
From: David C. Landsman [david@casengineering.com]
Sent: Tuesday, April 24, 2012 5:35 AM
To: 'Surabian, Jay (DCRA)'; 'LeGrant, Matt (DCRA)'; 'LeGrant, Matt (DCRA)'
Cc: MKress@sandyspringbuilders.com; RMandell@sandyspringbuilders.com; 'Reid, Rohan (DCRA)'; 'Sabbakhan, Rabbiah A. (DCRA)'; curt@casengineering.com; Brown, M Carolyn (WAS - X75990); Sher, Steven E (WAS - X77278)
Subject: RE: 2334-38 King PI NW Retaining Wall Letter (11-022)
Attachments: 11022_12_0423-DCRA(ZoningReply).pdf; 11022_12_0423-Exhibits.pdf
Importance: High

Thanks Jay and thanks for your and Matt's time on 4/12 to discuss. Please see attached, our revised justification letter and exhibits. Once we've received your confirmation, we'll submit to permit the walls separately.

Thanks,
Dave

David C. Landsman, LEED Green Associate
Project Manager
CAS Engineering
108 W. Ridgeville Boulevard, Suite 101
Mount Airy, MD 21771
(301) 607-8031 x14 phone; -8045 fax
(301) 788-0599 cell
david@casengineering.com

From: Surabian, Jay (DCRA) [mailto:jay.surabian@dc.gov]
Sent: Tuesday, April 10, 2012 12:38 PM
To: David C. Landsman; LeGrant, Matt (DCRA); LeGrant, Matt (DCRA)
Cc: MKress@sandyspringbuilders.com; RMandell@sandyspringbuilders.com; Reid, Rohan (DCRA); Sabbakhan, Rabbiah A. (DCRA); curt@casengineering.com; carolyn.brown@hklaw.com
Subject: RE: 2334-38 King PI NW

Dave-

I want to clarify an important point. Your letter seems to say that you only counted the areas of retained fill over 4' in depth in the required rear yard in your occupancy calculations, but that is not consistent with the ZA's interpretation of the regulations.

Any part of the wall, geogrid, or retained fill that is over 4' above grade is prohibited in the required yard (per §2503.2). Where the wall, geogrid, or retained fill are less than 4' above grade, they are permitted in the required yard but are subject to a 50% occupancy limit (per §199.1). This means that your drawings and calculations need to depict and account for the geogrid and retained fill that is less than 4' above grade.

Please make sure your calculations are consistent with this interpretation.

Jay A. Surabian
Assistant Attorney General
Office of the Attorney General of the District of Columbia
Office of the General Counsel for the Department of Consumer and Regulatory Affairs
1100 4th Street, SW, 5th Floor
Washington, DC 20024
(202) 442-8403 phone
(202) 442-9447 fax

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