



Feb 17, 2026

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

Re: BZA #21418: 1427 D St, SE

Dear Board Members,

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

The residence is a nonconforming structure in that a one-story rear portion of the residence currently extends sixteen feet beyond the neighbor to the east. The proposed construction would add second story to the existing one-story portion of the residence. The CHRS believes that this expansion of the nonconforming feature of the residence 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. 21418
EXHIBIT NO. 31