

## Kate M. Olson

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**From:** Lyle M. Blanchard  
**Sent:** Friday, August 12, 2016 6:06 PM  
**To:** Englebert, Gary (DCRA)  
**Cc:** Matt LeGrant (DCRA); Kate M. Olson  
**Subject:** Re: Proposed Matter-Of-Right Single Family Residence on Alley Lot 0028 in Square 1075

Gary,

We appreciate it.

Thank You,  
Lyle

Sent from my iPhone

On Aug 12, 2016, at 16:16, Englebert, Gary (DCRA) <[gary.Englebert@dc.gov](mailto:gary.Englebert@dc.gov)> wrote:

Lyle

Not being completely familiar with the zoning code and relying on information relayed by Mr. LeGrant, the proposal presented to me by Mr. Andrew Baldwin Appears to have the access from the proposed dwelling and is sufficient to provide the intended public safety, hygiene and other building requirements.

*Gary*

Gary W. Englebert MCP, CBO  
Division Chief Permit Operations Division  
Department of Consumer and Regulatory Affairs  
1100 4<sup>th</sup> St SW  
Washington DC 20021  
[Gary.Englebert@dc.gov](mailto:Gary.Englebert@dc.gov)

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**From:** Lyle M. Blanchard [<mailto:LMB@gdllaw.com>]  
**Sent:** Friday, August 12, 2016 1:44 PM  
**To:** Englebert, Gary (DCRA)  
**Subject:** RE: Proposed Matter-Of-Right Single Family Residence on Alley Lot 0028 in Square 1075

Gary,

That sounds good. Yes, you can answer by email to me.

Thank You,  
Lyle

Lyle M. Blanchard  
GDL Partner  
LEED Green Associate

Greenstein DeLorme & Luchs  
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**From:** Englebert, Gary (DCRA) [<mailto:gary.Englebert@dc.gov>]  
**Sent:** Friday, August 12, 2016 1:37 PM  
**To:** Lyle M. Blanchard  
**Subject:** RE: Proposed Matter-Of-Right Single Family Residence on Alley Lot 0028 in Square 1075

Lyle  
I am trying to get with Matt so I can give the proper answer.  
I told them I would have an answer this afternoon.  
Should I answer via you?

*Gary*

Gary W. Englebert MCP, CBO  
Division Chief Permit Operations Division  
Department of Consumer and Regulatory Affairs  
1100 4<sup>th</sup> St SW  
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[Gary.Englebert@dc.gov](mailto:Gary.Englebert@dc.gov)  
202-442-6988

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**From:** Lyle M. Blanchard [<mailto:LMB@gdllaw.com>]  
**Sent:** Thursday, August 11, 2016 4:39 PM  
**To:** Englebert, Gary (DCRA)  
**Cc:** Kate M. Olson; '[andrew@kuba-arch.com](mailto:andrew@kuba-arch.com)'  
**Subject:** FW: Proposed Matter-Of-Right Single Family Residence on Alley Lot 0028 in Square 1075

Gary,

Thanks for taking a few minutes to talk with me this afternoon. Here is the request from the architect for the alley lot residence. He says he has tried to reach you several times. Please give him a call back or send him an email. As discussed, we have suggested that he provide you with a few sentences about the project that you could then discuss by email with Matt Le Grant.

Thank You,  
Lyle

Lyle M. Blanchard  
GDL Partner  
LEED Green Associate

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**From:** Kate M. Olson  
**Sent:** Wednesday, August 10, 2016 6:27 PM  
**To:** Lyle M. Blanchard  
**Subject:** FW: Proposed Matter-Of-Right Single Family Residence on Alley Lot-0028

LMB – please see below and attached from the project architect, Andrew Baldwin.

Property Address: 409-421 15 ½ Street, SE (Square 1075, Lot 28) unimproved lot.

<image001.png>

**Kate M. Olson, Esq.**  
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**From:** Andrew Baldwin [<mailto:andrew@kuba-arch.com>]

**Sent:** Friday, July 08, 2016 3:15 PM

**To:** Englebert, Gary (DCRA); LeGrant, Matt (DCRA); Richard Loosle; Andrew Prins; Kate M. Olson

**Subject:** Proposed Matter-Of-Right Single Family Residence on Alley Lot-0028

Dear Mr. Englebert,

We met with the Zoning Administrator (copied on this email) on June 29<sup>th</sup> to discuss a proposed alley dwelling, on vacant alley Lot 28 in Square 1075, pursuant to the new Zoning Regulations ("ZR16"). Mr. Le Grant suggested we obtain a determination from you, as the authorized building official, regarding the access to the proposed dwelling.

As you know, ZR16, Subtitle U, Section 600.1 (e)(5) makes the project subject to the ZA or other authorized building official's determination that the access from a proposed dwelling on an alley lot is sufficient to provide public safety, hygiene or other building code requirements. Mr. Le Grant referred me to you as the authorized building official to make this determination. Attached for your consideration is the Surveyor's Plat and the Proposed Building Plans.

See Page A-201 site plan shows the accessibility to the site (Lot:0028) which is currently an empty lot. There are 2 means of public access from public streets. West from 15<sup>th</sup> Street SE and East from 16<sup>th</sup> Street SE. The thru Alley access intersects at the middle 30' wide alley with 2 accessible hammerhead turn-arounds for further vehicle maneuvering access around the lot.

See Page A-301, A-302 proposed floor plans for the 2 story, single family residence with 1 parking spot, followed by exterior elevations North-South-East-West.

Please let me know if you have any questions, you can reach me through email or by my 2 phone numbers below.

Thank you for your time Mr. Englebert

Andrew – KUBE Architecture

My Office Number: 202-986-0573

My Cell Phone Number: 240-446-1608

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Andrew

KUBE Architecture

202.986.0573

[www.kube-arch.com](http://www.kube-arch.com)