

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

Attending:

Becca Buthe, Rachel Loper EDZ Chair, Scott Kilbourn, Roberta Shapiro (6A03), Scott Burger (6A01), Mike Cushman, Russ Greenfield, Amber Gove (6A04)

Welcome/Introductions

Old Business

1. **1332 Corbin Place NE (Square 1031, Lot 170) (BZA [21386](#)):** Submitted by Louted Bello and 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.
 - EDZ supported at October 25, 2025 meeting. Plans were superseded in January 2026. BZA was scheduled for March 11, 2026, administratively rescheduled for April 29, 2026. Notice of EDZ meeting posted at the location on March 4.
 - Application seeks two special exceptions: (1) reduced rear yard and (2) increased lot area occupancy. No changes to footprint or volume; recent plan revisions were editorial – corrected rear yard dimension from 15 ft to 11.5 ft to account for deck (requested by Office of Planning). Required rear yard is 20 ft; existing is already non-conforming at 16 ft; proposal reduces to ~11.5 ft. Lot coverage increases from ~57% to 68% (under the 70% variance threshold). Four letters of opposition on file with BZA; no letters of support received.
 - Discussion:
 - **Ian Gardiner** (two doors down) – Concerns about historic character of block; proposed HardiePlank and horizontal siding not in keeping with 100+ year architectural consistency. Pop-up will break shared roofline; rear extension will block light and airflow to lots 171 and 169.
 - *Bello response*: Solar study shows no impact; applicant open to alternative materials including brick.
 - *Gardiner rebuttal*: Lots 171/169 only receive light from front and back – extension will inevitably block it.
 - **Vincent Covert** (two doors down, resident since 1995) – Concerned about environmental effects triggered by construction, particularly asbestos. Wife is asthmatic; he has had bronchitis. Confident asbestos is present given age and condition of home.
 - *Bello response*: Asbestos removal is strictly regulated; testing required for all pre-1977 buildings as part of permitting process.
 - **Chris Haverkamp** (1307 Corbin Place, architect) – Farther away and outside BZA notification radius. Concern is preservation of his own future third-story development rights. Wants committee focus weighted toward immediate adjacencies and not to limit by-right development.
 - *Bello response*: Third floor is not subject to relief – zoning allows 3 stories/35 ft and project complies.
 - **Melanie Anderton** – Corbin is a one-block street; all homes built ~1915 with consistent aesthetic. No other home has a pop-up. Changes are permanent and

- alter the character for everyone.
- **Mike Cushman (EDZ)** – Solar study is difficult to interpret. Clarified that the pop-back is not by-right and that light/air impacts are legitimately part of the special exception discussion.
- **Robert Murdoch** (1323 Corbin, across the street) – Agrees pop-back will cast new shadows on adjacent properties; concerned about architectural features/materials; pop-up will alter street sight lines. Concerned about precedent-setting.
- **AMW Associates** – Open to neighbor dialogue on architectural design; noted pop-up already has ~6 ft setback.

Roberta Shapiro proposed that the committee take no action at this time, pending a compromise resolution between the neighbors and the developer. She noted that both parties hold leverage – the developer has by-right options, and the neighbors have standing to influence the special exception process – and suggested that a mutually acceptable agreement brought to the full ANC in April would put the committee in a position to support the application. If no resolution is reached, the committee could choose to remain silent or oppose, with further direction from committee members at that time. **Chair Loper** seconded the intent and framed the motion: the EDZ Committee takes no action, allowing time for neighbors and the developer/owner to negotiate a compromise. The BZA hearing has been rescheduled to April 29th, providing sufficient time. If a mutually Single-family attached row home built in 1919; current owner purchased and fully renovated in 2008. Proposal includes: (1) two-story + areaway addition along western property line into rear yard, and (2) one-story + cellar addition infilling the dogleg along eastern property line. Additions not visible from East Capitol Street; minimally visible from the alley due to surrounding garages. Seeking relief from rear yard requirements and lot occupancy above 60%.

If the agreed-upon resolution is reached, the EDZ will support it and recommend it to the full ANC.

- **Vote:** Motion was seconded and passed by vote.

2. **628 15th Street NE** (Square 1051, Lot 113) ([BZA 21349](#)). BZA hearing administratively rescheduled to May 13, 2026.

New Business

1. 1350 East Capitol Street, NE (Square 1035, Lot 87) (BZA 21447) Submitted by Christopher Boehmler via Joseph Boyette at Old City Design Studio. To construct a two-story plus cellar rear addition and a one-story plus cellar side addition, to an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1 zone
 - a. Existing lot occupancy is 60% (includes 17% garage, 5% rear porches)
 - b. Dogleg infill adds ~5% lot occupancy

Interior improvements include enlarged kitchen with island, primary bedroom suite, and accordion doors to rear balcony. Solar/shadow study shows minimal impact – shading largely falls into applicant's own rear yard. Both immediate neighbors (east and west) submitted letters of support, 11 additional neighbor letters of support received.

Commissioner Amber Gove (6A04) - direct alley neighbor and SMD commissioner voiced support.

Comments/Discussion:

- Scott Kilbourn asked about roof penetrations near property line; Boyette confirmed all penetrations will be routed to the upper roof.
- Scott Kilbourn confirmed that there are no windows on the applicant's property-line wall; noted neighbor to east has a window facing the dogleg, which will now face a brick wall.
- Mike Cushman noted the design's high windows (set 6 ft up) adequately mitigate privacy concerns.
- Mike Cushman asked about materials; Boyette indicated Corten/weathering steel is preferred but flexibility on final material may be requested from BZA due to cost and availability.

Chair Loper moved that the EDZ support the project and send to the full ANC 6A for the **consent agenda** at the April 2026 meeting.

- Motion passed unanimously, will go on consent agenda.

Other Business / Announcements

- Chair Loper suggested committee members divide up key upcoming topics to attend and report back on, given the volume of activity in the area. Topics identified:
 - Postcard permits (announced by BZA; Aisha Lockett to follow up on whether there is any real change from prior process)
 - H Street Corridor Plan – Aisha Lockett to attend April 9th meeting
 - DC Comprehensive Plan / FLUM – Becca Buthe attending Saturday session at MLK Library; Russ Greenfield to research FLUM further
 - RFK community meetings
 - Vacant properties – coming to ANC in May
- Scott Kilbourn noted H Street Corridor Plan representatives expressed willingness to present at a future EDZ meeting.
- Roberta Shapiro clarified that Office of Planning presented at the March ANC meeting (not April 9th); multiple future community input opportunities are planned including tabling events and an online survey (open through approximately early April). Recording of March ANC meeting available at 6A.org.
- Chair Loper noted RFK and H Street planning efforts are interconnected with the Comp Plan and transportation broadly.

The meeting was adjourned at 8:13 pm.

Next scheduled EDZ meeting is April 15, 2026.