

**Minutes**  
**ANC 6A Economic Development & Zoning Committee**  
**7:00 - 9:00 pm, Wednesday November 19, 2025**  
**Virtual Meeting via Zoom**

Attending:

Committee members: Scott Kilbourn, Becca Buthe, Russ Greenfield

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**

**Resolution of previously heard cases, reviewed by Commissioner Wethington**

**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.

**Background:** In September 2025 ANC 6A EDZ voted unanimously to provide a letter of support for subject request, which was approved in the Consent Agenda during the October 2025 ANC 6A meeting. A letter of support was submitted to BZA dated October 26, 2025.

**Update:** Dr. Daniel Kocovski and/or Ms. Eleanor Garretson will testify as the owners and occupants of the adjacent property at 1233 F Street NE, located immediately to the east of 1231 F Street NE, which is the subject of the application for an accessory dwelling unit (ADU).

Their testimony will describe the adverse impacts that the proposed ADU would have on the use and enjoyment of their property and their property value. In addition, their testimony will describe how the proposed ADU is not in harmony with the purpose and intent of the zoning regulations and zoning maps.

The BZA Hearing is currently scheduled for December 10, 2025.

**7:12 pm New Business**

1. **1378 C Street, NE (Square 1032, Lot 41); (BZA [21401](#)):** Submitted by Eric Konopka to construct front and side additions, to an existing, semi-detached, two-story, principal dwelling unit in the RF-1 zone. The relief requested is for a Special Exception. A BZA Hearing has been scheduled for January 28, 2026.

**Presentation- Architect - Lacy Brittingham on behalf of Eric Konopka**

- Altering the cornice on the existing house alters the rooftop. They will be constructing two bays.
- Spoke with neighbors and have letters of support - across the street on both streets and next door. Only one missing is the church.
- Eric has lived in the house for the last 5 years and is planning to stay.

**Comments/Discussion:**

- Commissioner Wethington: Thankful to attention to maintaining the character of the house and area and effort going into finding the same brick.
- Scott Kilbourn: Appreciates sensitivity to context. Asked for clarification on what the exception is.
  - Response: Section E204.1 - any portion of the existing rooftop element cannot be removed or altered. Relief from the section has happened before on other properties for adding 3rd floors, but in this scenario it is because they are altering the cornice.
- Commissioner Kolb: Estimated timeline for completion?
  - Hearing Jan 28, then resubmit to the city. Start of construction potentially in early February and 6-7 months construction.

**Motion:**

- Motion to support the request for special exception.
  - Passed unanimously

The meeting was adjourned at 7:35 pm.

Next scheduled EDZ meeting is December 17, 2025.

