



P. O. Box 15264 Washington DC 20003-0264  
202-543-0425

January 20, 2026

Board of Zoning Commission  
Suite 200  
441 4<sup>th</sup> Street, NW  
Washington, DC 20001

**Re: BZA 21422 - 1529 A 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 § 210.1.

The applicant is proposing to demolish a one story deck on this nonconforming structure. They propose to construct a slightly smaller one-story deck, thus reducing the lot occupancy from 72.1% to 66.3. The CHRS views the reduction in lot occupancy as an improvement that lessens the impacts associated with this nonconforming structure.

Respectfully,

Nicholas Alberti  
On Behalf of Capitol Hill Restoration Society