



District of Columbia Government
Advisory Neighborhood Commission 6A
P.O. Box 15020
Washington, D.C. 20003



October 26, 2025

Ms. Keara Mehlert Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th Street NW, Suite 210
Washington, D.C. 20001

Via email at bzasubmissions@dc.gov

Re: ANC 6A Support for BZA #21391 of Smita Rawoot

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed meeting¹ on October 9, 2025, Advisory Neighborhood Commission 6A voted 5-0-0 (with 4 Commissioners required for a quorum) to support the request for Smita Rawoot at 1231 F Street NE, BZA case number 21391. The applicant proposes to construct a second story accessory dwelling unit to an existing, detached, accessory garage, in the rear of an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. Specifically, the applicant is requesting a Special Exception for relief from maximum building area requirements of Subtitle E § 5003.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2; as well as a Special Exception to the accessory apartment use requirements of Subtitle U § 301.1(e), pursuant to Subtitle X § 901.2.

During the ANC 6A Economic Development and Zoning Committee meeting on September 17, 2025, Ms. Rawoot and her architect, Ileana Schinder, presented a proposal for a second-story accessory dwelling unit (ADU) leaving the front façade and building footprint unchanged. The ADU's height remains within zoning regulations, and presented shadow studies show no adverse impacts. Adjacent neighbors were notified and supportive. The owner has proven that the Special Exception criteria has been met through submission of architectural drawings and discussions with neighbors. The ANC believes that this development will align with the character, scale, and pattern of houses in the neighborhood.

Thank you for giving great weight to the views of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at 6A05@anc.dc.gov, or EDZ Co-Chair Michael Cushman at michael.cushman@gmail.com.

On behalf of the Commission,

Dave Wethington
Chair, Advisory Neighborhood Commission 6A

¹ANC 6A meetings are advertised electronically on anc-6a@googlegroups.com, and newhilleast@groups.io, at www.anc6a.org, on Twitter (@ANC6A) and through print advertisements in the Hill Rag.