Minutes
ANC 6A Economic Development & Zoning Committee
Wednesday February 18, 2026, 7:00 - 9:00 pm
Virtual Meeting via Zoom

Attending:

Committee members: Scott Kilbourn, Becca Buthe, Rachael Loper, Russ Greenfield, Mike Cushman
Commissioners: Stephen Kolb (6A07), Scott Burger (6A01), Kimberly Butler (6A02), Amber Gove (6A04)

7:00 pm Welcome/Introductions

7:05 pm Resolution of previously heard cases / Old Business
Resolution of previously heard cases, reviewed by Commissioner Wethington:

- **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.**
  - **Discussion**: The Committee determined that substantial revisions to the applicant's plans and supporting materials were submitted after the EDZ Committee's original review and ANC consent calendar approval, and that the prior recommendation was therefore based on outdated information. The Committee also noted that neighbors had since expressed opposition and had not had an opportunity to provide input on the revised plans.
    - **Motion**:
      - Motion to require the applicant to return and present the updated plans and documentation to the EDZ Committee for renewed review to allow for proper due diligence and consideration of current materials and neighborhood feedback. The motion was seconded and approved unanimously by the Committee.

        If scheduling does not allow for EDZ Committee review prior to the next ANC or BZA deadlines, the applicant will instead be asked to present the updated plans to the full ANC Commission for review and recommendation.
  - **Other Next Steps**: The EDZ Committee Chair, Rachel Loper, will coordinate follow-up actions, including confirming hearing status and communicating with the applicant regarding re-presentation requirements.

- **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.
  - Update that the special exception request was granted.

- **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.**
  - The special exception was approved, including provisions for extended hours, limited outdoor music, and required trash screening. The applicant must still complete additional approvals through the Public Space Committee and related District review processes for use of public space.

Other updates since last EDZ meeting in November 2025:

- **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.**

7:30 pm **New Business**

- **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.**

  Comments/Discussion:
  - Mike Cushman: Advised the applicant that repairing or replacing the existing deck within its current footprint may avoid triggering a variance and could potentially avoid or simplify the special exception process, depending on Department of Buildings (DOB) interpretation. The Committee advised the applicant to consult directly with the Department of Buildings to determine whether repairing the deck within its existing footprint would require a special exception or additional zoning relief, and to resubmit application materials accordingly if required.
  - The applicant indicated his intent to pursue repair or replacement of the deck within its existing dimensions, rather than seeking a larger expansion requiring variance relief.
  - The Committee confirmed that if the Department of Buildings determines that no special exception is required, the applicant would not need to return to the EDZ Committee. If zoning relief is required, the applicant may return to the EDZ Committee with revised plans consistent with applicable lot coverage thresholds.

- No motion was made, and no formal Committee action or recommendation was taken on this matter.

7:45 pm Administrative and Planning Updates

- **Meeting Schedule:** Rachael Loper made a motion to maintain the EDZ Committee's regular meeting schedule on the third Wednesday of each month for 2026. The motion was seconded and approved unanimously. .
- **H Street Corridor Study:** The Office of Planning has initiated a land use, zoning and public space study of the H Street Corridor, including economic development strategy, retail and housing market assessment, and land use planning. The study will include community outreach and public input opportunities.
  - **Committee Engagement:** The EDZ Committee expressed interest in engaging with the study process and agreed it would be useful to invite representatives to present to the Committee at a future meeting. The study team is also scheduled to present at the full ANC meeting on March 12, 2026.
- **Future Agenda Item:** 1350 East Capitol Street NE is awaiting assignment of a BZA case number and is expected to appear on the EDZ Committee's March 18 agenda.

The meeting was adjourned at 7:55 pm.

Next scheduled EDZ meeting is March 18, 2026.