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**From:** LeGrant, Matt (DCRA) <[matthew.legrant@dc.gov](mailto:matthew.legrant@dc.gov)>

[REDACTED]  
**To:** Martin Sullivan <[msullivan@sullivanbarros.com](mailto:msullivan@sullivanbarros.com)>

**Cc:** [REDACTED]

**Subject:** [REDACTED] Request for acknowledgement of discussion on March 24, regarding easement access to required parking spaces.

Marty Sullivan-

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

- An easement for vehicle access, of 10-feet or more in width, across a separate private property qualifies as sufficient “access” from an alley to required parking spaces on a subject property, pursuant to 11-C §711.3;
- Such an arrangement is, and has long been, considered to be sufficient legal access for required parking spaces, provided there is a recorded easement in place providing a continuous 10-foot wide or wider path from a public alley, across a private property, to the subject property that has the required parking spaces. Neither the 1958 Regulations, or the 2016 Regulations, explicitly permit, or prohibit, this arrangement, but allowing this has been the long-standing interpretation of the Zoning Administrator’s office;

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EXHIBIT NO.33G

- There is no specifically-prescribed language or separate approval process for the required easement, as long as it provides a perpetual easement of 10 feet or more in width, providing exclusive access from a public alley to the subject property, and is recorded in the D.C. land records.

Please let me know if you have any further questions

Matthew Le Grant

Zoning Administrator- DCRA

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