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**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

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**From:** Surabian, Jay (DCRA) [mailto:[jay.surabian@dc.gov](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  
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Board of Zoning Adjustment  
District of Columbia  
CASE NO.18469  
EXHIBIT NO.18E