



April 6, 2026

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

Re: BZA 21447 - 1350 East Capitol 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 to construct a two-story plus cellar rear addition and a one-story plus cellar side addition to an existing, attached two-story plus cellar principal dwelling unit in the RF-1/CAP zone.

We note that the proposed addition includes infilling the owner's portion of a double dogleg at the first floor only, therefore preserving the defining characteristics of a double dogleg above the first floor. We find that the proposed increase in lot occupancy from 60.0% to 65.0 % is consistent with intent of the Zoning Regulations and will not adversely affect the use and enjoyment of neighboring properties.

Respectfully,

A handwritten signature in black ink that reads "Nicholas Alberti". The signature is written in a cursive, flowing style.

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society

mrcleandc@msn.com
202-329-1193

Board of Zoning Adjustment
District of Columbia
CASE NO. 21447
EXHIBIT NO. 38