



District of Columbia Government
Advisory Neighborhood Commission 6A
PO Box 15020
Washington, DC 20003



April 20, 2026

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

Via email at bzsubmissions@dc.gov

Re: ANC 6A Support for BZA #21447

Dear Ms. Mehlert:

At a regularly scheduled and properly noticed meeting¹ on April 9, 2026, Advisory Neighborhood Commission 6A voted 6-0-0 (with four (4) Commissioners required for a quorum) to support the request for Chris Boehmler at 1350 East Capitol Street NE (BZA 21447). The applicant proposes to construct a 2-story plus cellar rear addition and a 1-story plus cellar side addition to an existing attached 2-story plus cellar principal dwelling unit in the RF-1 zone. Specifically, the applicant requested a Special Exception for relief of the lot occupancy requirements of Subtitle E § 210.1.

During the ANC 6A Economic Development and Zoning Committee meeting on March 18, 2026, Joseph Boyette at Old City Design Studio, presented the proposed project. This is a single-family attached row home built in 1919 which the current owner purchased and fully renovated in 2008. Proposal includes: (1) two-story + areaway addition along western property line into rear yard, and (2) one-story + cellar addition infilling the dogleg along eastern property line. Additions not visible from East Capitol Street; minimally visible from alley due to surrounding garages. Seeking relief from rear yard requirements and lot occupancy above 60%.

- a. Existing lot occupancy is 60% (includes 17% garage, 5% rear porches)
- b. Dogleg infill adds ~5% lot occupancy

Interior improvements include: enlarged kitchen with island, primary bedroom suite, and accordion doors to rear balcony. Solar/shadow study shows minimal impact — shading largely falls into applicant's own rear yard. Both immediate neighbors (east and west) submitted letters of support, 11 additional neighbor letters of support received. Commissioner Amber Gove (6A04) - direct alley neighbor and SMD commissioner voiced support.

¹ ANC 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.

The design meets all zoning requirements except the lot occupancy, for which relief is being sought. The design has taken measures to ensure that the addition is in the character of the neighborhood and it will not disrupt the privacy, air and light of neighbors. The owner has proved that the Special Exception criteria have been met through submission of architectural drawings and discussions with neighbors. The ANC believes that this development will not substantially visually intrude upon the character, scale and pattern of houses in the neighborhood.

The EDZ recommended that the ANC add this project to its April 9, 2026 agenda by unanimous consent.

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 amberanc6a@gmail.com, or EDZ Chair Rachael Loper at rachaelanc6a@gmail.com.

On behalf of the Commission,

A handwritten signature in cursive script that reads "Amber K. Gove".

Amber Gove
Chair, Advisory Neighborhood Commission 6A