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January 20, 2026

Board of Zoning Commission
Suite 200
441 4th Street, NW
Washington, DC 20001

Re: BZA #21401 - 1378 C St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) the applicant's request for a special exception from the roof top or upper floor element requirements of Subtitle E §204.1.

The property is a corner lot. The applicant is proposing to remove portions of the existing roof cornice and replacing them with a new cornice consistent in style, dimension, and appearance with the original cornice. In addition, the applicant proposes adding a corner bay projection on the front and a similar projection on the side of the residence into the 'parking' portion of the lot. The roof cornice of these projections would likewise be consistent in style, dimension, and appearance with the original roof cornice

We commend the applicant their commitment to maintaining the design integrity of the original cornice, both on the main roof and on the proposed bay projections. We conclude that these changes are in harmony with the general purpose and intent of the Zoning Regulations

Respectfully,

Nicholas Alberti

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society