



Economic Development & Zoning Committee: Agenda

7:00–8:00 pm, Wednesday, February 18, 2026

Virtual Meeting via Zoom

For those attending via Zoom use this link: <https://dc-gov.zoom.us/j/84809639162>

Call-in Number: +1 301 715 8592

Webinar ID (access code): 848 0963 9162

One tap mobile: +19292056099,,84809639162# US

Public Meeting – All are welcome

7:00 pm Welcome/Introductions, new committee members

7:02 pm Old Business

1. **1332 Corbin Place NE; Square 1031, Lot 170; (BZA 21386)**: Submitted by AMW Associates, LLC, to construct a third story and a three-story with basement rear addition, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception.

Type	Relief	Pursuant To
Special Exception	The rear yard requirements of Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2
Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2

EDZ supported at October 25, 2025 meeting. Neighbors requested a public hearing with BZA, scheduled for March 11, 2026.

2. **1378 C Street, NE (Square 1032, Lot 41); (BZA 21401)**: Submitted by Eric Konopka to construct front and side additions, to an existing, semi-detached, two-story, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception.

Type	Relief	Pursuant To
Special Exception	The roof top or upper floor element requirements of Subtitle E § 204.1	Subtitle E § 204.4 , Subtitle E § 5201 and Subtitle X § 901.2

An updated Form 150 has been submitted. BZA granted this special exception.

3. **1382 East Capitol Street, N.E.** (Square 1035, Lot 0814); (BZA 21334): Submitted by attorney/agent Anthony M. Rachal, III to allow a new corner basement of an existing two-story row building (residential on second floor) with outdoor seating in public space in the RF-1 zone.

For more information, please contact: [Rachael Loper](#) and [Michael Cushman](#), Co-Chairs Economic Development and Zoning Committee, ANC6A

Type	Relief	Pursuant To
Special Exception	The corner store requirements of Subtitle U § 254.14	Subtitle X § 901.2

BZA granted relief with provisions for hours, limit of outdoor music, and trash screening as proposed.

Other updates since last EDZ meeting in November:

1231 F Street NE; Square 1007, Lot 0113; (BZA [21391](#)) – special exception request withdrawn by owner for external reasons.

1371-1375 H Street, NE (Square 1027, Lot 166) BZA No. [20967A](#) - Salvation Arts, LLC (TE) – BZA granted one year extension.

7:15 pm New Business

1. 646 9th Street NE

Pursuant to Subtitle E §207.1, §5201.1(b), and Subtitle X §901.2 the Applicant seeks special exception relief to replace an existing rear deck at a single-family row home. The coverage requirement is to limit at 60%, the existing coverage is 67.7% and this proposal would create a coverage of 83.6%, so seeking a special exception for an increase of 23.6% in coverage above the required limit.

BZA number forthcoming pending owner’s receipt of Radius and Tax Map from the Tax and Revenue office. Photos and architectural plans are attached.

2. Propose 2026 schedule of EDZ meetings every third Wednesday.

3. H Street Corridor study kick-off and open house:

March 7, 2026, 1:00-3:00 pm (drop-in)

Sherwood Rec Center, 640 10th St NE, Washington, DC 20002

[RSVP using this link](#) on the project website.

For more information sign up for the mailing list: <https://publicinput.com/hstreetstudy>

Urban Turf: [A New Plan for the H Street Corridor](#)

Pending:

1350 East Capitol Street NE – Awaiting BZA case number.

Also of note:

Proposed Design for Shirley Chisholm ES (formerly Tyler) – First

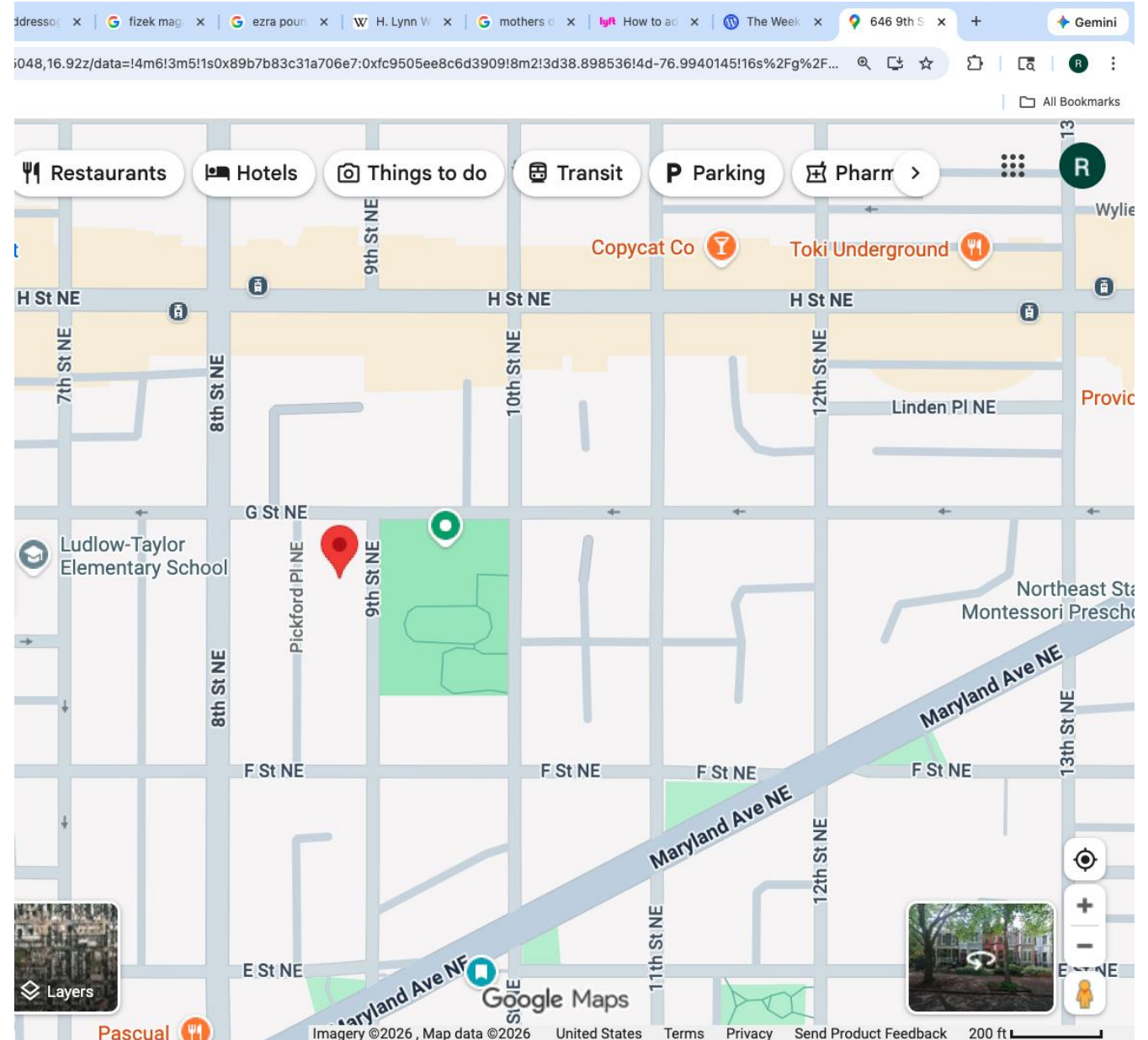
Look <https://bit.ly/4kgAly9> [via Larry Janezich, editor, *Capitol Hill Corner*]

7:50 pm Adjourn

**Next Scheduled EDZ Committee Meeting:
Wednesday, March 18, 2026 7:00-9:00 pm
Agenda to be posted at <https://anc6a.org/agendas/>**

646 9th St NE

Outside historic district



LETTER OF AUTHORIZATION

I, Mauricio Botero, as Trustee of the MAURICIO BOTERO TRUSTEE, hereby authorize Mauricio Botero to act as the agent for the zoning application regarding property located at 646 9th Street NE, Washington DC 20002




Mauricio Botero, Trustee

Statement of Intended Use

The subject property is located in the RF-1 Zone and is improved with an owner-occupied single-family dwelling, which is a permitted principal use in the RF-1 District.

The intended use of the property will remain a single-family residential use. The proposed project consists solely of the replacement of an existing rear yard deck that serves as an accessory structure to the principal dwelling. No change in use, occupancy, number of dwelling units, or intensity of use is proposed.

Respectfully,



Mauricio Botero

STATEMENT OF PUBLIC OUTREACH

Pursuant to Subtitle Y § 300.8(l), the Applicant states the following:

On February 13, 2026, the Applicant contacted ANC6A and the Single Member District Commissioner via email to inform them of BZA Application No. BZA:Tmp6611 concerning the replacement of an existing deck at 646 9th Street NE, Washington DC 20002.

The Commissioner was provided with a summary of the project and application materials.

As of the date of this filing, no response has been received.

Respectfully submitted,



Mauricio Botero
02/14/2026

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 21, 2025

Plat for Building Permit of :

SQUARE 913 LOT 836

Scale: 1 inch = 10 feet

Recorded in A & T Tracing Page 913

Receipt No. 25-05356

Drawn by: B.S.

Furnished to: MAURICIO BOTERO

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha
For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: *[Signature]*

Date: 09-12-25

Printed Name: JES MEDRANO Relationship to Lot Owner:

If a registered design professional, provide license number and include stamp below.

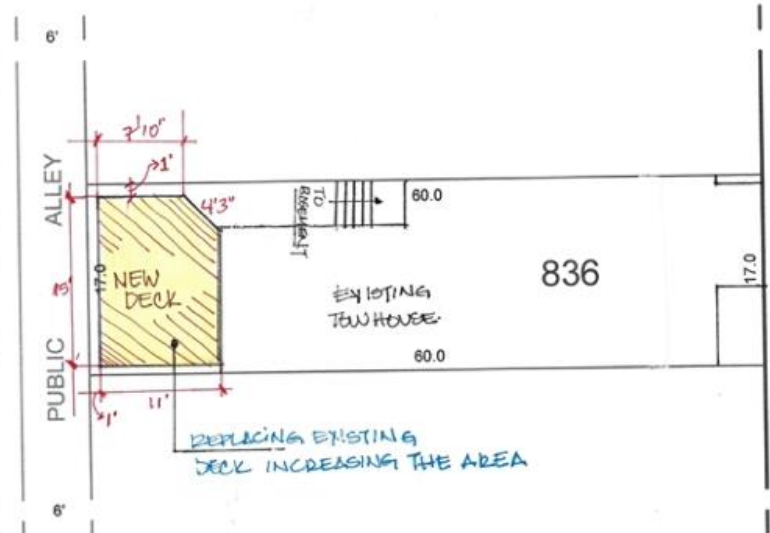


SCALE: 1:10

SHEET 1 OF 2

SR-25-05356(2025)

SQUARE 913



9th STREET, N.E.

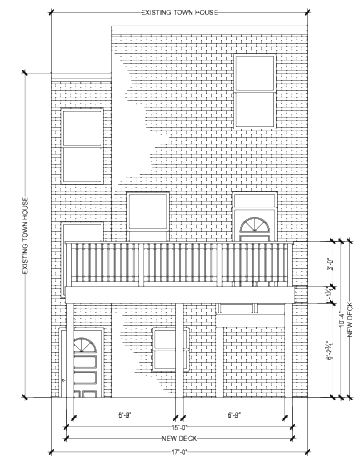
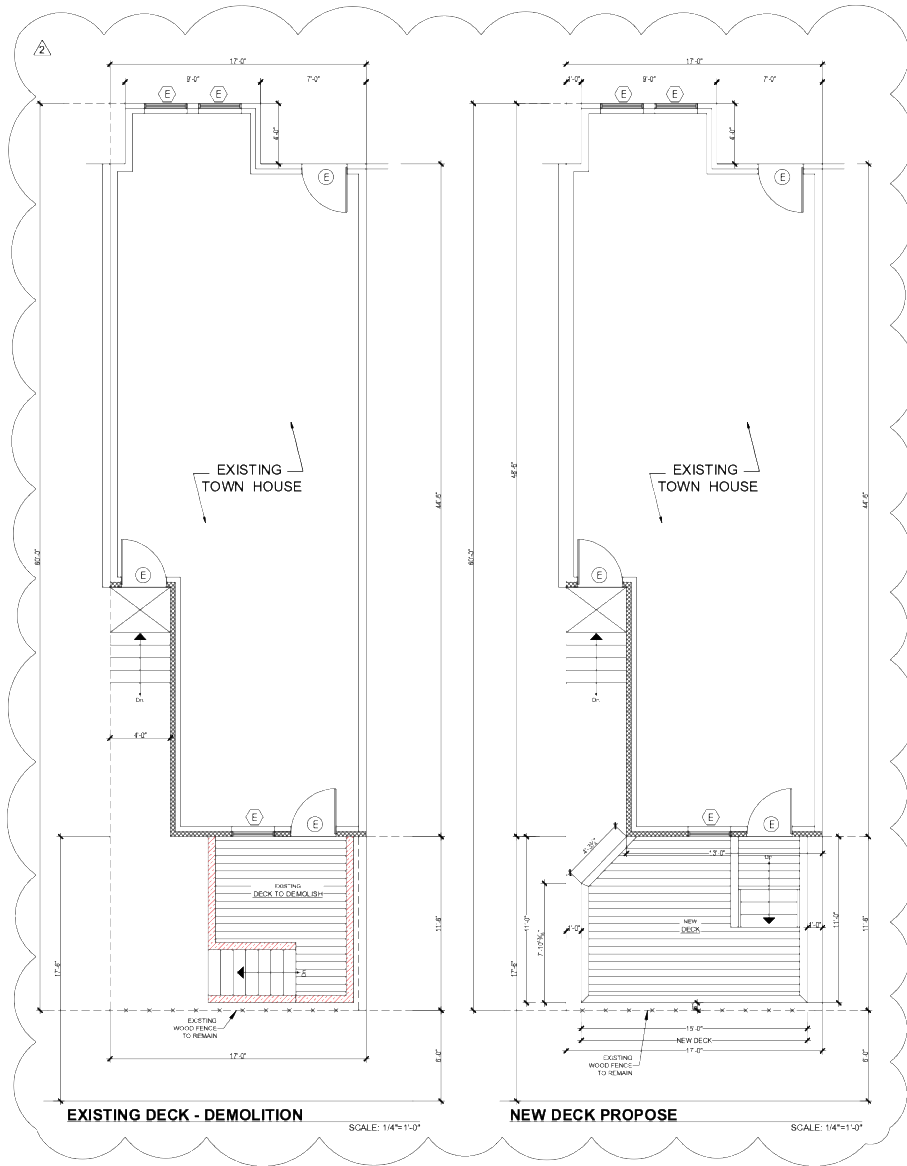
SR-25-05356(2025)

SHEET 2 OF 2





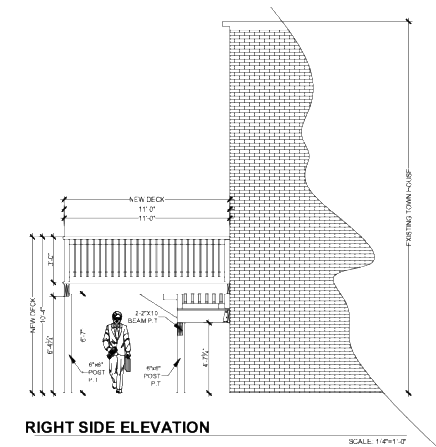
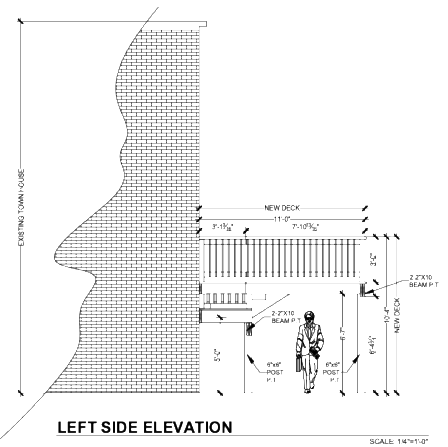




DEMOLITION - GENERAL NOTES

- WHERE INDICATED THAT FIXTURE IS TO BE REMOVED, THEN THE WASTE, VENT, HOT WATER AND COLD WATER PIPES SHALL BE REMOVED BACK TO WITHIN 2'-0" OF EXISTING MAINS REMAINING IN SERVICE AND CAPPED (OR VALVED AND CAPPED FOR WATER LINES) EXCEPT AS NOTED.
- HOLE IN FLOOR SLAB LEFT BECAUSE OF REMOVAL OF PIPING SHALL BE FILLED AND FINISHED OFF FLUSH TO MATCH EXISTING FLOOR FINISH.
- ALL FIXTURES REMOVED AND NOT REUSED SHALL BE SAVED OR DISPOSED OF AS DIRECTED.

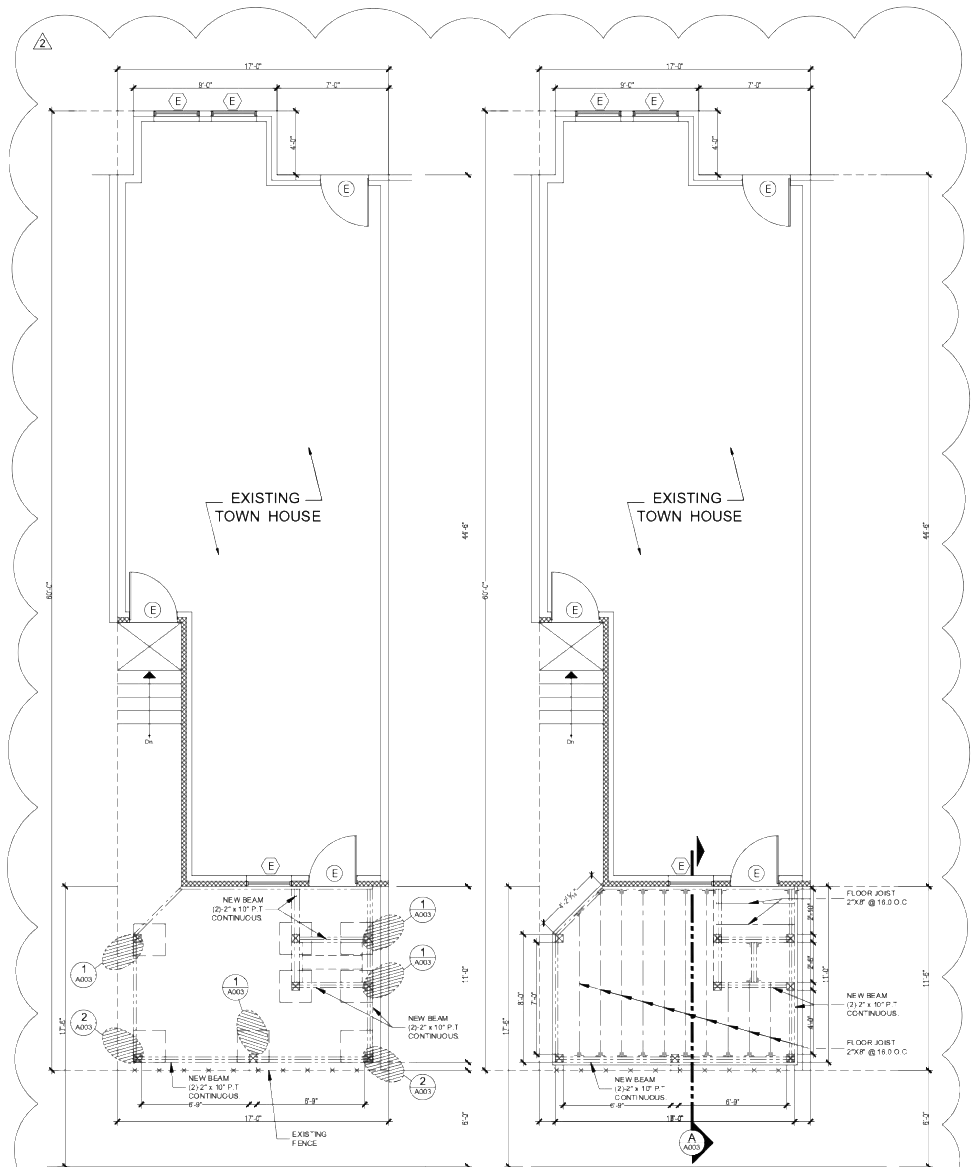
- FIRE BLOCKING MATERIAL**
- FIRE BLOCKING SHALL CONSIST OF ONE OF THE MATERIALS LISTED BELOW:
- 1/2" PLYWOOD BOARD
 - 2x LUMBER (2x4, 2x6, ETC.)
 - TWO THICKNESSES OF 1x LUMBER (1x4, 1x6, ETC.) WITH STAGGERED JOINTS
 - ONE THICKNESS OF 2x2x2 INCH OF PLYWOOD (2" JOINT WITH JOINTS REACHED A MINIMUM OF 4 INCHES WITH THE SAME MATERIAL)
 - ONE THICKNESS OF 3/4" INCH 1/2" PLYWOOD WITH JOINTS BACKED A MINIMUM OF 6 INCHES WITH THE SAME MATERIAL
 - 1 1/2" INCH CEMENT BASED MLLBOARD
 - BATES OR BLANKETS OF MINERAL WOOL OR FIBERGLASS



- LEGEND**
- EXISTING WALL TO REMAIN
 - EXISTING WALL TO DEMOLITION
 - EXISTING BRICK WALL TO REMAIN
 - EXISTING WINDOW
 - EXISTING DOOR

	PROJECT NAME:	REPLACE DECK.	CODE YEAR: IRC 2015 DCMR 2017 IEBC 2015	SHEET No. A002
	ADDRESS:	646 9TH STREET NE, WASHINGTON, DC 20002.		
OWNER:	MAURICIO BOTERO	CONTENT:	EXISTING DECK DEMOLITION NEW DECK PROPOSE REAR SIDE LEFT SIDE ELEVATION RIGHT SIDE ELEVATION	





FOUNDATION PLAN - NEW DECK

FLOOR FRAMING PLAN - NEW DECK

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO DEMOLITION
- EXISTING BRICK WALL TO REMAIN
- (E) EXISTING WINDOW
- (D) EXISTING DOOR

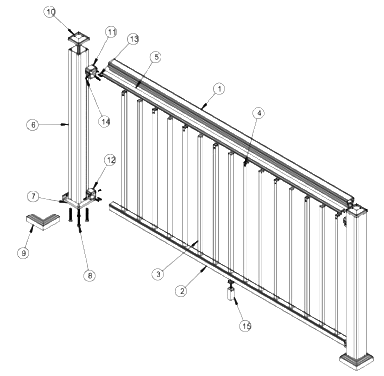
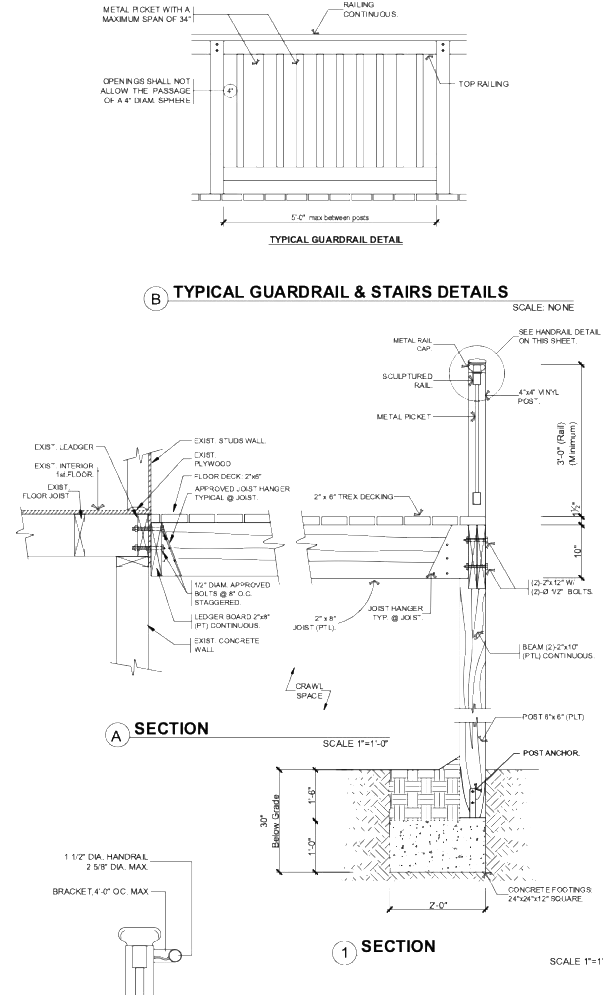
HAND RAIL DETAIL

SCALE: NONE

S.N.	Item	QTY
1	Top Rail 205205	1
2	Bottom Rail 1415	1
3	3/4" Picket	15
4	3/4" Picket Clip	16
5	Vinyl Inset	2
6	3.0" Post	2
7	Base Plate	2
8	8 0/4 x 2 3/4 Bolt/Base Plate To Post	8
9	3.0" Post Trim	2
10	3.0" Post Cap	2
11	Top Bracket	2
12	Bottom Bracket	2
13	13 1/8" 1" Screw/All Brackets To Post	11
14	8 3/4 3/4" Screw/All Bracket To Rail	8
15	Bottom Rail Support	1

TYPICAL GUARDRAIL & STAIRS DETAILS

SCALE: NONE



Connection	Fastener
Top Rail Bracket to Post Three #10x1", Self-drill, 304 stainless steel screws	
Bottom Rail Bracket to Post Two #10x1", Self-drill, 304 stainless steel screws	
Top Rail Bracket to Rail Two #8x3/4", Self-drill, 304 stainless steel screws	
Bottom Rail Bracket to Rail Two #8x3/4", Self-drill, 304 stainless steel screws	



	PROJECT NAME: REPLACE DECK.	CONTENT: FOUNDATION PLAN - NEW DECK	CODE YEAR: IRC 2015	SHEET No. A003	
	ADDRESS: 446 9TH STREET NE, WASHINGTON, DC 20002.	OWNER: MAURICIO BOTERO	FLOOR FRAMING PLAN - NEW DECK		DATE: 05/10/2023
			DETAILS SECTION		DCMR 2017

NOTES AND COMPUTATIONS			
Building Permit #: DK2500533		Zone: RF-1	N&C Cycle #: 1
DOB BZA Case #:		Existing Use: SFD	Date of Review: November 24, 2025
Property Address: 646 9 th St NE		Proposed: Rear deck	Reviewer: Mamadou Ndaw
Square: 0913	Lot(s): 0836	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,020	1,800	n/a	1,682	n/a	
Lot width (ft. to the tenth)	17	18	n/a	17	n/a	
Building area (sq. ft.)	690.5	n/a	612	852.4	240.4	E-210.1
Lot occupancy (building area/lot area)	67.7%	n/a	60%	83.6%	23.6	
Principal building height (stories)	2	n/a	3	2	n/a	
Principal building height (ft. to the tenth)	25	n/a	35	25	n/a	(as measured on plans)
Lower-level designation	cellar	n/a	n/a	n/a	n/a	
Distance from existing ground to first floor	n/a	n/a	n/a	n/a	n/a	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	15.5	20	n/a	4.5	15.5	E-207.1
Distance beyond the rear wall of adjoining buildings	n/a	n/a	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	0	1	n/a	0	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Dwelling units, principal (#)	1	n/a	2	1	n/a	
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	
Other:						

Square-Suffix

Lots

Zone District

ANC (Select ANC/SMD and click on Add to add ANC

Add +

Reset



Click on the ADD+ Button to add Square, Lots Zone District and ANC information.

Square	Lot(s)	Zone	ANC	
0913	0836	RF-1	6A03	









