

Minutes
ANC 6A Economic Development & Zoning Committee
7:00 - 9:00 pm, September 17, 2025
Virtual Meeting via Zoom

Attending:

Committee members: Russ Greenfield, Scott Kilbourn, Becca Buthe, Ayisha Lockett

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

The meeting was called to order at 7:00 pm

Old Business: Resolution of previously heard cases, reviewed by Commissioner Wethington:

1. 828 12th Street, NE; Square 981, Lot 821 (BZA 21352): Submitted by Anakainosis, LLC, the scope of the project is to construct a penthouse with roof deck to an existing, semi-detached, two-story plus basement, principal dwelling unit in the RF-1 zone. The proposed project would remove a turret to allow for the remodeling of the residential property. The relief requested is for a Special Exception. A BZA Hearing is scheduled for October 22, 2025
2. 628 15th Street NE; Square 1051, Lot 0113; (BZA 21349): Submitted by Ileana Schinder, on behalf of the owner, Mr. Fendley. The scope of the project is to construct a new, detached, two-story, accessory dwelling unit in the RF-1 zone. The proposed 2-story accessory structure would accommodate a 2- bedroom secondary dwelling at the rear of the property. The relief requested is for a Special Exception. A BZA Hearing is scheduled for October 8, 2025
3. 916 D Street NE; Lot 83 Square 937; (BZA 21355): Submitted by Rachael Loper, the proposed project is to add a front porch to an existing single-family dwelling in Zone RF-1. The potential applicant is pursuing zoning relief as a Special Exception from required development standards per Title 11- Zoning, Subtitle E (RF Zones) Chapter 2 Development Standards for RF Zones 210.1 Lot Occupancy. The stated maximum lot occupancy is 60%; the potential applicant is requesting 66%. A BZA Hearing is scheduled for October 22, 2025

New Business:

1. 1231 F Street NE; Square 1007, Lot 0113; (BZA 21391): Submitted by Smita Rawoot, to construct a second story accessory dwelling unit to an existing, detached, accessory garage, in the rear of an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception.

Presentation- Applicant: Smita Rawoot (property owner), Architect: Ileana Schinder

- The existing two-story home with basement remains unchanged from the front façade.

- The ADU will be accessed from the alley, with separate private access maintained for the main home and ground-level garage/gym space.
- The proposed ADU includes a small kitchen, living area, bedroom, bathroom with skylight, laundry, and a small balcony overlooking the owner's private patio.
- Mechanical equipment will be located toward the center of the roof to minimize visibility.
- No change to building footprint; height increase is within zoning limits.
- Shadow studies show no adverse impact on neighbors.
- Smita Rawoot emphasized commitment to the neighborhood, investment in property beautification, and maintaining good relationships with neighbors.
- Neighbors were proactively notified and expressed support for the project.
- Believes project will enhance the alley's character, complementing nearby carriage houses.

Comments/Discussion:

- Dave Wethington: Asked for clarity on the use of the different levels of the unit.
 - The bottom two will be for the owner, and the top will be a rental unit.
- Scott Kilbourn: Asked for clarity on the rendered image.
 - It shows the neighbors patio which from the back is at the same level as the second floor of the ADU.
- Ayisha Lockett: Asked if there will be an entrance from the unit to the principal dwelling.
 - Confirmed there will be no direct entrance to the apartment unit.
- Becca Buthe: Asked for clarity on the relief being sought.
 - The building is already non-conforming in footprint so they have to go this route for a special exception, and for the use as a rental apartment.

Motion:

- Motion to support request for special exceptions being sought.
 - Passed unanimously.

2. 1207 H Street NE; Square 1004, Lot 342; (BZA 20943A): Submitted by WCP 1207 H Street, LLC, to extend for an additional two years, Board of Zoning Adjustment Order Number 20943, raze an existing structure, and to construct a new, detached, six-story with below-grade parking and penthouse, 184- 210 dwelling unit, mixed-use building in the NMU-7B/H-A zone The relief requested is for a Time Extension.

Presentation: Lee Templin (with Goulston & Storrs, the land use counsel for the applicant)

- The approved project includes approximately 184-210 residential units (including IZ Plus units), ground-floor retail, and below-grade parking.
- ANC 6A unanimously supported the project in 2023 with a condition prohibiting amplified or loud roof-deck music after 11 PM, which was incorporated into the BZA order.
- The applicant has not yet secured financing due to adverse market conditions,

including volatile interest rates and escalating construction costs, but remains committed to moving the project forward.

- A prior partnership with a top 10 national residential developer fell through during due diligence, partly because of environmental issues.
- The site was successfully accepted into the Voluntary Cleanup Action Program (VCAP) late last year to address those issues, and negotiations with new investors are ongoing.
- The BZA will consider the extension request at its October 22 public meeting.

Discussion:

- Dave Wethington: Asked for clarification on the environmental issue and VCAP process.
 - Confirmed that remediation responsibility lies with the current owner and is being implemented through VCAP.
- Scott Kilbourn: Asked whether the environmental issue is ground contamination and if remediation is underway about any schedule for completion of remediation and potential interim uses for the site. Noted a recent police incident in the parking lot and suggested efforts to limit unwanted activity during the waiting period.
 - They received VCAP approval in late 2024 so the remediation is likely going on, but would need to confirm, and the details of the contamination were not given.
 - No known interim uses are anticipated.
- Ayisha Lockett: Asked whether the two-year extension is tied to construction start or financing; asked if remediation must be completed before permitting can occur.
 - It extends the order's validity until October 3, 2027 to allow time for a building permit filing.
 - Remediation is likely part of VCAP approval but will confirm.
- Dave Wethington: Asked whether the site includes both the parking lot and the AutoZone building (it does). Noted that the AutoZone building may be temporarily used by a community organization for meetings and will confirm.

Motion:

- Motion to support the extension for the additional two years.
 - Passed unanimously
 - Chair Wethington emphasized ANC 6A's continued support for the project and encouraged the applicant to proceed with development as soon as possible to help revitalize H Street post-pandemic.
3. 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.
 - Case has been pushed to October 15, 2025 meeting because applicant was not in attendance to present.
 4. 307 15th Street NE; Square 4564, Lot 21; (BZA 21366): Submitted by Jonathon Haigh Thornton to construct a two-story with basement rear addition, and a garage with second story accessory dwelling unit, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception.

Presentation: Joseph Boyette (Architect, Old City Design Studio)

- Renovation and two-story plus basement addition to an existing 1913 home.
- Construction of a new garage with a one-bedroom accessory apartment above.
- Requesting zoning relief for (1) addition extending more than 10 feet beyond neighboring rear wall and (2) lot occupancy up to 69.8%.
- Emphasized design sensitivity, historic detailing, and contextual massing.
- Explained lot occupancy breakdown and unique conditions causing higher calculated percentage (front porch counts toward lot occupancy, deck counts due to height).
- Highlighted that no shadows will fall on ANC6A properties.
- Personal goals from Jonathon Haigh Thornton (owner and applicant):
 - Longtime ANC 6 resident; starting residential remodeling business.
 - This project serves as a “statement piece” to demonstrate quality craftsmanship.
 - Intends to sell the property after completion.
 - Obtained several letters of support from neighbors.

Discussion:

- Dave Wethington: Asked for confirmation on property ownership and clarified ANC6A’s role given the location of this property.
 - Jonathan Haigh Thornton is the current owner of the property.
- Scott Kilbourn: Asked for clarification on the site plan showing the new footprint relative to the existing, the lot coverage of the accessory dwelling unit, and the overall lot occupancy relative to matter of right allowances.
 - The addition fills in space behind existing structure but does not widen house footprint.
 - Garage/ADU covers approximately 31% of lot; when combined with main house and porch, total reaches 69.8%.
 - The request is just under 10% above matter-of-right and consistent with other alley properties with garages/ADUs.
- Becca Buthe: Asked for clarity on lot occupancy and the porch and deck inclusion.
 - Front porch because it has a roof, rear deck because it is >5’6” ft above grade (the basement qualifies as a story given the grade level).

Motion:

- Motion to support request for special exceptions being sought.
 - Passed unanimously.

The meeting was adjourned at 8:15 pm.

Next scheduled EDZ meeting is October 15, 2025.