ARCHITECT OF THE CAPITOL ACTION

October 12, 2026

U.S. CAPITOL PRECINCT

AOC File No. 260813-20-03

Submission of
400 Seward Square, LLC, Area Variance from Subtitle U § 301.5(b) residential use requirements Pursuant to Subtitle X § 1002 of Title 11 of the District of Columbia Municipal Regulations at 400 Seward Square, SE (Square 0819, Lot 0028), Washington, DC 20003, in the RF-1/CAP zone.

Approximate Meeting Decision Date: October 21, 2026

BZA Application No. 21491

Architect of the Capitol Action requested by the Board
Review the application to construct three additional dwelling units, to an existing, semi-detached, four-story plus cellar, 14-unit, apartment house in the RF-1/CAP zone.

DC Board of Zoning Adjustment
2nd Floor Suite 210
441 4th Street, NW
Washington, DC 20001

Chair and Members of the Board:

Pursuant to its authority to review and report on an Area Variance within the U.S. Capitol precinct, the **Architect of the Capitol** has found the relief requested to construct three additional dwelling units, to an existing, semi-detached, four-story plus cellar, 14-unit, apartment house in the RF-1/CAP zone at 400 Seward Square, SE (Square 0819, Lot 0028), that does not meet residential requirements of Subtitle U § 301.5(b) **is not inconsistent** with the intent of the RF-1/CAP zone and **would not** adversely affect the public health, safety, and general welfare of the U.S. Capitol Precinct and area adjacent to this jurisdiction. The **Architect of the Capitol has no objections to this application**. The Applicant, however, is still responsible for meeting the burden of proof associated with the relief requested and consistency with general intent of the Zoning Regulations, and should provide the Board with adequate testimony that the relief requested has little or no impact on the adjacent neighbors.

Sincerely,

Joseph Imamura, Ph.D., AIA, FASLA, FAICP
Special Delegate of the Architect of the Capitol

Board of Zoning Adjustment
District of Columbia
CASE NO. 21491
EXHIBIT NO. 24