



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 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.

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 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.

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. 21391
EXHIBIT NO. 27

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 Subtitle E § 5003.1	Subtitle E § 5201 and Subtitle X § 901.2
Special Exception	The accessory apartment use requirements of Subtitle U § 301.1(e)	Subtitle X § 901.2

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	Subtitle Y § 705.1

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 Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2
Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2

A BZA Hearing has not yet been scheduled.



Economic Development & Zoning Committee: Agenda

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.

Type	Relief	Pursuant To
Special Exception	The rear addition requirements of Subtitle E § 207.5	Subtitle X § 901.2
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 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
Grand Total			325

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
Grand Total			405.60

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 * 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
Grand Total			3120

SIGNATURE

Date

joseph boyette

7/25/2025