



September 21, 2026

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

Re: BZA 21502 - 800 10th St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) opposes two of the applicant's requests for special exception relief: from the penthouse setback requirements of Subtitle C § 1504.1(c), and from the penthouse height requirements of Subtitle C § 1501.1(c).

The applicant seeks after-the-fact relief for work that has already been completed. The applicant constructed a rear three-story addition with penthouse and cellar, and converted the semi-attached, three-story-plus-cellar principal dwelling in the RF-1 zone to a two-family flat.

Including the penthouse, the structure is 43 feet 7 inches tall, more than eight feet above the matter-of-right height. The penthouse also fails to meet the required setback from the south wall of the structure. In addition, a covered roof deck sits immediately adjacent to the penthouse. Together, the penthouse and covered roof deck have the appearance of a very large and imposing rooftop structure.

CHRS therefore concludes that the completed rooftop construction is not consistent with the general purpose and intent of the Zoning Regulations.

Respectfully,

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

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society

mrcleandc@msn.com
202-329-1193

Board of Zoning Adjustment
District of Columbia
CASE NO. 21502
EXHIBIT NO. 22