

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

Re: BZA Zoning Application

Project Application/Case #: 21447

Application of Christopher Boehmler

1350 East Capitol Street NE

Washington, DC 20003

Square 1035 Lot 0087

Dear Board of Zoning Adjustment:

We are the next-door neighbors of Chris Boehmler who lives at 1350 East Capitol Street, NE. They have shared the drawings of the proposed construction that have been submitted with their application to the Board of Zoning Adjustment.

We understand the plans involve complex construction likely to generate considerable noise and possible disruption to the surrounding area. We have some concerns about the impact of this on our daily lives. One of us works fully from home, and we rely on the income from the short-term rental property we operate using our basement. That said, we want to be supportive of our neighbor. We are agreeable to the proposed work, subject to the following conditions that we have discussed in part with the applicant:

Work-from-home considerations. Since one of us works fully from home, we'd appreciate efforts to keep noise to a minimum during business hours (9:00 AM - 5:00 PM on weekdays). A heads-up before particularly loud work would be helpful.

Short-term rental property. We operate a short-term rental that provides income for our household. We ask that you work with us to minimize disruption to our guests throughout the construction period.

Please don't block our access to the portion of our dog leg where our utility and home equipment are located without letting us know first, and avoid blocking it for extended periods.

Outdoor space. We'd appreciate contractors and building crews keeping our yard clear of construction debris and equipment so we (and our dog) can continue to use and enjoy our outdoor space. This also includes the alley for garage ingress and egress.

Work schedule. We request that construction work be limited to weekdays only.

Fence repair. Any sections of our shared fence that are removed or damaged during construction should be repaired or replaced promptly when the work is complete.

Sincerely,

*/s/ Andrew Faust*

*/s/ Marcos Alvarez*

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Andrew Faust & Marcos Alvarez

1352 E. Capitol St. NE

March 13, 2026

Submitted on 3/13/2026 by:  
Andrew Faust & Marcos Alvarez  
1352 E Capitol St NE Washington DC 20003

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21447  
EXHIBIT NO. 33