



February 17, 2026

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

Re: BZA 21411 - 511 3rd St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) supports the applicant's request for a special exception from the lot occupancy requirements of Subtitle E § 210.

The applicant is proposing to construct a two-story rear addition to an existing, semi-detached two-story plus cellar principal dwelling unit in the RF-1/CAP zone. The proposed construction would increase the lot from 57.3% to 69.9%.

The CHRS believes that that the proposed construction would not adversely affect the use and enjoyment of 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. 21411  
EXHIBIT NO. 23