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202-543-0425

September 13, 2024

Sara Benjamin Bardin
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

Re: BZA #21156 - 1351 C Street, NE

Dear Ms. Bardin:

The Capitol Hill Restoration Society (CHRS) supports the applicant's request for Special Exception relief from the height requirements set forth in Subtitle E § 203.2. contingent upon the applicant's receipt of a letter of support from the neighbor at 1357 C St. NE

The applicant proposes to construct a penthouse to house stairs, and storage for access to the existing approved roof deck. The penthouse will increase the height of the building to 41.7. We note that the penthouse has a relatively small footprint, is appropriately setback from the edge of the roof and is not visible from C St NE.

However, the increased height may impact the solar panels of a neighboring property to the east at 1357 C St. NE. Therefore, CHRS's support is contingent upon receipt of support from the owner of that property.

Respectfully,

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society