

Dear ANC 6A Commissioners and Board of Zoning Adjustment members,

I write to express strong opposition to the application for zoning relief for 1226 F Street NE, Case 21475.

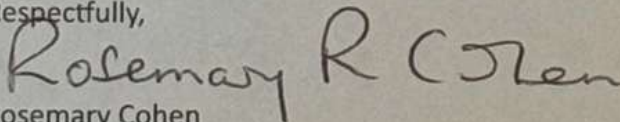
As a homeowner across the street, it is important that our neighborhood character be preserved. I know you take your stewardship of DC neighborhoods seriously and appreciate your careful consideration of my concerns.

I am deeply concerned that the requested zoning exceptions would further reduce neighboring properties' access to light, air and privacy. The variances requested will adversely impact many homes that already have limited exposure to sun and ambient light and will introduce significant privacy concerns by create lines of sight into adjacent and abutting properties that do not currently exist.

Beyond the direct effects on neighboring homes, I believe the requested relief is inconsistent with the established character of this part of Capitol Hill and the District of Columbia, Office of Zoning *Residential Flat Zones Handbook*. The proposed design departs from those standards by introducing a structure that will overwhelm and dwarf nearby homes, particularly because the current building already occupies more of the lot than is permitted by current zoning laws.

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

Respectfully,



Rosemary Cohen
1235 F Street NE Unit B
Washington DC 20002-5438

08/02/2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21475
EXHIBIT NO. 35