

Minutes
ANC 6A Economic Development & Zoning Committee
Wednesday July 16, 2025, 7:00 - 8:15 pm
Virtual Meeting via Zoom

Attending

Committee members: Russ Greenfield, Scott Kilbourn;

Commissioners: Dave Wethington (6A05, also acting co-chair), Steve Kolb (6A07)

Summary

The July 2025 meeting of ANC 6A's Economic Development and Zoning (EDZ) Committee was called to order by Co-Chair Dave Wethington (Commissioner 6A05), who noted the presence of a quorum. The meeting was held virtually and recorded, with minutes to be posted subsequently. The agenda was adopted by unanimous consent and included both old and new business. The Committee proceeded with two updates under old business and then heard three new cases seeking zoning relief.

Review of Old Business

406 7th Street NE (ANC 6C)

Although located outside of ANC 6A, the Committee noted that the BZA had concluded the applicant satisfied the burden of proof and approved the project. ANC 6A took no formal position on the case.

424 7th Street NE (ANC 6C)

ANC 6A provided a non-objection letter at the request of the applicant, acknowledging neighbor support while formally deferring to ANC 6C. The letter, clarifying that ANC 6A was not taking a formal position, was transmitted to the BZA and the project architect earlier that day.

New Business

828 12th Street NE - BZA Case #21352

Applicant: Nadine Nidhi Ranade (Anakinosis LLC)

Relief Requested: Special exception to allow removal of a turret from an existing residential structure in the RF-1 zone.

Ms. Ranade presented her plans to remodel a 1910 semi-detached home by adding a rooftop penthouse and deck and removing an existing turret. She emphasized that the turret's removal would not affect the structural footprint or solar access of neighboring properties. She cited aesthetic and architectural consistency with nearby rowhomes, many of which, she commented, do not include turrets. A solar shading analysis was completed to demonstrate

limited impacts, and neighbor notifications were sent, with documented support submitted to DCRA.

EDZ members raised questions about the quality of architectural drawings, including mislabeled elevations and lack of clarity in “before vs. after” comparisons. Scott Kilbourn (EDZ) encouraged resubmission of improved documentation to better assess context and impacts. Committee members expressed appreciation for the applicant’s efforts and acknowledged the challenges of navigating the BZA process as a small developer.

Outcome: The Committee voted 3 in favor with 1 abstention to recommend ANC 6A support the application, contingent upon submission of clearer architectural drawings to the Committee in advance of the full ANC meeting scheduled for September 11, 2025. This case will be discussed further during the EDZ Business portion of the full ANC meeting, and the applicant is invited to participate at that meeting.

628 15th Street NE - BZA Case #21349

Applicant: Ed Fendley

Relief Requested: Special exception from minimum vehicle parking requirements to allow construction of a two-story accessory dwelling unit (ADU) at the rear of the property.

Mr. Fendley presented plans, developed by architect Ileana Schinder, to build a two-bedroom ADU in the rear yard of his property. The design meets all zoning requirements except the off-street parking requirement, for which relief is being sought. The existing parking area has been unused for many years and is currently used for bike storage. Mr. Fendley shared that he and his wife intend to reside in the new ADU while continuing to rent the main house. He noted support from adjacent neighbors and shared letters of support, including one submitted to ANC 7D, as the property borders both ANCs.

EDZ members were complimentary of the design, with Mr. Kilbourn calling it a model for how ADU development can support housing goals. A suggestion was made to revise the submitted solar/shadow study, as current renderings appeared to have directional errors.

Outcome: The Committee voted unanimously to recommend that ANC 6A support the requested relief from parking requirements. A letter of support will be voted on at the September 11, 2025 ANC 6A meeting.

916 D Street NE - BZA Case Pending

Applicant: Rachael Loper

Relief Requested: Special exception for lot occupancy (proposed: 66% vs. allowed 60%) to allow construction of a new front porch.

Ms. Loper presented her plans to reconstruct a front porch that was historically part of the home but has long since been removed. She provided documentation from the D.C. Public

Library's building archive, photographs of similar porches in the neighborhood, and a significant number of letters and emails of support from nearby residents. The proposed porch design is consistent with the character of the neighborhood and draws from guidance provided by the D.C. Historic Preservation Office. EDZ members appreciated the attention to architectural detail and neighborhood context.

Outcome: The Committee voted unanimously to recommend that ANC 6A support the application. The project will be added to the ANC's consent agenda for the September 11, 2025 meeting.