



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

December 8, 2025

Fred Hill, Chairman
Board of Zoning Adjustment of the District of Columbia
441 4th Street, NW Suite 210-S
Washington, DC 20001

Re: BZA 21388 (617 Mass. Ave. NE)

Dear Chairman Hill:

ANC 6C writes to state its support for this application.¹

The applicant seeks two special exceptions to construct a two-story rear addition. First, the applicant requests permission to increase lot occupancy to roughly 62%, slightly over the 60% by-right maximum. In addition, the applicant correctly requests relief from the so-called “10’ pop-back” rule.²

The application satisfies the familiar criteria under section E-5201.3. The submitted sun studies (Exhibit 17) show no significant adverse impacts on the light afforded to the adjacent properties. Moreover, the design of the addition will create no substantial adverse impacts to the air or privacy interests of those neighbors, all of whom have submitted letters of support.

Sincerely,

Karen Wirt
Chair, ANC 6C

Cc: Michael Rouse (applicant’s agent)

¹ On November 12, 2025, at a duly noticed and regularly scheduled monthly meeting, with a quorum of seven out of seven commissioners and the public present via videoconference, this matter came before ANC 6C. The commissioners voted 7-0 to adopt the position set out in this letter.

² OP and the Zoning Administrator suggest that this second area of relief is not needed. They are wrong. The rear addition at adjacent number 619 has no rear wall. *See* Exhibit 6 at sheet A-2 (showing an open portal at the far right). 619’s rearmost wall is located several feet further north, in the same plane as the north end of the open court (“dogleg”).