



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

February 17, 2025

Frederick L. Hill
Chairperson, Board of Zoning Adjustment
Suite 200
441 4th Street, NW
Washington, DC 20001

Re: BZA #21209, Rear 304/306/308 K St, NE

Dear Chairperson Hill,

The Capitol Hill Restoration Society (CHRS) supports the applicant's request for Special Exception from alley lot requirements of Subtitle U § 600.1(f), and for an Area Variance from the new alley record lot requirements of Subtitle C § 306.1(a), (b), and (c) and the lot dimension requirements of Subtitle E § 202.1.

The applicant proposes to subdivide a large vacant alley lot in a RF-1 zone and construct two new one-family semi-detached buildings on equal-sized lots. The alley lot is bordered on two sides by public alleys that do not meet the zoning requirements of Subtitle U § 600.1(f) and Subtitle C § 306.1(a), (b), and (c) for new alley lots. The CHRS has concluded that the large size and location of the alley lot limits its viable uses, making the applicant's proposal one of the few feasible options. As a result, the strict application of a zoning regulations would impose exceptional and undue practical difficulties on the owner of property.

Respectfully,

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society