CHRS
Capitol Hill Restoration Society

November 21, 2026

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

Re: BZA 21531: 1525 A St, NE

Dear Board Members,

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

The applicant is proposing to construct a carport plus elevated deck to the rear of a two-story plus basement principal row dwelling in an RF-1 zone. The proposed addition would be an elevated open-air deck over an existing parking space that currently occupies most of the rear yard. The proposed deck would extend to within 4 feet 5 inches of the rear property line and the occupancy would increase from 60% to 75.5%.

The applicant has cited special conditions including the sub-standard net lot area of the lot and the presence of the existing parking space as justification for an area variance. The CHRS has concluded that the applicant has not adequately made the case or demonstrated any practical difficulties necessary to justify an area variance. The lot is similar in size and dimensions to the neighboring lots. We note that lot size and availability of parking have not historically been included as grounds for variance relief.

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21531
EXHIBIT NO. 19

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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

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On Behalf of Capitol Hill Restoration Society

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