

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



June 8, 2015

David C. Landsman, PE  
CAS Engineering  
1001 Connecticut Avenue, NW, Suite 401  
Washington, DC 20036

Re: 4814 Dexter Street, NW - Lot 14 (formerly Lots 823 & 824), Square 1397

Dear Mr. Landsman,

This letter will confirm the substance of our PDRM on January 6, 2015. As presented during our meeting, the site is in the R-1-A Zone within the Wesley Heights Overlay District. It is utilized and improved with a detached single-family dwelling. The project proposes to construct an addition to the existing dwelling, accessory terrace structure, various retaining walls, re-grading, pool, and associated appurtenances. As discussed and more completely developed following our PDRM, I have reviewed the following items/zoning criteria relative to the proposed improvements:

Retaining Wall Regulations (11 DCMR 413)

The height of the retaining walls shown is measured as directed under 11 DCMR 413.2 from the natural (existing) grade at the base of the retaining wall to the top of the wall. For the portion of the new retaining wall that extends over the existing terraced yard area, natural grade contours can be extrapolated from the existing grade to determine/present the natural grade before the existing terraced walls were installed.

Per 11 DCMR 413.3, retaining walls may be constructed to a maximum height of 6 feet outside of the areas restricted under 11 DCMR 413.4.

Based on the attached plan (Sheet C.2), I conclude that this project's retaining walls meet the requirements (are within the allowable heights and layout) under 11 DCMR 413.

Terrace and Swimming Pool Structure

The proposed terrace, swimming pool and pergola structure qualifies as an accessory structure and are subject to 11 DCMR 2500. The terrace structure will count towards lot occupancy.

Based on the supplied plan and calculations (Pervious Area and Lot Occupancy Calculations for Compliance with 11 DCMR (WH/R-1-A Zone)), I conclude that this accessory structure (platform) meets the requirements for lot coverage and setbacks under 11 DCMR 2500. When submitted for a building permit on this structure, elevations will be required to confirm the maximum height is less than or equal to 15 feet as required under 11 DCMR 2500.4. The height for the accessory structure will be on the north side of the platform (house side) at the terrace/finished grade.

Pervious Surface Coverage

Based on the attached plan and calculations (Pervious Area and Lot Occupancy Calculations for Compliance with 11 DCMR (WH/R-1-A Zone)), the proposed lot occupancy increases 9.5% to result in 16.8% lot occupancy. The existing lot occupancy is 7.3%. As this increase is less than a 10% lot occupancy increase, the pervious surface coverage requirements under 11 DCMR 412 do not apply, as per 11 DCMR 412.1(b) and (c).

Accordingly, when a building permit is filed for, I will approve a building permit on this site for an addition to the existing detached single-family dwelling, site retaining walls and accessory structure consistent with the information above and sketches attached to this letter.

Please let me know if you have any further questions.

Sincerely,   
Matthew Le Grant  
Zoning Administrator

Attachments –

- Existing Conditions Plan, Sheet C.1
- Building Permit Site Plan, Sheet C.2
- Pervious Area and Lot Occupancy Calculations -11 DCMR (WH/R-1-A Zone)