

September 3, 2025

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Supplemental Submission - BZA Case No. 21307 – 725 Hobart Place, NW

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, a brief detailing the 900-foot rule and previous Board approvals is attached hereto (the “**Brief**”). This Brief is also filed in BZA Case No. 21319. While the factual context of this case differs slightly from 21319, the Brief applies to both applications and should be incorporated herein as further argument, as requested by the Board.

The Brief explains that there are two types of circumstances where, in a consistent line of cases, both the Office of Planning and the Board have found the area variance test safely satisfied. While Case No. 21319 falls into both categories, this case – 21307 – falls under the category of an Inherited Noncompliant Apartment Building. The analysis supporting approval of this Application begins on page 6 of the Brief and includes discussion of Case #s 19517, 20116, 20002, 19574, and 21335. This Application shares all the critical elements of those cases that led the Office of Planning and the Board to conclude the satisfaction of the area variance test. These elements include the noncompliant conversion being made by a previous owner, without the knowledge of the current owner, leading to potential displacement of long-term tenants in addition to the potential expense necessary to change the existing configuration back to a compliant number of units. Also, the present case also enjoys the support of the ANC and the Office of Planning.

The Applicant respectfully requests that the Board consider this Application in the context of its consistent line of jurisprudence in the above cases and approve the requested area variance relief.

Respectfully Submitted,

Martin P Sullivan

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on September 3, 2025, an electronic copy of this submission was served to the following:

D.C. Office of Planning
Philip Bradford
philip.bradford@dc.gov

Advisory Neighborhood Commission 1E

ANC Office
1E@anc.dc.gov

Brian Footer, Chairperson
1E07@anc.dc.gov

Rashida Brown, SMD
1E04@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP