



August 11, 2026

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

Re: BZA #21478 - 912 5th St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) opposes the applicant's requests for special exceptions for relief from the penthouse requirements of Subtitle C § 1501.1 and for relief from the residential conversion requirements of Subtitle U § 301.1(b) and (e).

The applicant proposes to construct a third story plus penthouse and roof deck, as well as a three-story plus cellar rear addition, and to situate three dwelling units on the lot – two dwelling units in the primary building and a third in an accessory building.

CHRS opposes the proposal to include three dwelling units on the lot because, at 1,620 square feet it is substantially smaller than the matter-of-right area required to accommodate three unit and does not meeting the minimum lot size required for lots in an RT-1 zone. Three dwelling units on the lot would therefore provide only 540 sq. ft. of lot area per dwelling unit which is significantly less than the 900 sq. ft. required for matter-of-right use. Accordingly, the proposal is inconsistent with the general purpose and intent of the Zoning Regulations and Zoning Maps.

We also oppose the proposed building height of the structure and height of the penthouse above the third story, both of which exceed the matter-of-right heights allowed. The total building height of the structure, including the penthouse, would be 45 feet, well beyond the 35 feet height allowed by matter-of-right. In addition, the height of the proposed penthouse structure at 10 feet is greater than the 9 feet allowed by matter-of-right. The proposed height of the structure is therefore inconsistent with the general purpose and intent of the Zoning Regulations and Zoning Maps.

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21478
EXHIBIT NO. 20



We note that the proposed height of the building excluding the penthouse is 38 feet 8 inches. Although this height is beyond the matter-of-right height limit, our concerns about the building height would be reduced if the proposed penthouse were eliminated. One possible approach would be to adopt an alternate design that provides access to the roof deck without including the proposed penthouse.

In addition, the CHRS objects to the position of the proposed penthouse which would be place at the side of the roof adjacent to a walkway and a two-story apartment. As a result, the proposed penthouse would be visible from the front and would disrupt the harmony of the existing pattern of buildings on the block.

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