



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

March 23, 2025

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

**Re: BZA #21253: 1232 Maryland Ave, NE**

Dear Chairperson Hill,

The Capitol Hill Restoration Society (CHRS) opposes the applicant's request for a Special Exception from the rear addition requirements of Subtitle E § 207.5. The applicant proposes to construct a rear addition that will extend more than 20 ft. beyond the rear wall of the adjacent neighbor at 1234 Maryland Ave NE., which is well beyond the 10 ft allowed by right.

The sun/shadow studies provided by the applicant indicate only a minor impact on the light and air to the neighboring properties. However, due to the orientation of the property and the perspective shown in the shadow studies, we believe these shadow studies may not fully capture the extent of the shadows cast by proposed extension, particularly on the neighbors' accessory garages and adjacent areas. The actual shadow impact could be more significant than depicted.

We encourage you to closely examine the potential effect on shadows on the neighboring properties.

Respectfully,

Nicholas Alberti  
On Behalf of Capitol Hill Restoration Society