

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



October 14, 2014

David C. Landsman, PE
CAS Engineering
1800 I Street, NW, Suite 502
Washington, DC 20006

Re: 4431 Klingle Street, NW
Lot 66, Square 1607, Wesley Heights
Building Height and Story Measurement Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of our PDRM discussion on September 17, 2014. As presented during our meeting, the site currently is a record lot with a single-family, detached dwelling. The subject property is in the R-1-B Zone and within the Wesley Heights Overlay District. The project proposes to raze the single-family dwelling and construct a new detached, single-family dwelling. As discussed, I confirm the two following measurements with respect to the zoning criteria under 11 DCMR for building height and stories.

Building Height

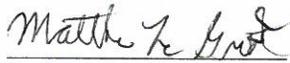
The front façade as stipulated under 11 DCMR 400.16 is the entire width of the house for this project as it is the visible façade from the street. The mid-point falls on a proposed retaining wall in the center of the house, and the existing grade (BHMP) at this point is 326.1 feet above MSL. The building height is measured from the BHMP to the mid-point of the gabled roof. As shown on the attached building elevation the building height is 35'-1", which is less than the zoning allowed height of 40'; therefore the height is allowed.

Stories

The measuring point for determining the number of stories of a building is the same point as the BHMP. The classification of the lowest level of the building, as to whether it is deemed a cellar [which is not considered a story], or is a basement [which is a story], is determined from a measurement from the finished grade (per the definition of "cellar" under 11 DCMR 199.1), to the ceiling of said lowest level. If this vertical dimension is less than four (4) feet, said level is a cellar.

In this case, the finished grade in this location is the elevation of the retained earth on the high side of the retaining wall, or 330.1 feet above MSL. As shown on the attached building elevation, the vertical difference from finished grade to the ceiling of the lowest level is 1'-10", which is less than 4 feet; therefore, the lowest level is a cellar and does not count as a story.

Accordingly, when a building permit is filed for, I will approve a building permit on this lot for a new detached, single-family dwelling consistent with the above presented building height and story measurements. Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments –Elevation and Site Plan Sketches

File: Det Let re 4431 Klingle St NW to Landsman 10-14-14