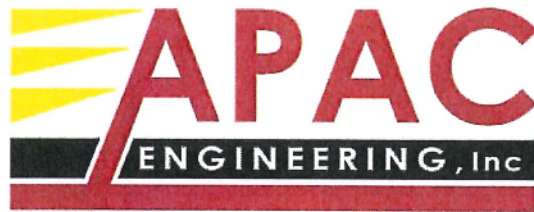


Exhibit O



July 13, 2015

Patricia Schaub
1118 Park Street, NE
Washington, DC 20002

Re: Structural Concerns in your detached garage

Dear Ms. Schaub,

APAC Engineering, Inc has observed the existing condition of the exposed structural elements of your detached garage. We only observed the garage relative to signs of foundation settlement. Per our agreement this was an initial examination, it is possible that further information will be discovered as the project proceeds.

While at the home we observed the following (all left/right/front/back references are assuming that you are viewing the home from the Alley);

- I. Foundation concerns.
 - a. The East wall of the garage was constructed by underpinning an existing concrete slab. A CMU wall was then placed between the slab and the roof. The underpinning can be seen on the interior face of the wall.
 - b. There are three diagonal cracks in the East wall of the garage.
 - c. The top of the East Wall was checked and found to slope $\frac{3}{4}$ " toward the front of the home.
 - d. The color of the roof rafters indicate that the framing has been in place for more than 20 years.
 - e. We have reviewed the plans for the new garage at 1120 Park St. The plans call for the new garage to abut your garage. The plans also show that your garage extends into the property at 1120. This is evidenced by the site plan that shows the new garage being offset by 0.99' at the SW corner and 1.5' at the NW corner from the property line between 1118 and 1120.
 - f. The plans provided to us for the garage at 1120 does not show a continuous wall between the garages at 1118 and 1120.

Structural Engineering Opinion:

The plans for the new garage at 1120 Park Street clearly show your garage on their property. The plans also allow for your garage to remain.

Based on the color of the roof framing it appears that your garage was constructed over 20 years ago.

We are of the opinion that the observations listed above indicate that the foundations of the garage have experienced differential settlement. In other words the foundations below the NE corner of the garage has moved downward more than the adjacent walls. We are of the opinion that the foundation settlement observed today is noticeable but has not reached the point where it requires structural repairs. At this time we are of the opinion that the garage is structurally stable in its current condition. We expect the settlement to continue and cause cracking in the walls and cause door jambs to disorient and require adjustment from time to time. Given the use of the structure we would expect you to be able to allow the settlement to continue into the future with little negative impact to the garage.

Based on the observations of the interior wall, it is highly likely that the entire existing East wall has been underpinned. We recommend that the soil be removed in the portion of the concealed underpinning so that this can be verified.

Given the cracking and movement in the East wall of your garage we do not recommend that the construction at 1120 Park Street use the wall for structural support. Before using an existing foundation and wall for structural support, DCRA will normally require proof in the form of test pit pictures and calculations that the existing structure can safely support the existing and proposed structures. If the foundation cannot, it is the responsibility of your neighbor to either provide new foundations for their structure or underpin the existing structure so that it can support both garages.

Recommended Actions:

The cracks in the exterior walls of the garage should be filled with mortar in a process known as tuck pointing and observed over time. This should be done to determine how quickly the foundations of the home are continuing to move and to deter water and insects from entering the garage. You can expect to need to plane and adjust the doors from time to time as part of normal maintenance. If a crack reappears four times, a structural engineering should be hired to determine if the East wall of the garage should be underpinned with helical piers. We are of the opinion that there is a low probability that the East foundation will settle to the point that it requires underpinning in the next 5 years.

We recommend that the garage structure for 1120 Park Street be revised so that it does not apply loads to East wall of your garage as is required by DCRA. Alternately your neighbor could underpin the existing East wall so that it can safely support both structures. In reviewing the plans for the structure next door, it is our opinion that adding the additional structure will not be very complicated. We also recommend that the plans for the garage at 1120 include an expansion joint between the two structures that will allow them to move independently. Any flashing placed between the two structures should be installed to allow for 1 ½ to 2" of movement without breaking the water seal.

Outside of the field of structural engineering, your neighbor will also need to provide a proper fire separation between the two garages. DCRA should be able to verify that such provisions are included in the current plans.

Please call if you have any questions.

Sincerely,
APAC Engineering, Inc.



Robert A. Wixson, PE
President



RECEIVED
D.C. OFFICE OF ZONING

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

2013 JUN 14 AM 11:46

Washington, D.C., August 3, 2012

Plat for Building Permit of SQUARE 987 LOT 8

Scale: 1 inch = 20 feet Recorded in Book RLH Page 44

Receipt No.: 12-05512

Furnished to: ERIC PETERSON

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 14 DEC 2012

Surveyor, D.C.

By: A.S.

(Signature of owner or his authorized agent)

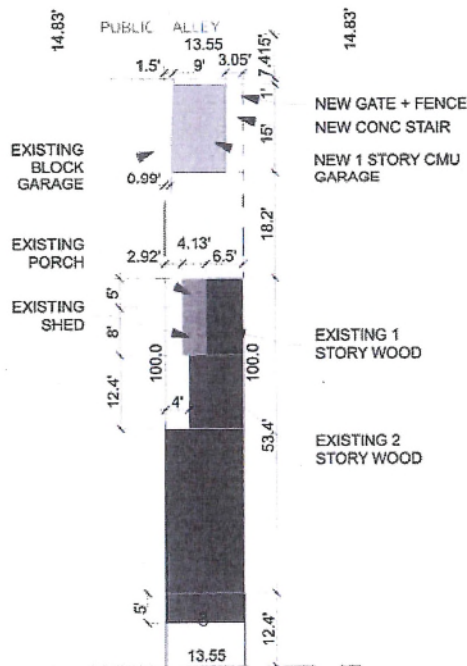
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

DISTURBANCE LEGEND

LINE OF SILT FENCE
AREA OF DISTURBANCE
AREA OF CUT

SOIL DISTURBANCE CALCS

AREA OF DISTURBANCE = 220 SF
AREA OF CUT 11.58 CY
AREA OF FILL 0 CY



PARK STREET, N.E.

ZONING INFO

ADDRESS: 1120 PARK ST NE WASHINGTON DC 20002
LOT: 0008 SQUARE: 0987
PROPERTY DIMS AND AREA: 100FT X 13.55FT = 1,355 SF - 22.5 SF (ENCROACHING ADJACENT GARAGE) = 1,332.5 SF
EXISTING LOT OCCUPANCY AREA: 791.32 SF = 59.39%
NEW GARAGE AREA: 141.43 SF = 10.61%
EXISTING + PROPOSED GARAGE LOT OCCUPANCY AREA: 932.75 SF = 70.0%

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18514
EXHIBIT NO. 27

Board of Zoning Adjustment

District of Columbia

CASE NO. 18514

EXHIBIT NO. 27





Existing crack in the East Wall of the Garage.