



ARCHITECT OF THE CAPITOL ACTION

February 3, 2025

U.S. CAPITOL PRECINCT

AOC File No. [241203-20-01](#)

Submission of

Nathan and Stephanie Kooi, Special Exception:

Pursuant to Subtitle X § 901.2 and Subtitle E § 5201 of Title 11 of the District of Columbia Municipal Regulations for Special Exception from Subtitle E § 207.5 rear addition requirements and Subtitle E § 210.1 lot occupancy requirements at 321 D Street, SE (Square 0793, Lot 0038), Washington, DC 20003, in the RF-1 Zone.

Approximate Meeting Decision Date: February 26, 2024

BZA Application No. [21227](#)

Architect of the Capitol Action requested by the Board

Review and report on rear addition and lot occupancy requirements pursuant to DCMR 11 Subtitle E §§ 207.5 and 5201 and Subtitle X § 901.2

**DC Board of Zoning Adjustment
2nd Floor Suite 210
441 4th Street, NW
Washington, DC 20001**

Chair and Members of the Board:

Pursuant to its authority to review and report on Special Exceptions in the Capitol Hill Historic District, the **Architect of the Capitol** has found the relief requested to construct a two-story rear addition, to an existing, attached, two-story, principal dwelling units in the RF-1 zone at 321 D Street, SE (Square 0793, Lot 0038), that does not meet rear addition requirements under 11 DCMR Subtitle E § 207.5 or lot occupancy under Subtitle E § 210.1 **is not inconsistent** with the intent of the RF-1 zone and **would not** adversely affect the public health, safety, and general welfare of the U.S. Capitol Precinct and area adjacent to this jurisdiction. The **Architect of the Capitol has no objections to this application. The Applicant, however, is still responsible for meeting the burden of proof associated with the relief requested and consistency with general intent of the Zoning Regulations and should provide the Board with adequate testimony that the relief requested has little or no impact on the adjacent neighbors.**

Sincerely,

Joseph Imamura, Ph.D., AIA, FASLA, FAICP
Special Delegate of the Architect of the Capitol

Board of Zoning Adjustment
District of Columbia
CASE NO.21227
EXHIBIT NO.31