

July 19, 2026

Board of Zoning Adjustment
441 4th Street, NW
Suite 2108
Washington, DC 20001

RE: Letter of Opposition - BZA Case No. 21475 - 1226 F Street, NE

Dear ANC 6A Commissioners and BZA members,

I am writing to express opposition to the application for zoning relief for 1226 F St. NE, Case 21475.

As a homeowner in the immediate vicinity of the subject property, I am concerned that the requested zoning exceptions would reduce neighboring properties' access to light, air, and privacy. The variances requested will have a negative impact on homes that have limited exposure to sunlight and will introduce new privacy concerns as a result of the proposed third floor and roof additions.

At the July 15 EDZ meeting, the applicant failed to provide detailed figures and told meeting attendees that the rooftop may not be expected to bear the weight of real plants, suggesting that the plans referenced for the zoning variance lack appropriate transparency and safety standards. Coupled with the property owner's persistent lack of care for the property in its current iteration, such an approach to the zoning relief process suggests that the applicant does not intend to execute the project with a focus on intentionality and safety in keeping with the neighborhood's character.

The requested relief is inconsistent with the character of the immediate area and Capitol Hill, per the Office of Zoning Residential Flat Zones Handbook. The proposed design would introduce a structure substantially larger and with a different profile (rooftop) than nearby homes.

I respectfully ask that you deny the requested zoning relief. Thank you for your time and consideration.

Name: Rachel Rhodes
Date: 19 July 2026
Address: 540 13th St NE
Signature:

A handwritten signature in black ink, appearing to read "Rachel Rhodes", with a long, sweeping horizontal line extending to the right.