

e-mail is prohibited except by or on behalf of the intended recipient. If you have received this email in error, please notify me immediately by reply email, delete this email, and do not disclose its contents to anyone.

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Tuesday, May 4, 2021 11:27 AM
To: Martin Sullivan <msullivan@sullivanbarros.com>
Cc: Myers, Crystal (OP) <crystal.myers@dc.gov>
Subject: Confirmation: Special Exception Relief - 927 N Street NW

Martin Sullivan,

By means of this email I confirm that I am in agreement with the analysis and the conclusions stated in the below email, and as illustrated in the attachments, and specifically that:

- For 927 N Street, NW, you noted that you have applied for BZA special exception relief from the parking requirement in C-711.7.
- This is an existing 4-unit building in the RF zone in the Historic District. The project involves an addition, going all the way back to the rear (alley) property line, and includes a few other areas of special exception relief. It will remain at 4 units.
- C-711.7 provides:
 - Except for Alley Lots, when parking spaces are provided within a building or structure, all vehicular entrances or exits shall be setback at least twelve feet (12 ft.) from the center line of any adjacent alley for a minimum height of ten feet (10 ft.).
- You noted that your client, in this case, has a 20-foot wide alley and cannot meet this requirement (by 2 feet). Therefore, you have asked the BZA for special exception relief from the parking space requirement, and if that is granted, C-711.7 will not apply to the subject parking spaces because they are no longer required spaces. The parking spaces and rear building wall will remain as proposed, on the rear (alley) property line.
- C-711.2 provides:
 - All required parking spaces, driveways, and entrances that provide access to parking areas, shall conform to the requirements of this section.
- I agree that the result of these provisions, under Section C-711, is that if the spaces are no longer required, then they are no longer subject to the C-711.7 requirement. So, if the Board approves the special exception request, the spaces can remain as proposed, with no need for variance relief from C-711.7.

Please let me know if you have any further questions.

DISCLAIMER: This email is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this email are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this email. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This email is NOT a “final writing”, as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this email based on the information submitted for the Zoning Administrator’s review. Therefore this email does NOT vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

Board of Zoning Adjustment
District of Columbia
an application
EXHIBIT NO.62A

Matthew Le Grant

Zoning Administrator

Office of the Zoning Administrator

Dept of Consumer and Regulatory Affairs

1100 4th St SW - Washington, DC 20024

www.dkra.dc.gov

Phone: Desk 202 442-4652 – Mobile 202-497-1742

From: Martin Sullivan <msullivan@sullivanbarros.com>

Sent: Tuesday, May 4, 2021 11:14 AM

To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>

Cc: Myers, Crystal (OP) <crystal.myers@dc.gov>

Subject: Confirmation of Special Exception Relief - 927 N Street NW

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Mr. LeGrant,

Following up on our conversation this morning:

For 927 N Street, NW, we have applied for BZA special exception relief from the parking requirement in C-701.7. This is an existing 4-unit building in the RF zone in the Historic District. The project involves an addition, going all the way back to the rear (alley) property line, and includes a few other areas of special exception relief. It will remain at 4 units.

C-711.7 provides:

Except for Alley Lots, when parking spaces are provided within a building or structure, all vehicular entrances or exits shall be setback at least twelve feet (12 ft.) from the center line of any adjacent alley for a minimum height of ten feet (10 ft.).

WE have a 20-foot wide alley and cannot meet this requirement (by 2 feet). Therefore, we have asked for special exception relief from the parking space *requirement*, and if that is granted, C-711.7 will not apply to the subject parking spaces because they are no longer required spaces. The parking spaces and rear building wall will remain as proposed, on the rear (alley) property line.

C-711.2 provides:

All *required* parking spaces, driveways, and entrances that provide access to parking areas, shall conform to the requirements of this section.

The inference is that if the spaces are no longer required, then they are no longer subject to the C-711.7 requirement. So, if the Board approves the special exception request, the spaces can remain as proposed, with NO need for variance relief from C-711.7.

We would appreciate your confirmation of this analysis.

Attached are some documents from the BZA case which you may find helpful.

Thank you!

Regards,

Marty Sullivan

Sullivan & Barros, LLP
1155 15th St NW, Suite 1003
Washington, DC 20005
202-503-1704 (D)
Sullivanbarros.com

Confidentiality Notice: The information in this e-mail (including attachments, if any) is considered confidential and is intended only for the recipient(s) listed above. Any review, use, disclosure, distribution or copying of this e-mail is prohibited except by or on behalf of the intended recipient. If you have received this email in error, please notify me immediately by reply email, delete this email, and do not disclose its contents to anyone.

DCRA is ready for the future. To learn more about our ambitious plans to further enhance the services we provide District residents and businesses, check out our [5-Year Strategic Plan](#).