



ENGINEERING

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April 23, 2012

Government of the District of Columbia
Department of Consumer and Regulatory Affairs
1100 4th Street, SW
Room 3100
Washington, DC 20024
(202) 442-4652 phone
Via email

Attn: Matthew Le Grant, Zoning Administrator
Jay Surabian, Attorney General

Re: **CAS Job No. 11-022/11-246**
2334 & 2338 King Place, NW
Lots 23 & 24, Square 1394
Retaining Wall Rear Yard Coverage Compliance

Dear Mr. Le Grant and Mr. Surabian,

Pursuant to your email (Mr. Surabian) on April 10, 2012 and our subsequent discussions at your offices, we have prepared the following narrative, drawings and computations to support the zoning compliance of retaining walls as presented on the revised grading concepts. We are requesting your confirmation that these retaining walls are in compliance prior to preparing structural plans and submitting for separate retaining wall permits.

In light of your email, we have revisited the proposed retaining walls and the proposed earth fill that must rely on the retaining walls to be in place. Existing conditions for the project, prior to construction activities, are illustrated on Exhibit A for your reference. To demonstrate the portion of fill that is dependent on the retaining walls, we have included a grading design for a scenario without retaining walls; see Exhibit B (included with prior transmittal and justification). This grading design reflects conditions that could be created without the construction of retaining walls. The design creates a level area at the immediate rear of each house. The grade then slopes down to the rear and side lot lines. The grade is based on a maximum slope of 2:1 as provided for under DDOE Regulations (2003 Standards and Specifications for Soil Erosion and Sediment Control, 37.0 Standards and Specifications for Land Grading). For comparison, the previously-approved site plan showing the rear of the lots is included in Exhibit C (included with prior transmittal and justification). We have revised the proposed grading and retaining wall heights to ensure that no part of the wall, geogrid, or retained fill that is over 4 feet above the grade is within the required rear yard (per 11 DCMR 2503.2); see Exhibit F (Exhibits D and E have been removed as they are no longer valid). The proposed plan, with an overlay illustrating the areas where the difference between the unretained slope and the area of fill under the approved plan is more than 4 feet, is included in Exhibit G. To clearly show the separation between fill possible without the retaining wall and fill requiring the retaining wall, cross-sections are provided in Exhibit H.

During our discussions, you indicated that areas of fill necessitating the retaining wall that are 4 feet deep and greater, retaining walls 4 feet and greater above grade and geogrid 4 feet and greater above grade are not allowed in the required rear yard. We have re-graded the rear yard to eliminate these conditions throughout the entire required rear yard.

You also indicated that areas of fill necessitating the retaining wall less than 4 feet deep, retaining walls less than 4 feet above grade and geogrid less than 4 feet above grade are permitted in the required rear yard but are subject to a 50% occupancy limit (per 11 DCMR 199.1). These areas are identified in Exhibit F to accompany the calculations for rear yard occupancy that follow, separately for each lot:

Board of Zoning Adjustment
District of Columbia
CASE NO.18469
EXHIBIT NO.18G

2334 King Place, NW (Lot 24, Square 1394)

Lot width = 50 ft.
Required rear yard = 25 ft.
Required rear yard area = 1,250 sf
Areas of fill within required rear yard
(all less than 4 feet) above the line of
potential unretained fill
and/or retaining wall
and/or geogrid = 585 sf
Rear yard occupancy = 46.8%

2338 King Place, NW (Lot 23, Square 1394)

Lot width = 50 ft.
Required rear yard = 25 ft.
Required rear yard area = 1,250 sf
Areas of fill within required rear yard
(all less than 4 feet) above the line of
potential unretained fill
and/or retaining wall
and/or geogrid = 525 sf
Rear yard occupancy = 42.0%

Per the Regulations, and the Economides decision of the Board of Zoning Adjustment, as upheld by the D.C. Court of Appeals, we have measured the required rear yard from the back of the porch (the rearmost portion of each house) toward the rear lot line.

It is our professional opinion that the above calculations reflect the areas of fill less than 4-ft. deep that will necessitate a retaining wall, retaining walls and geogrid within the required rear yard areas. The portion of the required rear yard covered by these areas is well under the allowed rear yard occupancy of 50%.

We respectfully request that you confirm that the conceptual grading and retaining walls shown on Exhibit F are in compliance with DC Zoning Regulations (DCMR Title 11). Once we've obtained your confirmation we will apply for separate retaining wall permits and construct the walls.

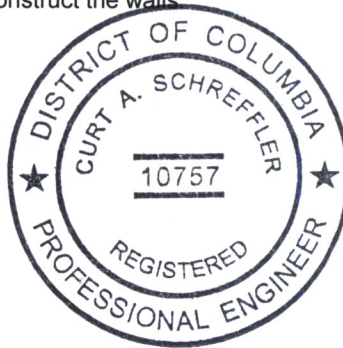
Sincerely,



Curt A. Schreffler, PE
President



David C. Landsman
Project Manager



Cc: Sandy Spring Builders (R. Mandell, M. Kress & P. Leibovitz)
Holland & Knight (S. Sher & C. Brown)