

July 9, 2026

Via JZIS

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

Re: Applicant's Response to the OP Report - BZA Case No. 21469 – 1409 30th Street, NW

Dear Members of the Board:

On behalf of the Applicant in the above-referenced case, we submit this letter in response to the report from the Office of Planning. The Applicant has not found it favorable or desirable to disturb the existing surface of the Property in order to meet the pervious surface requirement for the following reasons.

The design of the addition—and its approval by OGB—does not allow for a green roof on top of the addition. While the Applicant originally proposed a roof deck, OGB supported the curved roof design and generally does not support new, visible flat roofs that can be occupied by people or furniture, whether green or otherwise. Instead, OGB prefers roof forms, such as sloped or curved roofs, that inherently discourage occupancy. Accordingly, the approved design precludes the installation of a green roof.

Additionally, the remaining existing impervious surface includes a historic paved entry courtyard, which OGB supported preserving as part of the approved design. The courtyard, along with the other existing stonework and craftsmanship on the property, represents a high-quality historic element that would not be in the interest of the Applicant or the community to disturb. For these reasons, the Applicant does not wish to remove or alter these existing surfaces and continues to request pervious surface relief, for which it meets the special exception criteria.

Respectfully Submitted,

Martin P Sullivan

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Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on July 9, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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