



From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Sent: Tuesday, May 17, 2022 5:12 PM
To: Alexandra Wilson <awilson@sullivanbarros.com>
Cc: Vollin, David (DCRA) <david.vollin@dc.gov>
Subject: Question about theoretical lots-relatively urgent- follow up on PDRM from April 2340 Ainger Place

Alex,

I agree that the proposed driveway, as shown on Sheet A200 of the attached plans, is not subject to 11DCMR C-305.3(b) because it is a driveway and not a newly proposed street for egress.

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

Board of Zoning Adjustment
District of Columbia
CASE NO.20710
EXHIBIT NO.23

From: Alexandra Wilson <awilson@sullivanbarros.com>
Sent: Tuesday, May 17, 2022 2:50 PM
To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Cc: Vollin, David (DCRA) <david.vollin@dc.gov>
Subject: FW: Question about theoretical lots-relatively urgent- follow up on PDRM from April 2340 Ainger Place

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Hi Matt- following up on this again, could you confirm that the proposed driveway in these plans is NOT subject to C-305.3(b) because it is simply a driveway and not a newly proposed street for egress: “Each means of vehicular ingress and egress to any principal building shall be at least twenty-four feet (24 ft.) in width, **exclusive of driveways;**”

Thanks,
Alex

Alexandra Wilson
Senior Associate Attorney
202-503-1704

Sullivan & Barros, LLP
1155 15th Street, NW
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Washington, DC 20005

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From: Alexandra Wilson
Sent: Thursday, May 12, 2022 12:16 PM
To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>
Cc: Vollin, David (DCRA) <david.vollin@dc.gov>
Subject: Question about theoretical lots-relatively urgent- follow up on PDRM from April 2340 Ainger Place

Mr. LeGrant,

One of the requirements for a theoretical lot subdivision is: “Each means of vehicular ingress and egress to any principal building shall be at least twenty-four feet (24 ft.) in width, exclusive of driveways;”

Would you agree that the proposed driveway/parking area is not subject to this requirement as it is not a “means of vehicular ingress and egress to a principal building” as it only leads to a parking lot as there are sidewalks between the driveway and building A?

I ask because we are seeking variance relief from this provision but I’m not sure we even need it. But we need to hear from you before we can remove it.

Thanks,
Alex

Alexandra Wilson
Senior Associate Attorney
202-503-1704

Sullivan & Barros, LLP
1155 15th Street, NW
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