

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

January 7, 2016

Darien Darayand
655 C Street, SE
Washington, D.C. 20003



Re: Proposed Renovation of 655 C Street, SE Lot: 0077 Square: 0873 (the "Property")

Dear Mr. Darayand:

On November 18, 2015 during the Preliminary Design Review Meeting (PDRM) and via subsequent correspondence, you shared plans for the renovation of the above captioned Property. Specifically, the main elements of the proposed renovation include:

- 1) Side addition on the first and second floors of the existing front building to infill the "dog leg" or existing open court and changing the use from a dwelling into commercial office and retail/service use;
- 2) Vertical addition to the rear accessory building with expansion into the court yard, and adding two upper levels so that rear building is one dwelling;
- 3) Roof deck/patio on both the main house and the rear accessory building; and
- 4) Trellis or solid cover over the court yard between the buildings to 'extinguish' the closed court.

Based upon review of the District of Columbia Municipal Regulations (DCMR Title 11), the D.C. Zoning Regulations, the above captioned Property is Community Commercial (C-2-A) in the Capitol Hill Commercial (CHC) Overlay District. The following requirements govern the proposed renovations:

- Maximum FAR 3.0 for all uses, with approximately 2.0 FAR proposed;
- Maximum building height limit of 50 feet with 30 feet proposed;
- Maximum Lot Occupancy for floors containing a Residential Use is 60%;
- 15 ft. rear set back from rear property line for the portion of a building above 20 ft.
- You will seek a waiver from providing a parking space from the Office of Historic Preservation, but that Office cannot override Zoning requirements.

Therefore your proposed scope for renovations can be completed by right, but I will note that you have not presented drawings illustrating thesis proposal to date. Please note that you can seek consideration for an exemption from the Green Area Ratio requirement, due the property's historic status.

Best regards,



Matthew Le Grant
Zoning Administrator

File: Det Let re 655 C St SE to Darayand 1-5-16

