



ARCHITECT OF THE CAPITOL ACTION

February 16, 2026

U.S. CAPITOL PRECINCT

AOC File No. [260107-20-01](#)

Submission of

**Christopher and Katie Hanley, Special Exception:
Pursuant to Subtitle X § 901.2 and Subtitle E § 5201 of Title 11 of the District of Columbia Municipal Regulations
for Special Exception from Subtitle E § 207.5 rear addition requirements and
Subtitle E § 210.1 lot occupancy requirements at
218 F Street, NE, (Square 753, Lot 122), Washington, DC 20002,
in the RF-1/CAP zone.**

Approximate Meeting Decision Date: February 25, 2026

BZA Application No. [21414](#)

Architect of the Capitol Action requested by the Board

Review and report on two-story plus cellar, rear addition, to an existing, attached, two-story plus cellar,
principal dwelling unit in the
RF-1/CAP zone pursuant to DCMR 11 Subtitle X § 901.2 and Subtitle E § 5201.

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 Special Exceptions within the U.S. Capitol precinct, the **Architect of the Capitol** has found the relief requested to construct a two-story plus cellar, rear addition, to an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1/CAP zone at 218 F Street, NE, (Square 753, Lot 122) that does not meet rear addition requirements under 11 DCMR Subtitle E § 207.5, or lot occupancy requirements under Subtitle E § 210.1 **is not inconsistent** with the intent of the RF-1 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. 21414
EXHIBIT NO. 25