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December 1, 2025

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

**Re: BZA 21391 - 1231 F St, NE**

Dear Chairperson Hill,

The Capitol Hill Restoration Society **supports** the applicant's request for a Special Exceptions from the maximum building area requirements of Subtitle E §5003.1, and from the accessory apartment use requirements of Subtitle U §301.1(e).

The applicant is proposing to construct a second-story accessory dwelling unit to an existing, detached accessory garage in the rear of an existing, attached two-story with basement principal dwelling unit in the RF-1 zone. The proposed construction would not alter the accessory building's footprint and the proposed height is within the height by right limits for accessory build in the RF-1 zone. The CHRS believes that the proposed addition is consistent with the character of the neighborhood and would not adversely affect light and air for the adjacent properties.

However, the applicant's representative indicated that a second residential unit, an English basement apartment, is currently present in the row house. This appears to be supported by an online rental listing for 1231 F St NE #B. We note that, if two units do in fact exist in the row house, the resulting number of dwelling units on the lot would exceed the by right number of residential units allowed under Subtitle E §201.1.

Respectfully,

Nicholas Alberti  
On Behalf of Capitol Hill Restoration Society

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Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21391  
EXHIBIT NO. 42