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February 25, 2026

**Re: Project Application/Case #: 21447
1350 East Capitol Street, NE
Washington, DC 20003**

To the Members of the Board of Zoning Adjustment:

I am writing to express my strong support for the application of Christopher Boehmler for a special exception to exceed the lot occupancy requirements at **1350 East Capitol Street, NE, Washington, DC 20003**.

As neighbors living next door at 1348 East Capitol Street, NE, Washington, DC 20003, we have reviewed Mr. Boehmler's proposed plans 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).

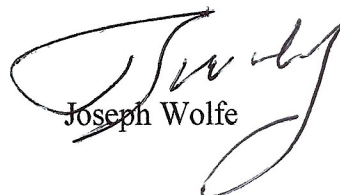
We believe this project will not have a negative impact on the surrounding area for the following reasons:

- **No Impact on Light/Air:** the proposed structure is designed to minimize impacts on neighboring properties.
- **Privacy Maintained:** the design respects the privacy of adjacent homes.
- **Neighborhood Character:** the addition is consistent with the architectural style of our neighborhood.

I respectfully request that the Board approve this special exception request.

Sincerely,


Ronald J. Koshes


Joseph Wolfe