ARCHITECT OF THE CAPITOL ACTION

October 26, 2026

U.S. CAPITOL PRECINCT

AOC File No. 260813-20-04

Submission of
Thomas and Emily Beline, Special Exception from Subtitle E § 210.1 lot occupancy requirements Pursuant to Subtitle X § 901.2 of Title 11 of the District of Columbia Municipal Regulations at 311 F Street, NE (Square 779, Lot 73), Washington, DC 20002, in the RF-1/CAP zone.

Approximate Meeting Decision Date: November 4, 2026

BZA Application No. 21511

Architect of the Capitol Action requested by the Board
Review the application to construct a two-story accessory building, in the rear of an existing, attached, three-story flat 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 Special Exceptions within the U.S. Capitol precinct, the **Architect of the Capitol** has found the relief requested to construct a two-story accessory building, in the rear of an existing, attached, three-story flat in the RF-1/CAP zone at 311 F Street, NE (Square 779, Lot 73), that does not meet lot occupancy requirements of Subtitle E § 210.1 **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. 21511
EXHIBIT NO. 32