

Seutter, Alan

From: Seutter, Alan
Sent: Friday, April 24, 2015 2:37 PM
To: 'Underwood, Lynn (DCRA)'
Cc: 'richardwang9@gmail.com'; 'Susan Seutter (Susan@oandzlaw.com)'; 'Katelijn van den Berg (katelijnvandenberg@hotmail.com)'; 'Edet, Chrys (DCRA)'; 'Suhrawardy, Shahadat (DCRA)'; 'Gibbs, Shawn'; 'Shelton, Harrison (DCRA)'; 'Debessai, Bihon (DCRA)'; 'Beshah, Hiwot (DCRA)'; 'Chen, Robert (DCRA)'; 'Orlins, Matt (DCRA)'; 'Chendi, Fidelis (DCRA)'; 'Sabbakhan, Rabbiah A. (DCRA)'
Subject: RE: Application ID - B1505056 (67 V St NW)
Attachments: 67 V St NW-Structural Peer Review Report (B1505056).pdf; 67 V St NW-Zoning & Building Code Peer Review Report (B1505056).pdf

Dear Deputy CBO Underwood,

First, please forgive my gender blunder in the email below.

Attached for your review and consideration are two (2) reports addressing our technical objections and comments to the current proposed and as submitted plans in Application ID - B1505056. Both reports are being submitted on behalf of the adjoining property owners to 67 V St NW (Susan & Richard Alan Seutter, 65 V St NW and Ms. Katelijn van den Berg, 69 V St NW).

- 1) Structural & Technical Engineering Peer Review Report by APAC Engineering, Inc.; and
- 2) Zoning & Building Code Peer Review Report by WHIP Architecture, PLLC.

We will correspond separately with the owner/developer, Mr. Wang (WS HOMES 67 V ST LLC), regarding ongoing compliance with 12-A DCMR § 3307.2, that revised plans addressing both DCRA requests and our attached technical objections and comments be properly provided to us as the adjoining property owners. Once received, we will engage an additional technical analysis of the revised plans to determine if the original objections and comments have been resolved and will submit the results per § 3307.2.2.

If resolution to all objections is reached per § 3307.2.2.2, we will provide a completed DCRA Notification Form.

We look forward to hearing from you regarding the attached.

Regards,

Alan Seutter

Dickstein Shapiro LLP
 1825 Eye Street NW | Washington, DC 20006
 Tel (202) 420-2685
SeutterA@dicksteinshapiro.com

From: Seutter, Alan
Sent: Wednesday, April 01, 2015 3:07 PM
To: 'Sabbakhan, Rabbiah A. (DCRA)'; 'Chendi, Fidelis (DCRA)'; 'Underwood, Lynn (DCRA)'
Cc: 'richardwang9@gmail.com'; 'Susan Seutter (Susan@oandzlaw.com)'; 'Katelijn van den Berg (katelijnvandenberg@hotmail.com)'; 'Edet, Chrys (DCRA)'; 'Suhrawardy, Shahadat (DCRA)'; 'Gibbs, Shawn'; 'Shelton, Harrison (DCRA)'; 'Debessai, Bihon (DCRA)'; 'Beshah, Hiwot (DCRA)'; 'Chen, Robert (DCRA)'; 'Orlins, Matt (DCRA)'
Subject: RE: Application ID - B1505056 (67 V St NW)

Board of Zoning Adjustment
 District of Columbia
 CASE NO.19106
 EXHIBIT NO.21H

Seutter, Alan

From: Katelijn van den Berg <katelijnvandenberg@hotmail.com>
Sent: Friday, April 24, 2015 5:13 PM
To: lynn.underwood@dc.gov; rabbiah.sabbakhan@dc.gov
Cc: melinda.bolling@dc.gov; Richard Wang; Susan Seutter; chrys.edet@dc.gov; shahadat.suhrawardy@dc.gov; shawn.gibbs@dc.gov; harrison.shelton@dc.gov; bihon.debessai@dc.gov; hiwot.beshah@dc.gov; robert.chen@dc.gov; matt.orlins@dc.gov; fidelis.chendi@dc.gov; Seutter, Alan
Subject: Application ID - B1505056 (67 V St NW)
Attachments: 67 V St NW-Structural Peer Review Report (B1505056).pdf; 67 V St NW-Zoning & Building Code Peer Review Report (B1505056).pdf

Dear Deputy CBO Underwood, Mr. Sabbakhan,

Structural and architectural reports have already been submitted by Alan and Susan Seutter adjacent neighbors from 65 V street, NW and also on my behalf as we contracted the architect and structural engineer jointly. However, through this email, I would also specifically like to submit the reports as the adjacent owner of 69 V street, NW for the records as my technical objections and comments to the proposed development plans Application ID -B1505056.

I would also like to specifically and personally highlight one of the conclusions of the structural engineering report, namely the need to verify that the existing wall and underpinning of the historic masonry walls can support the proposed loads of the new construction. (include the use of low strength mortar that matches the properties of the existing wall.). As DCRA is probably aware of, the new construction development at 42 W street NW (just north of the proposed development at 67 V street NW) caused partial collapse of the party wall of the neighboring property at 40 W street, NW (causing the long term home owners to have to give up their house and move out and put the property on the market, damage is listed on the market listing). One of the possible reasons for this collapse was the insufficient analysis of load bearing capacity of the about 100 year old party walls, also taking into account possible damage that the 2011 earthquake caused and its effects on the load bearing capacity. My house @ 69 V street NW also has substantial cracks following the 2011 earthquake and specific load bearing analysis of the real situation of the party walls will be required to avoid similar situations to be sure that the new structure can be sustained by the party walls and to avoid a scenario as with 40 W street NW. We hope that this issue will also receive specific attention in the DCRA review.

As indicated by Alan Seutter below, we will correspond separately with the owner/developer, Mr. Wang (WS HOMES 67 V ST LLC), regarding ongoing compliance with 12-A DCMR § 3307.2, that revised plans addressing both DCRA requests and our attached technical objections and comments be properly provided to us as the adjoining property owners. Once received, we will engage an additional technical analysis of the revised plans to determine if the original objections and comments have been resolved and will submit the results per § 3307.2.2.

Kind regards and with thanks for your attention.

Katelijn van den Berg
69 V street, NW

Seutter, Alan

Subject: Application ID - B1505056 (67 V St NW)-objections
Attachments: 67 V Street, NW - Peer Review Report (Updated).pdf

From: Susan Seutter <Susan@oandzlaw.com>

Date: Thu, Jun 11, 2015 at 3:45 PM

Subject: Re: Application ID - B1505056 (67 V St NW)-objections

To: "Underwood, Lynn (DCRA)" <lynn.underwood@dc.gov>

Cc: "Sabbakhan, Rabbiah A. (DCRA)" <rabbiah.sabbakhan@dc.gov>, "Bolling, Melinda (DCRA)" <melinda.bolling@dc.gov>, "Gibbs, Shawn" <shawn.gibbs@dc.gov>, "Chendi, Fidelis (DCRA)" <fidelis.chendi@dc.gov>, Katelijn van den Berg <katelijnvandenberg@hotmail.com>, alan seutter <alan.seutter@gmail.com>

Dear Lynn Underwood:

Please find attached our supplementary architect review with our code compliance concerns related to the revised plans as submitted under application ID - B1505056. Some of these code compliance concerns are caused by adjustments in the applicant's plans aimed at resolving the chimney problems, adjustments which occurred **after** DCRA had completed its zoning review on the basis of different plans.

We also still have concerns regarding the requirement that the party walls shall be maintained as weatherproof and structurally stable (in accordance with 3307.4), since the condition of the existing masonry walls has not been investigated to ensure that the bearings of the beams and supporting frames of the 4 inch bearings in the party walls and 4 inch anchors are sufficient given the actual bearing capacity of the party walls. Furthermore, the locations, as per the plans, of the bearing points in the party walls does not take into account the construction joints and bearing points of the adjacent properties, and whether the location of these points can cause structural damage due to overload. These are not minor issues, as the very similar development of 42 W, just north of our homes, **caused partial collapse of the adjacent home-owner's party wall**. Our structural engineer is aiming to complete his supplementary structural review report by early next week in order to determine if our underpinning and structural concerns have been sufficiently incorporated in the revised plans.

We would therefore like to request a meeting next week, any day starting from Wednesday, June 17th on, in order to discuss our code compliance and structural concerns (the other adjacent home-owner, Katelijn van den Berg, is out of the country until Tuesday and my husband, Alan Seutter, is also out of town for work until June 21st, but in the interest of time, Katelijn and I are available to meet without Alan).

We respectfully request that DCRA review our code compliance/zoning concerns.

Thank you for your time and consideration.

Sincerely,

Susan

(adjoining property owner at 65 V St. NW)

Susan T. Seutter

Oppenheim + Zebrak, LLP