



## ARCHITECT OF THE CAPITOL ACTION

August 29, 2025

### U.S. CAPITOL PRECINCT

AOC File No. [250710-20-01](#)

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*Submission of*

**Parasol Tree Holdings, LLC, 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 § 210.1 lot occupancy requirements and Use Variance from Subtitle U § 301 matter-of-right uses pursuant to Subtitle X § 1002 at 409 East Capitol Street, SE, (Square 0817, Lot 0812), Washington, DC 20003, in the RF-1/CAP zone.**

*Approximate Meeting Decision Date: September 10, 2025*

BZA Application No. [21333](#)

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*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

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**DC Board of Zoning Adjustment**

**2<sup>nd</sup> Floor Suite 210**

**441 4<sup>th</sup> Street, NW**

**Washington, DC 20001**

Chair and Members of the Board:

Pursuant to its authority to review and report on Use Variance and Special Exceptions in the Capitol Hill Historic District, the **Architect of the Capitol** has found the relief requested to construct a third story rear addition and a second dwelling unit, and convert the first floor to an office use, of an existing, attached, two-story mixed use building in the RF-1/CAP zone at 409 East Capitol Street, SE, (Square 0817, Lot 0812) that does not meet lot occupancy requirements under 11 DCMR Subtitle E § 210.1, or matter-of-right uses under Subtitle U § 301 **is not inconsistent** with the intent of the RF-1/CAP 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. 21333  
EXHIBIT NO. 25