CHRS
Capitol Hill Restoration Society

November 21, 2026

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

Re: BZA 21520: 317 L St, NE

Dear Board Members,

The Capitol Hill Restoration Society (CHRS) opposes the applicant's request for a Special Exception from the rear yard requirements of Subtitle E § 207.1 and an Area Variance from the lot occupancy requirements of Subtitle E § 210.

The applicant proposes to construct a rear deck addition to an existing attached two-story plus basement principal dwelling unit in the RF-1 zone. The proposed deck would increase lot occupancy to 76% and would extend the deck to within 2.25 feet of the rear property line.

The CHRS concludes that the applicant has not met the burden of proof required to justify an area variance. Specifically, the applicant has not identified any extraordinary or exceptional attributes of the property that would result in exception practical difficulties or undo hardships from the strict application of the zoning regulation. The lot is not a substandard lot and is not unique within the neighborhood.

The CHRS recommends that the BZA advise the applicant to reduce the depth of the rear deck so that the proposed lot occupancy is limited to no more than 70%. Without such a modification, the CHRS believes the project would not be consistent with the general purpose and intent of the zoning regulations.

Respectfully,

Nicholas Alberti

Nicholas Alberti
On Behalf of Capitol Hill Restoration Society

mrcleandc@msn.com
202-329-1193

Board of Zoning Adjustment
District of Columbia
CASE NO. 21520
EXHIBIT NO. 28