

From: [Ian Gardiner](#)
To: [DCOZ - BZA Submissions \(DCOZ\)](#); [ANC 6A Office \(ANC 6A\)](#)
Cc: [chrisdowning@live.com](#); [covert_9@msn.com](#); [Bardin, Sara \(DCOZ\)](#)
Subject: Opposition to BZA Case No. 21386 (1332 Corbin Pl NE) — Request to Remove from Expedited Review and Hold Public Hearing
Date: Friday, January 23, 2026 4:27:36 PM

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January 23, 2026

To: DC Board of Zoning Adjustment (BZA); Advisory Neighborhood Commission 6A (ANC 6A)

Cc: Neighbors at 1334 Corbin Pl NE and 1336 Corbin Pl NE (also requesting the opportunity to voice opposition and be heard on this case)

Re: BZA Case No. 21386 — 1332 Corbin Pl NE (AMW Associates, LLC)
Request to Remove from Expedited Review Calendar and Hold a Public Hearing

Dear Members of the Board of Zoning Adjustment and Members of ANC 6A,

My name is Ian Gardiner and I live at 1328 Corbin Place NE, two doors down from the subject property. I am writing to **oppose** the requested special exception in **BZA Case No. 21386** and to respectfully request that the case be removed from the Expedited Review Calendar and scheduled for a public hearing with full opportunity for neighborhood input.

Based on the applicant's materials, this request seeks special exception relief to construct a third-floor addition ("pop-up") and a three-story rear addition, including relief related to rear yard setback and lot occupancy. This is not a minor adjustment; it is a meaningful expansion that warrants full public review.

1) The proposal risks a substantial adverse effect on the block's established character, scale, and patterns

My major concern is the **third-floor pop-up** and how it will read from the street. Even if the top level is recessed, the submitted elevations show a clearly new third story that changes the façade composition and roofline rhythm that makes this block cohesive.

Corbin Place NE is a small, visually consistent rowhouse block where changes to roofline, massing, and façade design are immediately noticeable from the public right-of-way. A pop-up that reads as a distinct added level—especially if it uses materials and detailing that don't match the established character—will degrade the streetscape and set an undesirable precedent for similar out-of-context additions.

2) The rear addition alters rear-yard openness and massing patterns

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District of Columbia
CASE NO. 21386
EXHIBIT NO. 28

The rear addition appears to extend meaningfully beyond the rear walls of neighboring homes. Even where a block has a mix of rear additions, pushing the rear wall line further back can change the shared pattern of openness and the experience of light and air across neighboring yards and interior spaces. Those impacts deserve careful review in a hearing record.

3) The case should be tested through a public hearing and complete record

The applicant asserts the project will not compromise neighborhood character or cause adverse impacts. As a nearby homeowner on the same block, I disagree that those conclusions should be accepted through an expedited process. A public hearing is the appropriate forum for the Board to evaluate the full context, understand the visible streetscape impacts, and assess whether the applicant has met the standards for special exception relief.

Request

For these reasons, I respectfully request that the Board:

1. **Remove** this application from the **Expedited Review Calendar**, and
2. Schedule it for a **public hearing** with full opportunity for community testimony.

I also respectfully request that **ANC 6A** review this case, consider a resolution or formal comments, and convey the Commission's position to the BZA so the neighborhood's concerns are part of the record.

Thank you for your consideration.

Sincerely,

Ian Gardiner
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