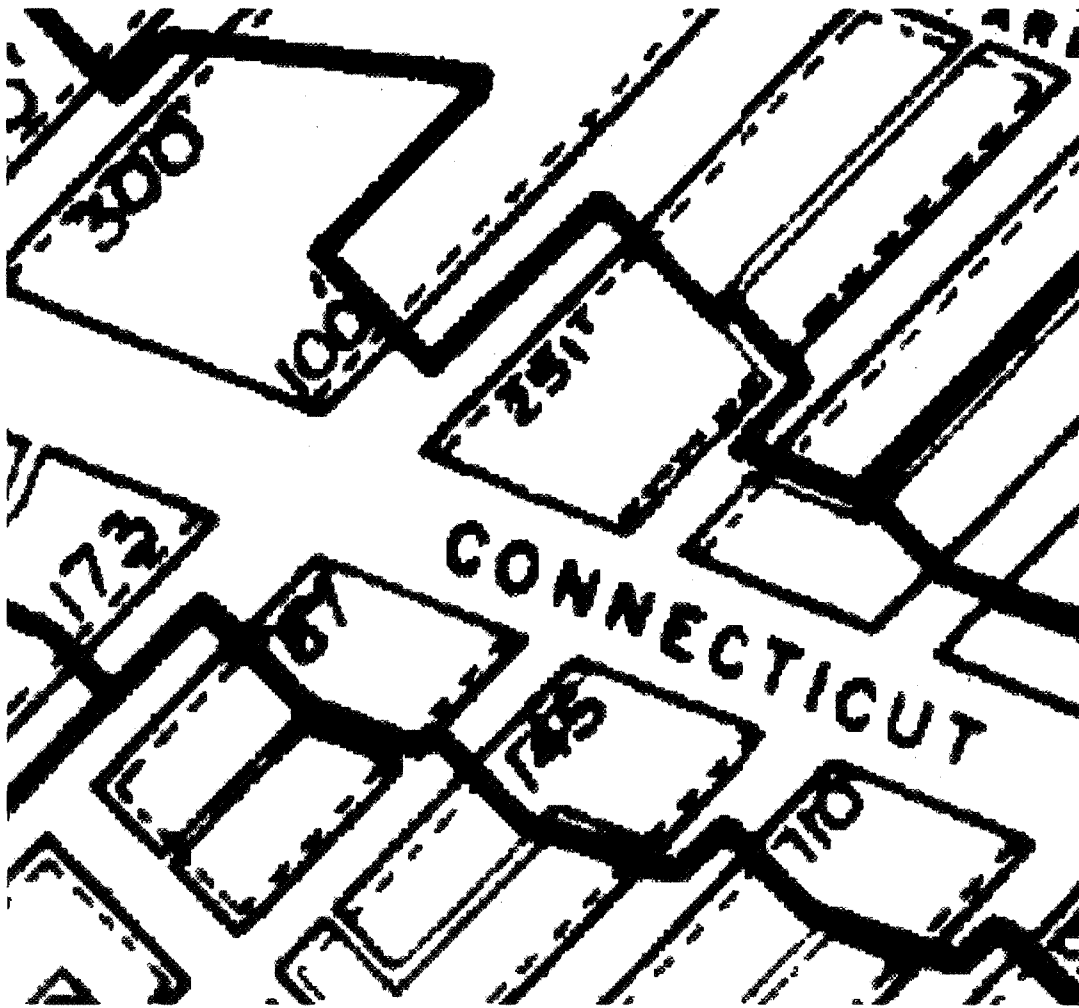
Excerpt from the 1983 Zoning Map

EXHIBIT 32



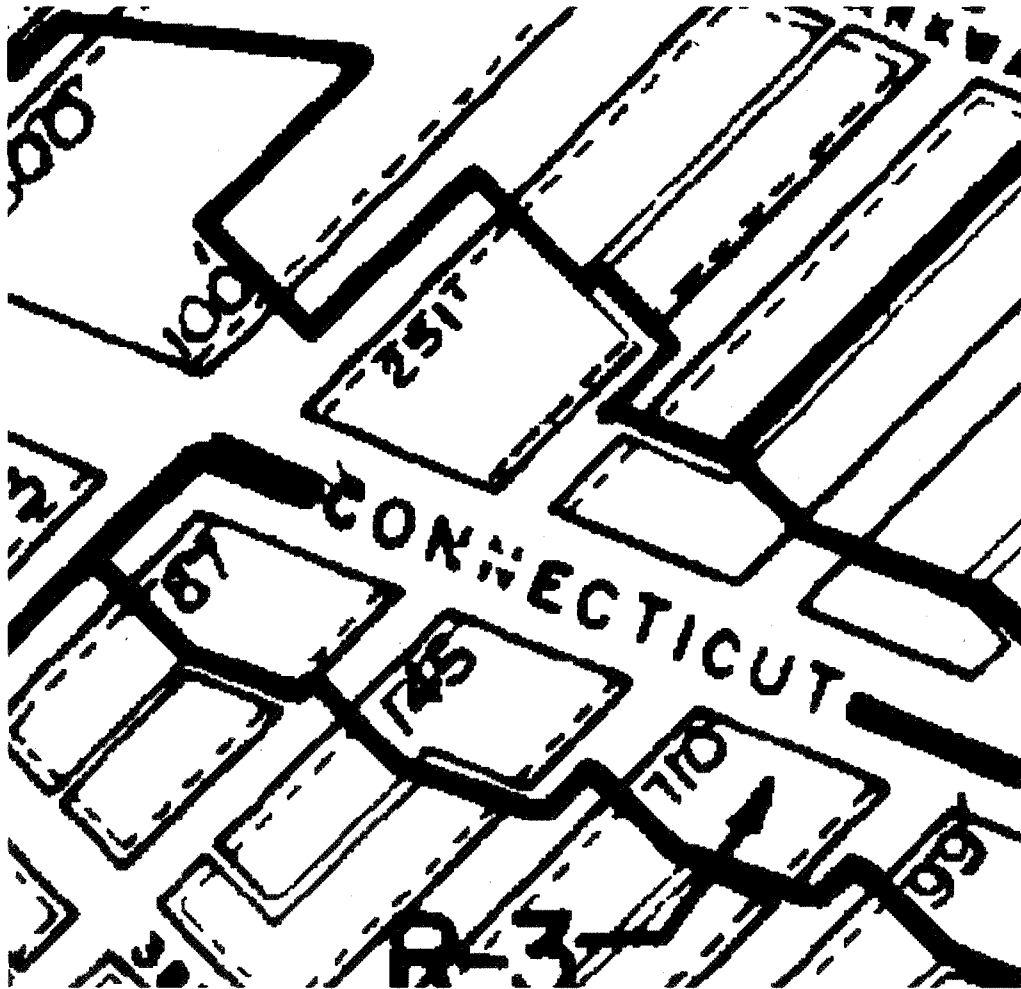
Excerpt from the 1984 Zoning Map

EXHIBIT 32



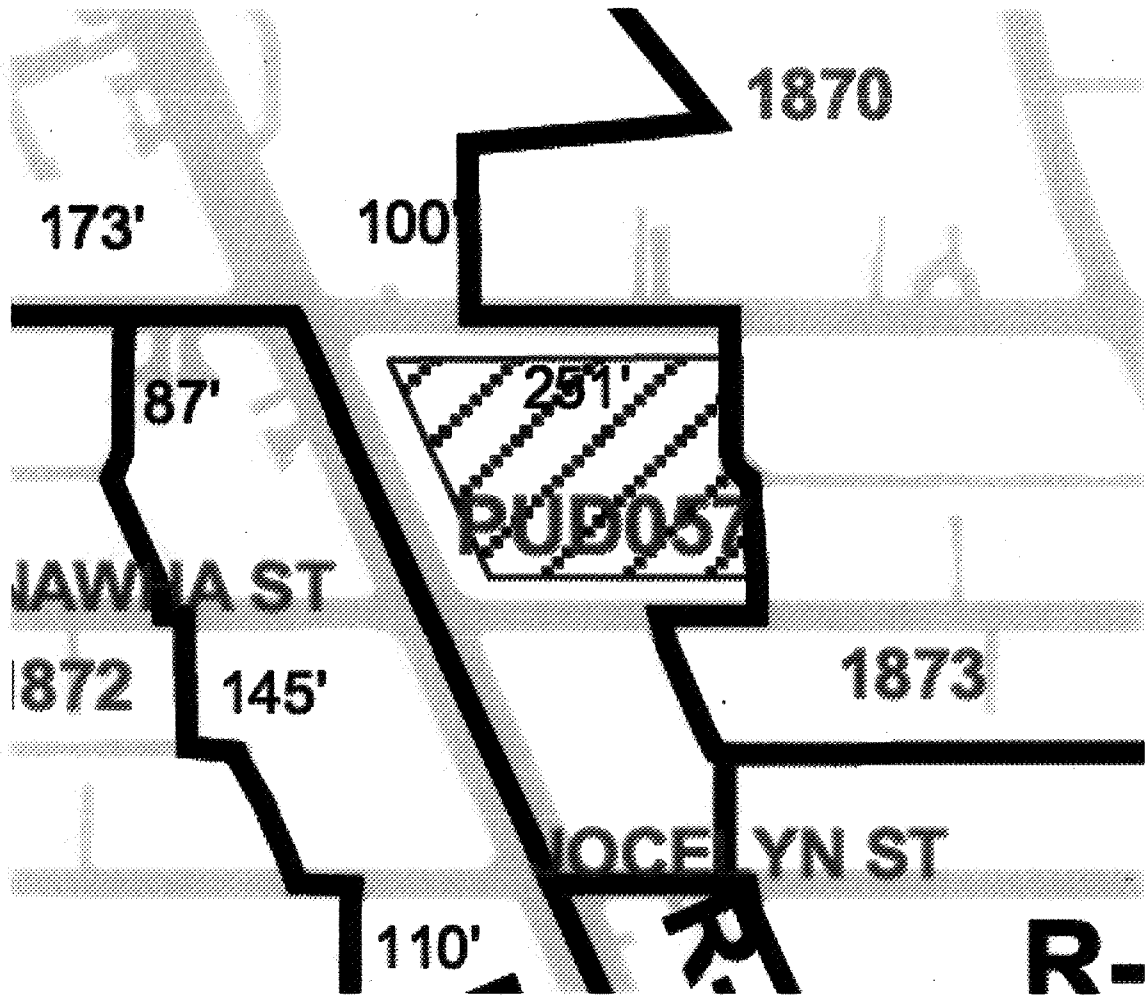
Excerpt from the January 1, 1987 Zoning Map

EXHIBIT 32



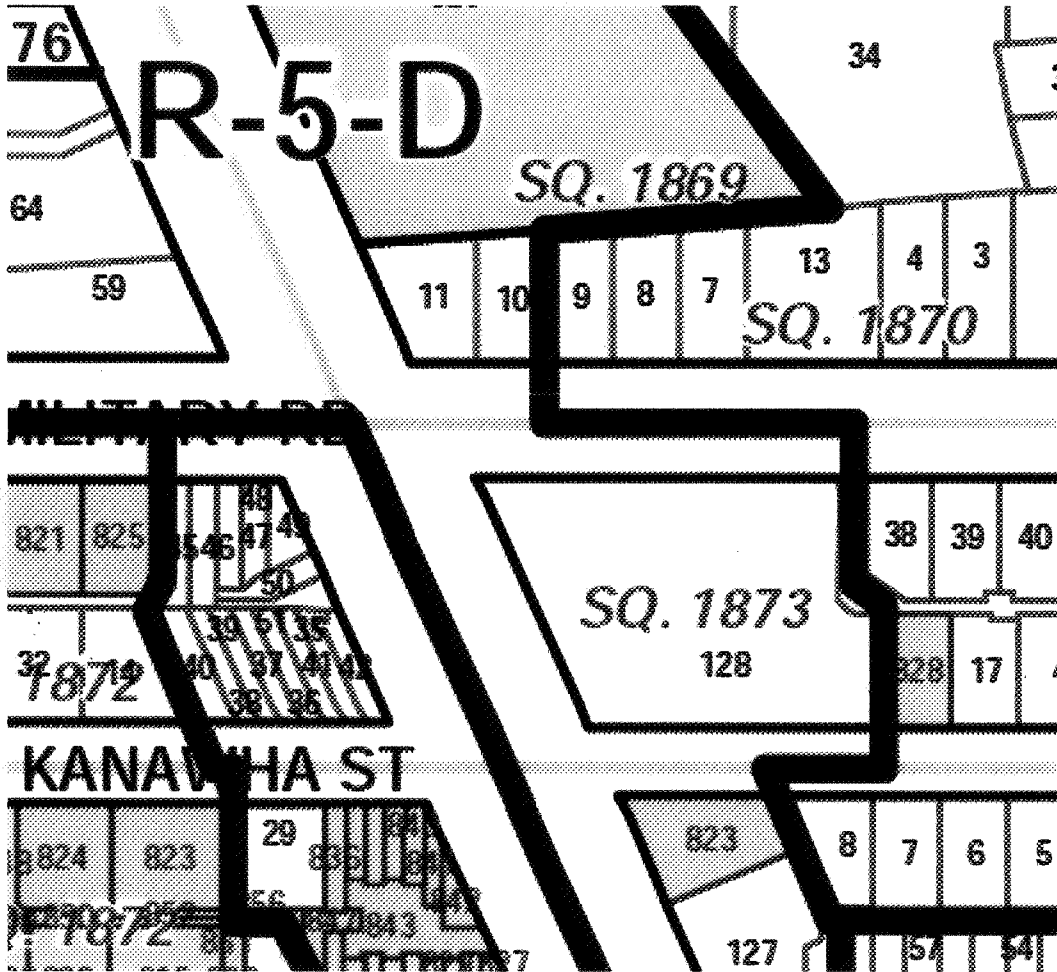
Excerpt from the 1996 Zoning Atlas

EXHIBIT 32



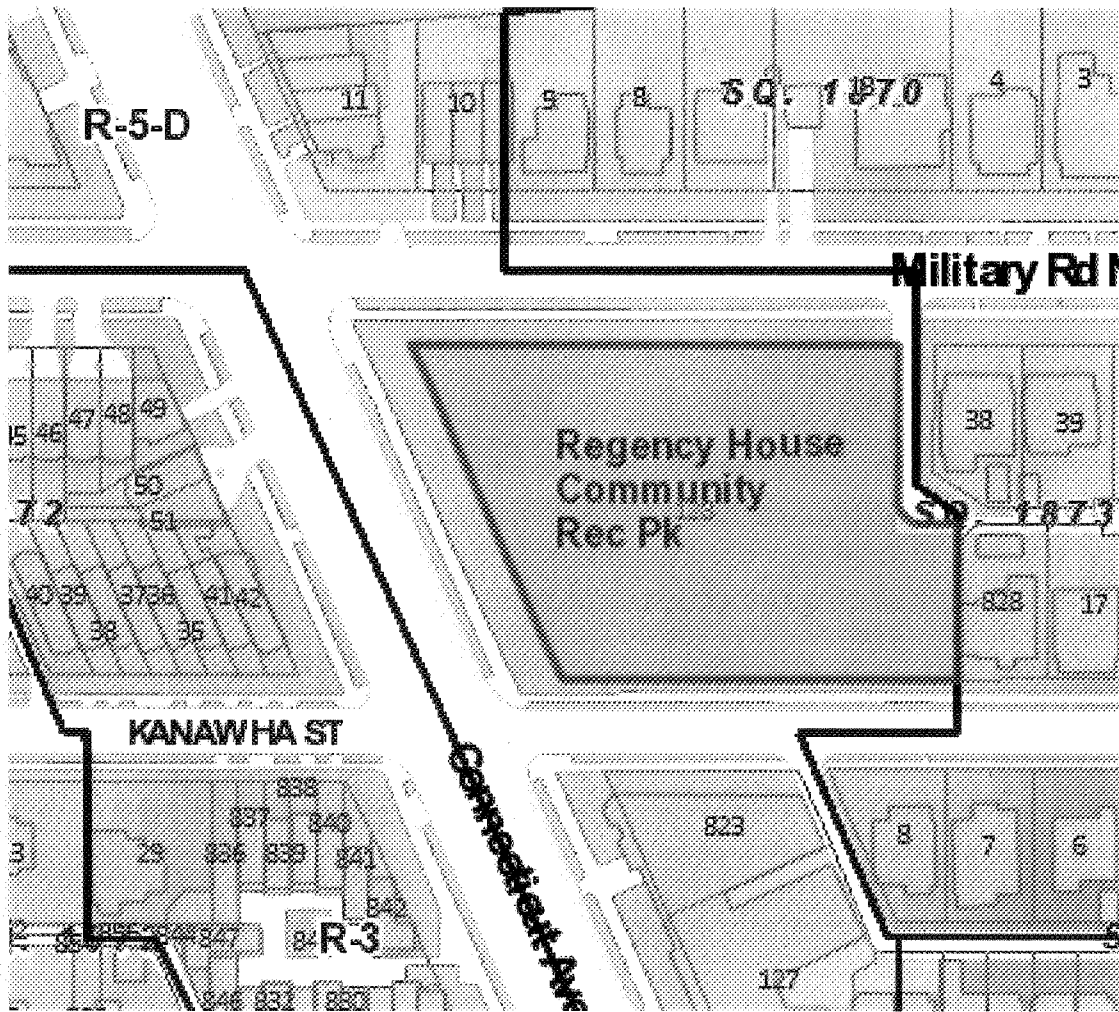
Excerpt from the 2003 Zoning Map

EXHIBIT 32



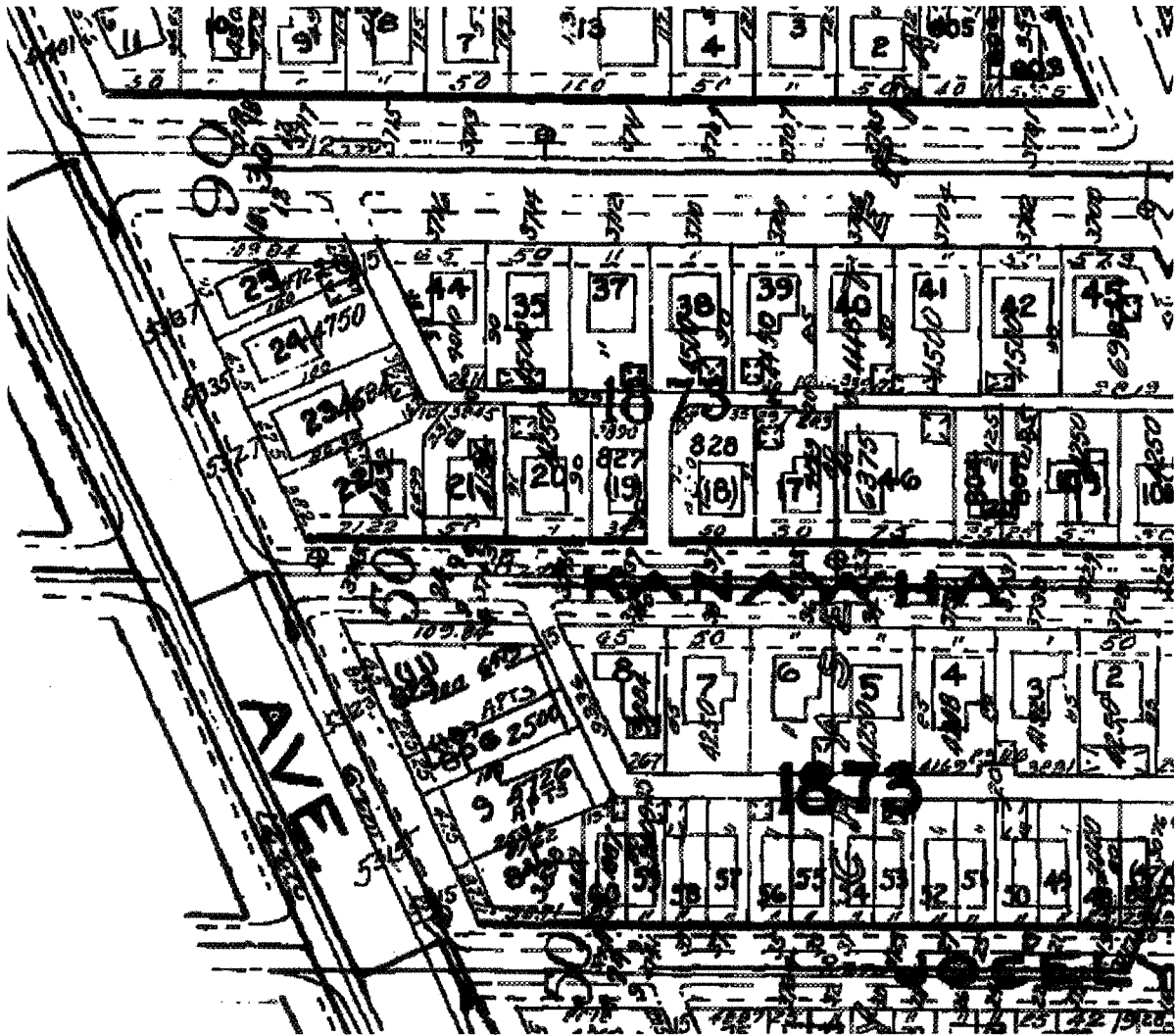
Excerpt from the January 1, 2013 Zoning Map

EXHIBIT 32



Excerpt from the current Official (on-line) Zoning Map

EXHIBIT 32



Excerpt from the Baist Atlas Vol. 3, Page 34 for Square 1873

EXHIBIT 32

Government of the District of Columbia ZONING COMMISSION



March 16, 1965

ORDERED:

That after public notice and hearing as prescribed by law, the following districts heretofore established by the Zoning Commission of the District of Columbia, as shown in the official zoning map and atlases, are hereby modified and amended as follows:

The C-M-3 District, abutting 14th St. in Square 209 is extended to include lots 878 and 879, said property being premises 1410-1412 Que St., NW. (65-4).

Lots 819 and 820, Square 2218, said property located on the east side of 27th St. from Macomb to Ordway Sts., NW are changed from R-1-A to R-5-A. (65-6)

The R-5-C District abutting the east side of Connecticut Ave. is extended easterly to include lots 44, 35, 37, 19, 20 and 21, Square 1873, said property being premises 3712-3716 Military Rd. and 3739-3743 Kanawha St., NW. (65-13).

The public alley, in Square 115, which was closed by order of the Commissioner, D. C. and recorded in Book 146, Page 163, Records of the Surveyor, D. C. is included in the SP District (S. O. 61-58).

C. M. Duke
C. M. DUKE

WALTER N. TOBRINER

J. George Stewart
J. GEORGE STEWART

John B. Duncan
JOHN B. DUNCAN

T. SUTTON JETT

ATTEST:

H. G. Ashton
H. G. ASHTON
Executive Officer (Acting)

EXHIBIT 32

GOVERNMENT OF THE DISTRICT OF COLUMBIA Office of Zoning



January 22, 2013

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicates that, Lot 128 in Square 1813 is zoned R-5-D with boundary lines as shown on the attached plat.

*RICHARD S. NERO, JR.
Deputy Director of Operations
Office of Zoning*

District of Columbia, ss

Signed and sworn to before me this 22nd day of January 2013.

*SHARON S. SCHELLIN
Notary Public, DC*

My Commission expires on JANUARY 1, 2014

OFFICE OF THE SURVEYOR

Furnished to: HOLLAND KNIGHT/ FRED A HOBAR

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

January 22, 2013

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicates that, Lot 128 in Square 1873 is zoned R-5-D with boundary lines as shown on the attached plat.

NOTE: Data

RICHARD S. NERO, JR.
Deputy Director of Operations
Office of Zoning

15 BUILDING 291.31 RESTRICTION 20 LINE 15

ALLEY EASEMENT 2.04 10.0 16.0 PUBLIC ALLEY 85.0 10 LINE

128

203.20

10 BUILDING 221.22 RESTRICTION

CONNECTICUT AVENUE, N.W.

KANAWHA STREET, N.W.