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October 13, 2025

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

Re: BZA 21366: 307 15th St, NE

Dear Chairperson Hill,

The Capitol Hill Restoration Society (CHRS) **opposes** the applicant's request for a special exception from the rear yard requirements of Subtitle E §210. The applicant proposes to construct a two-story rear addition with basement and dog leg to an existing, attached, two-story principal dwelling unit in the RF-1 zone.

The rear addition would extend 26 feet beyond the rear wall of the adjacent properties - well beyond the 10 feet maximum allowed as a matter of right. It would extend significantly more than 10 feet beyond all rowhouses on the east side of the block. The size of the addition is excessive and would tend to adversely affect neighboring properties. It would have a negative impact on the viewshed of homes along the block and the applicants own sun/shadow study shows it would negatively affect access to light and air for the adjacent properties, particularly in the summer and fall seasons.

Respectfully

Nicholas Alberty
On Behalf of Capitol Hill Restoration Society