



Feb 17, 2026

Board of Zoning Commission  
Suite 200  
441 4<sup>th</sup> Street, NW  
Washington, DC 20001

**Re: BZA #21368 - 507 and 509 L St, NE**

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) supports the applicant's requests for area variances from the front setback requirements of Subtitle E §206.2 and the rules of measurement for front setbacks for residential houses and residential flats of Subtitle B § 315.1.

The applicant constructed two two-family flats, after receiving the required approvals and building permits from the D.C. Department of Buildings. Following completion of construction, however, they were refused a Certificate of Occupancy the grounds that the new buildings do not line up with adjacent buildings on the block. The new construction is set back 8 feet from the property line while the neighboring buildings are built to the property line. The owner states that building was set back from the property line to preserve a protected heritage.

The CHRS believes the test for the area variances have been met for the following reasons: 1) the applicant sought and received the required permits prior to construction; 2) it would not be possible to meet the setback requirement without removing of the protected heritage tree; and 3) the existing set back of 8 feet does not have a substantial adverse effect on the neighboring properties.

Respectfully,

A handwritten signature in black ink that reads "Nicholas Alberti".

Nicholas Alberti  
On Behalf of Capitol Hill Restoration Society

mrcleandc@msn.com  
202-329-1193

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21368  
EXHIBIT NO. 28