



# Economic Development & Zoning Committee: Agenda

**Wednesday, September 17, 2025 - 7:00–8:30 pm**  
**Virtual Meeting via Zoom**

**For those attending via Zoom use this link: <https://dc-gov.zoom.us/j/88440665285>**

**Call-in Number: +1 301 715 8592**

**Webinar ID (access code): 884 4066 5285**

**One tap mobile: +13092053325,,88440665285#**

**Public Meeting – All are welcome**

7:00 pm Welcome/Introductions

7:02 pm Old Business

- 828 12<sup>th</sup> 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.

Type	Relief	Pursuant To
Special Exception	The roof top or upper floor element requirements of Subtitle E § 204.1	Subtitle X § 901.2

A BZA Hearing is scheduled for October 22, 2025

- 628 15<sup>th</sup> 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.

Type	Relief	Pursuant To
Special Exception	The minimum vehicle parking requirements of Subtitle C § 701	Subtitle C § 703.2 and Subtitle X § 901.2

A BZA Hearing is scheduled for October 8, 2025

- 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%.

Type	Relief	Pursuant To
Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2

A BZA Hearing is scheduled for October 22, 2025

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21349  
EXHIBIT NO. 31

For more information, please contact: [Dave Wethington](#) and [Michael Cushman](#)  
Co-Chairs Economic Development and Zoning Committee, ANC6A



# Economic Development & Zoning Committee: Agenda

7:10 pm 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.

Type	Relief	Pursuant To
Special Exception	The maximum building area requirements of <a href="#">Subtitle E § 5003.1</a>	<a href="#">Subtitle E § 5201</a> and <a href="#">Subtitle X § 901.2</a>
Special Exception	The accessory apartment use requirements of <a href="#">Subtitle U § 301.1(e)</a>	<a href="#">Subtitle X § 901.2</a>

A BZA Hearing has not yet been scheduled.

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.

Type	Relief	Pursuant To
Time Extension	Board of Zoning Adjustment Order Number 20943	<a href="#">Subtitle Y § 705.1</a>

A BZA Hearing has not yet been scheduled.

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.

Type	Relief	Pursuant To
Special Exception	The rear yard requirements of <a href="#">Subtitle E § 207.1</a>	<a href="#">Subtitle E § 5201</a> and <a href="#">Subtitle X § 901.2</a>
Special Exception	The lot occupancy requirements of <a href="#">Subtitle E § 210.1</a>	<a href="#">Subtitle E § 5201</a> and <a href="#">Subtitle X § 901.2</a>

A BZA Hearing has not yet been scheduled.



# Economic Development & Zoning Committee: Agenda

4. **307 15<sup>th</sup> 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.

Type	Relief	Pursuant To
Special Exception	The rear addition requirements of <a href="#">Subtitle E § 207.5</a>	<a href="#">Subtitle X § 901.2</a>
Special Exception	The lot occupancy requirements of <a href="#">Subtitle E § 210.1</a>	<a href="#">Subtitle E § 5201</a> and <a href="#">Subtitle X § 901.2</a>

A BZA Hearing is scheduled for November 5, 2025.

8:30 pm Adjourn

**Next Scheduled EDZ Committee Meeting:  
Wednesday, October 15, 2025 7:00-9:00 pm  
Agenda to be posted on ANC 6A Website**

# BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

## FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

### GIS INFORMATION

Square	Lot(s)	Zone	ANC
1007	0113	RF-1	6A06

**Address of Property:** 1231 F ST NE

### ZONING INFORMATION

**Relief from section(s):** E-5003.1; X-901(a),(b)&(c); U 301.1(c) 1, 2 (e),(f); E-5201.3(a),(b),(c) & (d); E-5201.4

**Type of Relief:** Special Exception

**Brief description of proposed project:** Second floor addition to existing garage.

**Present use of Property:** Townhouse with existing rear garage.

**Proposed use of Property:** 1 bedroom dwelling to be placed at addition above garage

### CONTACT INFORMATION

#### Owner Information

**Name:** Smita Rawoot

**E-mail:** rawootsmita@gmail.com

**Address:** 1231 F St NE Washington DC 20002

**Phone No.s:** (617)899-9924

**Phone No. Alternate:**

#### Authorized Agent Information

**Name:** Ileana Schinder

**E-mail:** ile@ileanaschinder.com

**Address:** 6316 2nd Street NW Washington

**Phone No.s:** (202)381-7463

**Phone No. Alternate:** (202)431-6760

### WAIVERS

- An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201
- **Solar:**
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property
- Waive my right to hearing
- Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review
- Request that this case be placed on the Expedited Review Calendar

### FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special exceptions	\$325	1	\$325
<b>Grand Total</b>			<b>325</b>

### SIGNATURE

### Date

ileana schinder

9/3/2025

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21391  
EXHIBIT NO. 1E



# BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

## FORM 156 - APPLICATION FOR TIME EXTENSION

### GIS INFORMATION

Square	Lot(s)	Zone	ANC
1004	342	NMU-7B/H-A	6A02

**Address of Property:** 1207 H Street, NE

### ZONING INFORMATION

**Relief from section(s):**

**Related Case Number:** 20943

**Length of extension requested:**

2 years

**Final Date of Original Order:**

October 3, 2023

**Expiration date of the original order:**

October 3, 2025

**Have the order previously been extended? Y/N:**

No

**Expiration of date of last extension:**

**Has Building Permit been applied for:**

**Under Subtitle Y § 705.1, the Applicant will provide substantial evidence that there is good cause for a time extension due to one or more of the following criteria:**

- An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant's reasonable control

### Certificate of Service

I hereby certify that on 09/02/2025 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via

### CONTACT INFORMATION

#### Owner Information

**Name:** Lee Templin

**E-mail:** ltemplin@goulstonstutors.com

**Address:** 1999 K Street, NW, Suite 500 Washington, DC 20006

**Phone No.s:** (202)721-1153

**Phone No. Alternate:**

#### Authorized Agent Information

**Name:** Lee Templin

**E-mail:** ltemplin@goulstonstutors.com

**Address:** 1999 K Street, NW, Suite 500 Washington, DC 20006

**Phone No.s:** (202)721-1153

**Phone No. Alternate:**

### FEE CALCULATOR

Fee Type	Fee	Unit	Total
Time extension/Modification Without Hearing and Modification With Hearing (all others)	\$26	1560	\$405.60
<b>Grand Total</b>			<b>405.60</b>

### SIGNATURE

### Date

WCP 1207 H Street LLC

9/2/2025



# BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

## FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

### GIS INFORMATION

Square	Lot(s)	Zone	ANC
1031	0170	RF-1	6A05

**Address of Property:** 1332 Corbin Place NE

### ZONING INFORMATION

**Relief from section(s):** E, § 207.1; E, § 210.1; E § 5201.1 (a), (b)

**Type of Relief:** Special Exception

**Brief description of proposed project:** A proposed third-story and rear addition to an existing row dwelling

**Present use of Property:** Single-Family Dwelling

**Proposed use of Property:** Single-Family Dwelling

### CONTACT INFORMATION

#### Owner Information

**Name:** Alejandro Meriles

**E-mail:** amwassociatesllc@gamil.com

**Address:** 21 Orchard Way Rockville, Maryland 20854

**Phone No.s:** 2023507199

**Phone No. Alternate:** (703)505-2899

#### Authorized Agent Information

**Name:** Olutoye Bello

**E-mail:** toyebello@bandbllc.com

**Address:** 1917 Benning Road NEWashinton

**Phone No.s:** 2023507199

**Phone No. Alternate:** (202)289-1663

### WAIVERS

- An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201
- **Solar:**
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property
- Waive my right to hearing
- Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review
- Request that this case be placed on the Expedited Review Calendar

### FEE CALCULATOR

SIGNATURE	Date
Toye Bello	8/26/2025

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)

Board of Zoning Adjustment

District of Columbia

CASE NO. 21386

EXHIBIT NO. 1C

# BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

## FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

### GIS INFORMATION

Square	Lot(s)	Zone	ANC
4564	0021	RF-1	7D07

**Address of Property:** 307 15th Street NE

### ZONING INFORMATION

**Relief from section(s):** E § 210.1, E § 207.4

**Type of Relief:** Special Exception

**Brief description of proposed project:** New two story plus basement addition to an existing two story plus basement row home and a new two story accessory structure on the alley with a garage on the ground level and an accessory dwelling unit on the second level.

**Present use of Property:** Residential - Single Family

**Proposed use of Property:** Single Family with Accessory Dwelling Unit

### CONTACT INFORMATION

#### Owner Information

**Name:** Jonathon Haigh Thornton

**E-mail:** haigh.thornton@thorntonbuilds.com

**Address:** 307 15th ST NE Washington, DC 20002

**Phone No.s:** (202)306-5347

**Phone No. Alternate:**

#### Authorized Agent Information

**Name:** Joseph Boyette

**E-mail:** joe@oldcitydesign.us

**Address:** 1317 D St NEWashington, DC 20002

**Phone No.s:** (202)455-6237

**Phone No. Alternate:**

### WAIVERS

- **Solar:**
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

### FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	2	\$3120
<b>Grand Total</b>			<b>3120</b>

### SIGNATURE

### Date

joseph boyette

7/25/2025