



P. O. Box 15264 Washington DC 20003-0264
202-543-0425

October 7, 2024

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

Re: BZA #21163 – 627 A St NE

Dear Ms. Bardin:

The Capitol Hill Restoration Society (CHRS) opposes the application for zoning relief from the building area requirements of Subtitle E § 5003.1.

The applicant proposes a substantial expansion of a nonconforming garage to construct a residential two-story accessory building. The proposed structure would include three bedrooms and a den (approx. 158 sq. ft.), three full baths, a large living area/dining area (approx. 343 sq. ft.), and a kitchen.

The proposed construction would increase the existing building's land area coverage from just over 500 sq. ft. to more than 800 sq. ft., creating an imposing structure that would obstruct the light for neighboring properties and diminish the enjoyment of neighboring properties. The new building would be disproportionately large, with a land area coverage more than 66% that of the principal dwelling, and it would surpass the by-right land area coverage for an accessory building in an RF-1 zone by more than 350 sq. ft.



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Furthermore, architectural drawings show a large four-panel window on the second floor's north face, which would infringe on the privacy of the several neighbors by providing a unobstructed views into their residences and yards.

Respectfully,

Nicholas Alberti

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society