CHRS
Capitol Hill Restoration Society

October 14, 2026

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

Re: BZA #21511 - 311 F St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) supports the applicant's requests for a Special Exception to the lot occupancy requirements of Subtitle E § 210.1.

The applicant proposes to construct a two-story accessory building in the rear of an existing, attached three-story flat within the RF-1/CAP zone. The lot occupancy will increase from 52.5% to 69.9%. The property will remain a two-family flat.

The CHRS concludes the proposed construction resulting in an increase in lot occupancy 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,

Nicholas Alberti

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society

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202-329-1193

Board of Zoning Adjustment
District of Columbia
CASE NO. 21511
EXHIBIT NO. 30