



September 9, 2026

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

Re: BZA 21497 - 222 17th Place, NE

Dear Board Members,

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

The applicant is proposing to construct a two-story plus basement, rear addition to an existing, attached two-story plus basement principal dwelling unit in the RF-1 zone. This proposal consists of two infill additions to the existing dwelling: a basement-level infill addition beneath the existing deck, and a second-floor infill addition above the deck.

The CHRS concludes that, because the applicant proposes to retain the current building footprint, the proposed construction will not adversely affect the use or enjoyment of neighboring properties. We further conclude that the relief requested is consistent with the general purpose and intent of the Zoning Regulations

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. 21497
EXHIBIT NO. 21