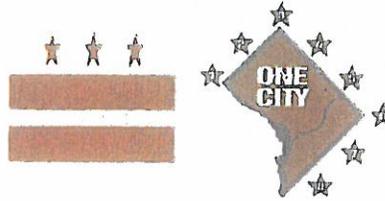


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR



April 23, 2014

David C. Landsman, PE  
CAS Engineering  
108 W. Ridgeville Boulevard, Suite 101  
Mount Airy, MD 21771

Re: 5405 & 5411 Potomac Avenue, NW  
Lots 817 & 832, Square 1443, Palisades  
Accessory Building Confirmation

Dear Mr. Landsman,

This letter will confirm the substance of our PDRM meeting on February 7, 2014. As presented during our meeting, the site currently is two assessment and taxation (A&T) lots, each with a single-family, detached dwelling. The subject property is in the R-1-B Zone. The project proposes to raze the single-family dwelling at 5411 Potomac Avenue, NW and combine the two A&T lots into a single, record lot. Following subdivision, the project proposes to construct an accessory building (poolhouse) and a swimming pool to the west of the existing single-family dwelling at 5405 Potomac Avenue, NW. As discussed, and more completely developed following our PDRM, we have proposed three options for an accessory building on the lot:

Option 1 proposes a one-story accessory building (poolhouse) with a cellar. The main level of the accessory building will have a storage area for pool equipment, a sitting room with a kitchenette/wetbar [no stove] and a changing room/bathroom. The changing room/bathroom has a shower, toilet and two sinks. The cellar area will be an open storage area for additional pool equipment and other household storage with exterior areaway access and window-wells for light into the area.

Option 2 proposes a one-story accessory building (poolhouse) with a cellar. The main level of the accessory building will have a storage area for pool equipment, a sitting room with a kitchenette/wetbar [no stove] and a changing room/bathroom. The changing room/bathroom has a shower, toilet and sink. The cellar area will be an open storage area for additional pool equipment and other household storage with exterior areaway access and window-wells for light into the area.

Option 3 proposes a one-story accessory building (poolhouse) with a cellar. The main level of the accessory building will have a storage area for pool equipment and a sitting room with a kitchenette/wetbar [no stove]. The cellar will have a changing room/bathroom with a shower, toilet and sink, and an open storage area for additional pool equipment and other household storage. The cellar will be accessed via an internal stair and/or an exterior areaway, and have window-wells for light into the area.

In addition to the three separate options, the following restrictions/elements are common to all three options:

- 50% minimum pervious surface coverage (per 11 DCMR 412)
- 40% maximum lot occupancy (per 11 DCMR 403)
- 15' maximum accessory building height (per 11 DCMR 2500.4)
  - o Cellars are permitted on accessory buildings
- 30% maximum required rear yard coverage (per 11 DCMR 2500.3)

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1100 4<sup>th</sup> Street, SW 3<sup>rd</sup> Floor Washington, D.C. 20024  
Phone: (202) 442-4576 Fax: (202) 442-4871

- Accessory building definition/allowed elements:
  - o Kitchenette/wetbar with a sink, refrigerator and dishwasher. No stove top or oven is allowed in an accessory building kitchenette.
  - o Bathroom with toilet and sink. A shower allowed in an accessory building bathroom only if building is used as a pool house.
  - o Sitting/recreation room.
  - o Storage areas for pool supplies and other miscellaneous storage.
  - o Cannot have bedrooms unless used as a servant quarter as provided for under 11 DCMR 2500.5).
- No side or rear yard setbacks required for accessory buildings that are not private garages, as long as 6' separation (minimum court width) from main building is maintained.
- Pools are not subject to any setback requirements, but count as impervious under 11 DCMR 412.
- Finished grade at the middle front of the accessory building is used as the measure point for accessory buildings per 11 DCMR 2500.7).

Accordingly, when a building permit is filed for, I will approve a building permit on this lot for an accessory building consistent with the any of the three option sketches attached to this letter. Please let me know if you have any further questions.

Sincerely,   
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Matthew Le Grant  
Zoning Administrator

Attachments –  
Accessory Building Sketch, Option 1: Central Sitting Room  
Accessory Building Sketch, Option 2: Southern Sitting Room  
Accessory Building Sketch, Option 3: Cellar Changing Room

File: Det Let re 5405-11 Potomac Ave NW to Landsman 4-23-14