



ARCHITECT OF THE CAPITOL ACTION

December 2, 2025

U.S. CAPITOL PRECINCT

AOC File No. [251201-20-01](#)

Submission of

Saint Peter School, Special Exception:

Pursuant to Subtitle X § 901.2 and Subtitle C § 1506.1 of Title 11 of the District of Columbia Municipal Regulations for Special Exception from Subtitle U § 203.1(m) private school use requirements and Subtitle C § 1504.1(c) penthouse setback requirements and Area Variance from Subtitle E § 402.1 penthouse height requirements pursuant to Subtitle X § 1002 at 422 3rd Street, SE, (Square 793, Lot 25), Washington, DC 20003, in the RF-1/CAP zone.

Approximate Meeting Decision Date: December 3, 2025

BZA Application No. [21389](#)

Architect of the Capitol Action requested by the Board

Review and report on three-story addition to an existing, semi-detached, three-story, private school building in the RF-1/CAP zone pursuant to DCMR 11 Subtitle C § 1506.1 and Subtitle X §§ 901.2 and 1002.

DC Board of Zoning Adjustment

2nd Floor Suite 210

441 4th Street, NW

Washington, DC 20001

Chair and Members of the Board:

Pursuant to its authority to review and report on Area Variance and Special Exceptions in the Capitol Hill Historic District, the **Architect of the Capitol** has found the relief requested to construct a three-story addition, to an existing, semi-detached, three-story, private school building in the RF-1/CAP zone at 422 3rd Street, SE, (Square 793, Lot 25) that does not meet penthouse setback requirements under 11 DCMR Subtitle C § 1504.1(c), or penthouse height requirements under Subtitle E § 402.1 **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. 21389
EXHIBIT NO. 31