

SUPPLEMENTAL MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Joshua Mitchum, Development Review Specialist
MBR
Maxine Brown-Roberts, Associate Director, Development Review
DATE: July 14, 2026
SUBJECT: Supplemental Report - BZA Application No. 21469

The Office of Planning (OP) submits this supplemental report to amend its analysis of Subtitle § 5201 and Subtitle X § 901 in response to the Applicant's memo submitted as Exhibit 20. OP's initial report (Exhibit 19) was unable to offer a recommendation for pervious surface relief, and stated the Applicant did not provide sufficient reasoning as to why the special exception relief for pervious surface, if granted, would not adversely affect the use of neighboring properties in accordance with Subtitle X § 901.

OP believes that the additional information provided in the Applicant's memo is sufficient to update its recommendation to a recommendation of **approval** for the following special exception pursuant to Subtitle D § 5201 and Subtitle X § 901:

- **Pervious Surface, D § 211.1** (20% min. required, 23% existing, 13% proposed)

Subtitle D § 5201 ADDITION TO A BUILDING OR ACCESSORY STRUCTURE

5201.4 The Board of Zoning Adjustments may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

As stated in the initial report, OP had communicated to the Applicant that it would be possible to eliminate or reduce the need for pervious surface relief through the usage of treatments such as green roofs or permeable pavers.

The Applicant's memo states that the design of the proposed addition, which was approved by the Old Georgetown Board (OGB), would not allow for a green roof due to a curved roof design being preferable so as to discourage roof occupancy. Furthermore, the Applicant states that the remaining, existing impervious stonework is part of the property's historic paved entry courtyard and therefore represents a historic amenity that the Applicant and bodies such as ANC 2E and OGB wish to retain.

As such, special treatment is not recommended in this case.

Subtitle X § 901 SPECIAL EXCEPTION REVIEW STANDARDS

901.2 *Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:*

- (b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

As shown in the initial report, the proposed addition should not adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

The additional information provided in the Applicant's memo combined with the Applicant's architectural plans (Exhibit 6A2) show that potential for stormwater runoff should be sufficiently mitigated by the proposed aerial hedge and layered plantings on the right side of the courtyard.