

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

August 11, 2014

David C. Landsman, PE  
CAS Engineering  
1800 I Street, NW, Suite 502  
Washington, DC 20006  
(202) 393-7200 phone



Re: 3111 Foxhall Road, NW - Lot 55, Square 1608, Wesley Heights Addition

Dear Mr. Landsman,

This letter confirms the substance of our PDRM discussion on June 23, 2014. As presented during our meeting, the site currently is a record lot improved with a single-family detached dwelling, with various detached accessory structures. The subject property is in the R-1-B Zone within the Wesley Heights Overlay District.

The project proposes to construct an addition to the existing house and other various site appurtenances. As we discussed, your project proposes lot coverage as follows:

Main House with Addition

(including front porch, covered terraces, cellar skylights) = 3,832 square feet

Accessory Building (Cottage) = 686 square feet

Lot Coverage = 4,518 square feet = 24.1%

(less than 30% allowed in WH Overlay, per 11 DCMR 1543.2)

The storage area under the patio on the north side of the house does not count towards lot coverage and is allowed to project into the side yard as it does not extend four (4) feet or greater above the adjacent grade and it does not have 6'-6" or greater floor to ceiling. The storage area is acceptable in the location and configuration as shown on the attached Progress Plot Site Plan.

The accessory building pergola does not count towards lot coverage either, as its joists are spaced greater than 24" center-to-center. Any improvements to the footprint or interior of this accessory building will require a closer review of the components of the accessory building and their zoning compliance. The exterior pergola is not subject to lot occupancy as long as the joists are spaced greater than 24" center-to-center.

As we discussed, your project proposes the minimum pervious surface coverage as follows:

Structure coverage = 4,518 square feet

Patio areas = 2,905 square feet (portions shown pervious are not included)

Driveway = 1,613 square feet

Walls = 86 square feet

Impervious Coverage = 9,122 square feet

Pervious Coverage = 9,628 square feet = 51.4%

(greater than 50% minimum, required per 11 DCMR 412)

As discussed our project proposes gross floor area as follows:

Cellar = 1,240 square feet

Fenestration Calculations:

Spa/steam room skylight = 100 square feet

Hot tub skylight = 48 square feet

(skylights shall count towards lower level

fenestration per our discussion and the Webster's Dictionary  
definition of fenestration)

Cellar doorway = 40 square feet

Hallway skylight = 24 square feet

(3) Windows at existing basement = 36 square feet

Total Fenestration = 248 square feet

Gross Floor Area Equivalent (5 times fenestration) = 1,240 square feet

First Floor = 2,395 square feet

Outdoor Porch Space = 956 square feet

Porch Space Calculations:

Main house north stairs = 49 square feet

Cottage patio = 204 square feet

Screened porch = 487 square feet

Front porch = 170 square feet

Conservatory outdoor porch = 65 square feet

Second floor patio/porch = 120 square feet

Cellar areaway = 61 square feet

Total Porch Space = 1,156 square feet

Porch Space Equivalent = 956 (less 200 square feet credit  
per 11 DCMR 1543.3(a))

Second Floor = 2,229 square feet

Third Floor = 643 square feet

(only areas with >6'-6" floor to ceiling are counted in the third floor area).

Conservatory Hyphen Area = 608 square feet

Cottage First Floor = 629 square feet

Cottage Second Floor (existing) = 178 square feet

TOTALS:

Gross Floor Area = 8,878 square feet

Allowable Gross Floor Area =  $2,000 + 0.4 * 18,750 = 9,500$  square feet

(complies with 11 DCMR 1543.3)

The front setback as shown of 15-feet complied with the Wesley Heights Overlay per 11 DCMR 1543.4. The retaining walls proposed in this setback area meet the requirements of 11 DCMR 413 as they are less than 42 inches in height. All improvements shown in the front setback are permitted, including the driveway and the compliant retaining walls.

If a second accessory building for storage is proposed in the rear yard it is permitted as long as the following conditions are met:

- Less than 30% of the required rear yard may be covered by structures (11 DCMR 2500.3)
- Less than 15-feet tall and one-story (11 DCMR 2500.4)
- Other provisions including pervious surface coverage and lot occupancy for the entire lot are met (as outlined above, with the addition of the accessory structure).

Accordingly, when a building permit is filed for, I will approve a building permit on this lot for an addition to the existing building consistent with the Progress Plot Site Plan attached to this letter. Please let me know if you have any further questions.

Sincerely,   
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Matthew Le Grant  
Zoning Administrator

Attachment – Progress Plot Site Plan