

**Certificate of Service -
Special Exception Application**

20 February 2026

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW, Suite 210 South
Washington DC 20001

Re: BZA Zoning Application 21447
Application of Christopher Boehmler
1350 East Capitol Street NE
Washington, DC 20003
Square 1035 Lot 0087

Dear Board of Zoning Adjustment:

The following officials and representatives have been notified via email of the Owner's application to the D.C. Board of Zoning Administration. A Copy of the email is attached to this statement.

ANC 6A Chair, Economic Development & Zoning Committee:

Rachael Loper
99rachael@gmail.com

ANC 6A Co Chair, Economic Development & Zoning Committee:

Michael Cushman
michael.cushman@gmail.com

ANC 6A04 Officer

Amber Gove
6a04@anc.dc.gov

ANC 6B Chair

Samuel Pastore
6b05@anc.dc.gov

ANC 6B06 Officer

Anna Krebs
6b06@anc.dc.gov

ANC 6B Acting Chair, Planning & Zoning Committee

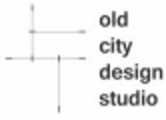
Vince Mareino
6b07@anc.dc.gov

D.C. Office of Planning:
planning@dc.gov

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive 'J' followed by a horizontal line that loops back under the 'J'.

Joseph Boyette, AIA
Old City Design Studio, PLLC
1317 D Street NE, Washington DC 20002



Joseph Boyette <joe@oldcitydesign.us>

Certificate of Service - BZA Special Exception Application of Chris Boehmler

Joseph Boyette <joe@oldcitydesign.us>

Fri, Feb 20, 2026 at 11:16 AM

To: Michael Cushman <michael.cushman@gmail.com>, "Gove, Amber (SMD 6A04)" <6A04@anc.dc.gov>, 6b05@anc.dc.gov, "Burger, Nick (SMD 6B06)" <6B06@anc.dc.gov>, 6b07@anc.dc.gov, planning@dc.gov, Rachael Loper <rachaelanc6a@gmail.com>

Cc: Chris Boehmler <chrisboehmler@gmail.com>

Good afternoon:

As Agent to the Owner, I am hereby notifying you of an application for a special exception through the Board of Zoning Adjustment as described below:

Mr. Christopher Boehmler, owner of 1350 East Capitol Street, NE, in the RF-1 zone, hereby applies for zoning relief to construct a two-story plus cellar addition at the rear of the residence along the western property line, and a one-story plus cellar addition along the eastern property line by authorization of 11 DCMR Subtitle X, Chapter 9 [Special Exceptions] lot occupancy requirements of Subtitle E, Chapter 2, Section 210.1 [Lot Occupancy].

The case number is 21447 and the hearing date is 4/22/2026

Best,

Joseph Boyette, AIA, NCIDQ
Old City Design Studio PLLC
Residential Architecture & Interiors
[202.455.6237](tel:202.455.6237)
www.oldcitydesign.us
[follow on instagram](#)



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