

**Minutes**  
**ANC 6A Economic Development & Zoning Committee**  
**7:00 - 9:00 pm, Wednesday June 17, 2026**  
**Virtual Meeting via Zoom**

Attending: Rachael Loper EDZ Chair, Scott Kilbourn, Mike Cushmann, Becca Buthe, Russ Greenfield

**Welcome/Introductions**

**Resolution of previously heard cases/Old Business**

**Old Business:**

1. **1332 Corbin Place NE** (Square 1031, Lot 170) ([BZA 21386](#)): Submitted by Olutoye 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 Plans were superseded in January 2026.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, 2026. Neighbors and developer are in conversation.

At the June 11, 2026 ANC 6A meeting, a motion to send a letter of support to BZA passed 5-0-0.

2. **628 15th Street NE** (Square 1051, Lot 113) ([BZA 21349](#)). We received notification that the alley does not meet 10' requirement. No changes from original plan supported by ANC in September 2025. EDZ acknowledges existing public alley is non-conforming; no changes to plans or design. ANC revised letter on April 9 consent agenda. BZA hearing administratively rescheduled to June 17, 2026.
3. **1341 A Street NE** (Square 1035, Lot 803) ([HP 26-214](#)). To build a 2-story garage. No special exception or variance is requested. Notice of EDZ and ANC meetings posted at the property on March 31, 2026. HPRB meeting April 23, 2026. Approved.
4. ANC's vacant property meeting. Rachael is going to call Jeremy Sherman and give SMDs a place to send vacant property. Sherman represents single member district 1A04.

**New Business**

1. **1331 North Carolina Ave NE** (Square 1035, Lot 065) ([HP 26-294](#)). To build a rear two-story addition with cellar and partially renovate the existing house, including adding two full baths. Notice of EDZ and ANC meetings posted at the property on May 30, 2026. HPRB meeting June 25, 2026.

Lacy Brittingham presented on behalf of the owners. The project has six letters of support. They are seeking concept review from the Historic Preservation Review Board (HPRB) and it is not a BZA case, just concept approval.

#### Comments/Discussion

- Scott Kilbourn: What is the existing chimney for?
  - Response - flue in the basement for the heating system
- Scott Kilbourn: Will the garage remain?
  - Response: Yes that will not be touched.
- Scott Kilbourn: There is a lot of heavy machinery to do the foundation work, is it possible to bring this all through the existing garage versus through the backyard of the neighbors?
  - Response: They use small diggers for one person to stand on.
- Scott Kilbourn: Are the letters of support from immediately adjacent neighbors?
  - Yes, immediate ones yes, not the ones two away yet, and support from those directly across the ally.
- Mike Cushmann: What are the materials on the back? Replacing brick with some siding.
  - Response - Hardy siding.
- Mike Cushmann: Have the residents considered the effect of 4ft away to the dining room window?
  - Response: There is no window so that will not happen.
- Mike Cushmann: Was the right at 60% navigated so they did not have to go to the BZA that was not meeting?
  - Response: No, they just did not want to go to the BZA.

Chair Loper moved that the EDZ support the project and a letter be sent to the HPRB and will go on the consent calendar.

2. **1226 F Street, NE** (Square 1006, Lot 0026) ([BZA 21475](#)) To construct a third story addition to an existing, detached, two-story, 4-unit, apartment house in the RF-1 zone. Requested relief for rear yard and lot occupancy. Yard sign posted May 30. BZA hearing Sept 2, 2026.

Marty Sullivan is the lawyer for Barry Rodgers who is the owner of the property. Barry has been a resident of the DC area since 2012 and resides in Capitol Hill, a community he wants to invest in and a project they can add good improvement and character to the area. They want to scale up and get market rents.

They will add a rooftop terrace and solar panels but no new units. The proposed height is 31.5 feet. They need lot occupancy relief and rear yard relief for the setback - maintaining the existing nonconformity. The addition is smaller than floors 1 and 2, it stays within the existing height limit. No north facing units on the new floor. It meets the special exception criteria for light and privacy. They sent out additional notice yesterday. There has been a sign posted for a while on the property. There are no letters of support at this time.

#### Comment/discussion:

- Mike Cushmann: Visuals do not show neighbors, but there are neighbors right behind?
  - Response: Yes right behind.
- Mike Cushmann: Visuals show 31.5, but parapet goes farther.

- Response: Yes height is to the roof not just the parapet. The parapet is 4 feet, and the dividing wall is another 2 ft.
- Mike Cushman: Where will the mechanical and electrical components be?
  - Response: Mechanical and electrical plans call for a mini split AC unit on the ground floor. For the top floor units, the outdoor unit would be on the side dock. The trash and a planter are there so the concrete pad would be on the side dock.
  - The extension bays are over the property line, they already exist and they are not building up on them.
- Mike Cushman: Where are the noisy compressors going to be and will they bother the neighbors? In the front or the back - the noise consequences will be borne by either the neighbors or them.
  - Response: NOT SURE. This will need to be included in the plan.
- Mike Cushman: Standard notification that BZA requires does not allow much time for neighbors to be informed.
  - Response: That goes out after they file the application.
- Scott Kilbourn: Would trash pickup be city or private service?
  - Response: Private service would enter dock and take trash twice a week.
- Scott Kilbourn: More diagrams with proposed buildings in context would help as this moves along. With proposed building and buildings to the south. The intersection looks like a low scale intersection so will there be a visual impact even if the statement says it will be fine? Want to compare it to adjacent buildings. The diagrams now make the top look heavy and massive. It could just be the coloration and no softening of the meeting of the old building with the new, but that will likely be further designed throughout the process. Anything to mitigate these concerns could help the process.

#### **Neighbors:**

- Michelle Grifka: Building in question is right behind her. Strong disagreement with this project and granting relief. The application did not accurately reflect light and air or privacy and less on the character as well. It is a low-rise neighborhood. One of the committee members mentioned that the photos do not put it in context. Having a building with a roof deck above it will be a significant privacy concern. They are one of the few lucky triangle blocks - Maryland Ave between 12th and 13th face more open space versus alleys. She learned about the meeting on short notice. She has a request to advise the committee to oppose the project.
  - Chair Loper: A written email to the BZA would be helpful.
- Leah Castelaz and Blair Pitcairn: Moved into 1241 a year ago and have a good feel for the neighborhood. They have more questions now than at the beginning. Living on the corner parking gets tight and with more rooms would make that worse. There have also been issues with private trash collection. They are also curious about the existing tenants and if they can stay. They have concerns about affordable housing in the city. Privacy concerns related to the rooftop is in line with the second story bathroom and bedroom. They would like to oppose this project.
  - Response: Barry does not know if the tenants will stay or not. He has spoken with a couple of them and they are aware of the potential here. A lot is still to be determined. They are on month-to-month leases. He purchased the property in 2023 with the leases already in place so they have been there at least 3-4 years and another tenant has been there about a decade and expressed that she would perhaps move.
- Mike Cushman: The exhibits say the top is empty?

- Response: Yes, that is true.
  - In response to the number of bedrooms: They are three-bedroom units now and they will stay that way and have a dining room on the top floor.
- Michelle Grifka: Has lived here for 20 years and there is a tenant that has nearly grown up there.
- Chair Loper read an email sent to Amber Gove - Writing to express deep opposition to this application. Regular emergency calls due to overdoses, trash on the sidewalk, abandoned car due to rats coming and going. Rental bikes and scooters, domestic disturbances, etc. There is a lack of appropriate management so they should not be provided with exceptions and are opposed.
  - Response: Has limited ability to make tenants that he cannot impose financial penalty on to act in a way that he thinks is respectful. He fully appreciates the difficulties with the tenants and they have a financial impact on him personally. This is one of the ways they want to improve on the property itself. It will be a nicer property and attract market rates and be less of a neighborhood disturbance. He has repeatedly contacted them about the garbage and such, he is trying to step carefully and wants this to be a nice property.
  - Leah and Blair - Concerned about how the tenants are talked about and where the people will live.
- Marty Sullivan: They will address privacy, light, and air.
- Chair Loper started to read an email from Ben Hammer - email in response to the neighbor's letter. Did web research and found that Barry is affiliated with Rodger Brother's custodial service?
  - No, he is not affiliated with it.
  - Email is considered not relevant as a result.
- Scott Kilbourn: we need more context especially because of concerns
- Becca Buthe: Want to encourage people to develop more even in these neighborhoods. From a comprehensive plan point of view there does still need to be development. Agree that they should work with the neighbors on the actual impacts.
- Russ Greenfield: Does not sound like disagreements could be discussed and fixed and how we come to a decision if the neighbors are upset.
- Mike Cushman: Not fair to have it proceed even though when he initially looked at it and thought it meets criteria, but a deeper look makes it look big and feel big. The rooftop deck looks into neighbors' yards. There are possibly ways that this could be mitigated.

Chair Loper moved that the property owner and their lawyer have conversations with the neighbors before the EDZ motions for support or opposition for the BZA.

- Motion passed unanimously.

## **Administrative and Planning Updates**

### **Other Business / Announcements**

- None.

**The meeting was adjourned at 8:30 pm.**

**Next scheduled EDZ meeting is July 15th at 7:00 pm.**