



Feb 17, 2026

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

Re: BZA #21413 - 654 L St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) opposes the applicant's requests for special exceptions from the rear addition requirements of Subtitle E § 207.5 and from the lot occupancy requirements of Subtitle E § 210.1. The applicant is proposing to construct a three-story plus roof deck, rear addition to an existing, attached two-story plus cellar principal dwelling unit in the RF-1 zone.

The proposed rear addition will extend 18 feet beyond the adjacent neighbor to the south, and 8 feet 10 inches beyond the adjacent neighbor to the north. The addition would extend further to the rear than all other residences on the block. The CHRS believes that the proposed dimensions of the three store addition would adversely affect the use and enjoyment of the neighboring properties, particularly the property to the to the south. Reducing the size of the rear addition, by even a modest amount, could greatly reduce the negative impact on neighbors.

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. 21413
EXHIBIT NO. 24