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June 22, 2025

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

Re: BZA #21303: 1631 A St, SE

Dear Chairperson Hill,

The Capitol Hill Restoration Society (CHRS) opposes the applicant's request for variances from the requirements of the apartment house lot area requirements of Subtitle U § 301.5(b) and the maximum permitted principal dwelling unit requirements of Subtitle U § 301.1(b).

This property currently consists of a four-unit apartment building situated on a 2,000 sq ft (there are 500 sq ft per unit). The addition of two more units would reduce lot area per unit to approximately 333 sq. ft., well below the 900 sq ft per unit required by Subtitle U § 301.5(b) for the expansion of an apartment building in an RF-1 zone.

The property in question is not unique compared to others in the broader neighborhood; it is comparable to many small multiunit buildings in the surrounding neighborhoods. We conclude that a variance is not justified in this instance. A strict application of zoning regulations would not result in peculiar and exceptional practical difficulties to the owner of property, nor has the owner demonstrated how it would impose an exceptional and undue hardship.

Respectfully,

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society