



Feb 17, 2026

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

Re: BZA 21414: 218 F St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) supports the applicant's requests for 1) a special exception for the rear addition requirements of Subtitle E § 207.5 and 2) a special exception for the lot occupancy requirements of Subtitle E § 210. The applicant is proposing to construct a two-story plus cellar rear addition to an existing, attached two-story plus cellar principal dwelling unit in the RF-1 zone.

The configuration and size of the subject property and its neighbors present an unusual and rare situation. The residence already extends 16 feet beyond the residence to the east and reaches the rear border of that adjacent property. Accordingly, the additional 12 feet of the proposed addition would border a parking pad that sits behind and is separate from the property to the east. As such, it would have limited impact on the light and air of that neighbor.

Additionally, we note that the proposed construction would include dogleg in the rear of the residence. The newly created dogleg would provide a five foot buffer between the proposed addition and adjacent residence to the west.

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. 21414
EXHIBIT NO. 26