

October 27, 2014

Mr. Lloyd Jordan, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW  
Suite 210S  
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18708  
EXHIBIT NO. 57

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Re. Application No 18708 – 4509 Foxhall Crescent

Dear Chairperson Lloyd Jordan and the Honorable Members of the Board:

On Thursday, October 23, 2014, we performed a site visit to the property reference above in conjunction with viewing the “downhill” neighboring properties of Foxhall Crescent. We understand that the existing neighboring properties that are located “downhill” from this particular application known as Foxhall Crescent and was development under the 1979 Master Plan. Nonetheless, these neighboring properties are serviced by a private roadway along with a storm water drainage system which the Foxhall Crescent Homeowners Association is responsible to maintain. We also noticed on the day of our site visit that due to the steepness of the roadway in conjunction with the location and spacing of storm drain inlets servicing this area as well as the location of curb cuts for driveways leading to garages that in fact the drainage patterns may not be functioning as originally designed. This was further confirmed through discussions with members from the Foxhall Crescent Homeowners Association Board as they expressed having many experiences with homes flooding due to surface water drainage.

Furthermore, we were given a copy of the application referenced above along with the supporting documents. While the plans intend to provide stormwater management for additional impervious area for the proposed house and patio by means of an infiltration trench, KJ & Associates letter dated September 29, 2014 to the owner, Mr. Amir Motlagh, states that “the proposed grading scheme, upland drainage and the runoff from 4509 Foxhall Crescents is directed to the existing storm inlet in the travel way.” However, it is our assessment in reviewing the grading as shown on those plans that only a portion of the drainage will actually get to that inlet. When considering any additional runoff into and along this travel way of Foxhall Crescent coupled with an increase in velocity due to the steep grades, it is very possible the capacity of the roadway curb could be exceeded. Therefore, we disagree with the conclusions made in the KJ & Associates September 29<sup>th</sup> letter that the proposed house construction has no adverse impact on the neighboring lots. We believe it could have an adverse impact of properties downhill.

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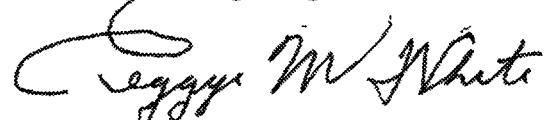
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Therefore, it is our opinion that a comprehensive drainage study should be performed to confirm that the downstream drainage system is functioning properly before allowing any additional drainage into the system. We also believe that a closer "more detailed" look is needed on the proposed grading design scheme for the proposed house. We recommend that this be accomplished prior to issuing a permit for construction as it would be easier to make necessary adjustments before construction actually begins.

Respectfully Submitted,  
Axiom Engineering Design, LLC



Peggy M. White, PE  
Principal

cc: Ms. Janet P. Whitman, Foxhall Crescent Homeowners Association