



August 8, 2026

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

Re: BZA #21475 - 1226 F St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) supports the applicant's requests for two special exceptions: relief from the rear yard requirements of Subtitle E § 207.1 and relief from the lot occupancy requirements of Subtitle E § 210.

The applicant proposes to construct a third-story addition to an existing, detached, two-story, four-unit apartment house in the RF-1 zone. The addition will add living space to the top two existing units. The building has an existing non-conforming lot occupancy of 82%. The third-floor addition itself constitutes a lot occupancy of 70%.

The CHRS concludes that because the property will remain a four-unit building, the addition of a third story will not adversely affect neighboring properties, and that the relief requested is in harmony with the general purpose and intent of the Zoning Regulations

Respectfully,

A handwritten signature in black ink that reads "Nicholas Alberti". The script is fluid and cursive.

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society

mrcleandc@msn.com
202-329-1193

Board of Zoning Adjustment
District of Columbia
CASE NO. 21475
EXHIBIT NO. 34