District of Columbia Government
Advisory Neighborhood Commission 6A
PO Box 15020
Washington, DC 20003

October 24, 2026

Ms. Keara Mehlert, Secretary to the BZA
Board of Zoning Adjustment
441 4th Street NE, Suite 210
Washington, D.C. 20001
Via email at bzasubmissions@dc.gov

Re: ANC 6A Support for BZA 21514 of William Schultheiss

Dear Ms. Mehlert,

At a regularly scheduled and properly noticed[1] meeting on October 8, 2026, Advisory Neighborhood Commission 6A voted 4-0-0 (with four Commissioners required for a quorum) to support the applicant at 1225 F Street NE (Square 1007, Lot 0063) to construct a second story to an existing accessory garage in the rear of an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.

A special exception sought is relief regarding the maximum building area for an accessory building requirements of Subtitle E § 5003.1 pursuant to Subtitle E § 502 and Subtitle X §901.2

- The request is to add a second floor above an existing detached garage (built in 2012, prior to the current 450- square-foot accessory-structure limit). The garage's existing footprint is 580.1 square feet and would not change; overall lot occupancy (56.3%) would not change.
- Proposed height is 20'6", below the by-right maximum of 22 feet. The lots on this block are unusually deep (approximately 75–76 feet from house to garage), and the surrounding alleys are lined with existing garages, including a two-story garage nearby, previously approved by the BZA.
- The adjoining neighbor at 1229 has submitted a letter of support; the only anticipated sun impact is to that neighbor's rear yard in afternoon hours.

[1] ANC 6A meetings are advertised electronically on anc-6a@googlegroups.com, and in newhilleast@groups.io, at www.and6a.org, on Twitter (@ANC6A), and through print advertisements in the *Hill Rag*.

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EXHIBIT NO. 25

- In response to committee questions, Ms. Fowler (architect) and Mr. Schultheiss confirmed the space will remain owner-occupied use (a workshop for the homeowner's model-railroad hobby) and not a rental unit, and that no proposed windows overlook neighboring properties.

Thank you for giving great weight to the views of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at 6A04@anc.dc.gov or EDZ Chair Rachael Loper at rachaelanc6a@gmail.com.

On behalf of the Commission,

Amber K. Gove

Amber Gove
Chair, Advisory Neighborhood Commission 6A