

Minutes
ANC 6A Economic Development & Zoning Committee
Wednesday October 15, 2025
Virtual Meeting via Zoom

Attending:

Committee members: Scott Kilbourn, Becca Buthe, Rachel Loper (up for nomination to the committee)

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

7:00 pm Welcome/Introductions

7:01 pm Resolution of previously heard cases

7:05 pm Old Business

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.

- The applicant is planning to request another special exception for the size of the ADU. Due to the cinder block construction, the ADU will be slightly larger than the by-right square footage. As this property resides outside of ANC 6A, the EDZ committee is not taking further action unless there is a substantive change in the development plan, or an ANC 6A constituent wishes to bring this case before the committee.

7:12 pm New Business

1371-1375 H Street NE; Square 1027, Lot 166; (BZA 20967): Submitted by Salvation Arts, LLC, to extend for an additional year, Board of Zoning Adjustment Order Number 20967, construct a new, attached, six-story with roof deck, 30-unit, mixed use building in the NMU-7B/H-A (formerly NC-15) zone. The relief requested is for a Time Extension.

Presentation- Applicant: Christopher Martin

- Applicant background: Started project 4 years ago & has lived in DC for 25 years. Bought first parcel in H Street in 2009. They acquired this property in 2017.
- Their goal has always been to densify the project so when the other property came up they wanted to see if they could figure out an alternative design, but historic landmarks mean that the setbacks are prohibited.
- For this reconfigured project they were originally asking for two forms of relief: Parking, and to extend the special exception for animal boarding so they do not put Atlas out of business. This was brought through BZA and it was well received. They worked with previous Commissioner Dooling through this whole process. Interest rates have stayed elevated, but they are finally seeing this ease, so the original two years for this

special exception are already nearly up. They want to deliver sometime in Spring 2027 at this point.

- There are no changes to the original plan that they originally worked with previous Commissioner Dooling. They are requesting a one-year time extension.

Comments/Discussion:

- No questions.

Motion:

- Motion to support request for special exception for one year time extension.
 - Passed unanimously.

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 principal dwelling with basement unit in the RF-1 zone. The relief requested is for a Special Exception. Rear Yard requirements and Lot Occupancy requirements.

Presentation-Applicant: Olutoye Bello (representing applicant)

- Third floor addition and demolition of rear with extension. Two reliefs are requested - for the rear yard and lot occupancy.
- The third story is allowed as a matter of right. The existing building is very small, just over 1000 square feet. The additions will take it to about 1900 square feet.
- The proposed lot occupancy is within the 2% flexibility that is with the authority of the zoning administrator, but because they are filing for a rear yard exception they wanted to file for both.
- Year yard has a 20-foot requirement, and they are asking for 1 foot more from the current non-conforming building.
- No letters of opposition, but also no support letters.

Discussion:

- Becca: Clarification on the rear yard?
 - Right now, it is at 16ft and the new development would be 15 feet.
- Stephen: Is it being rehabbed or raised?
 - Rehabbed.
- Scott Kilbourn: How does the additional foot compare to the neighbors?
 - It is measured to the deck because the deck is more than 4 feet raised.
 - It is not in a historic district.
- Scott Kilbourn: Agrees that economically it is what is wanted/needed on the street and appreciates the attempts to minimize visual impact on the neighboring properties.
- Rachel Loper: To speak to Commissioner Kolb's request for context there is a pop up on 13th Street that is nicely done and could be used in support.

Motion:

- Motion to support the requests for special exception.
 - Passed unanimously
 - Chair Wethington emphasized the need to do due diligence in reaching out to neighbors to keep them apprised of progress as the project moves forward.

The meeting was adjourned at 7:40 pm.

Next scheduled EDZ meeting is November 19, 2025.