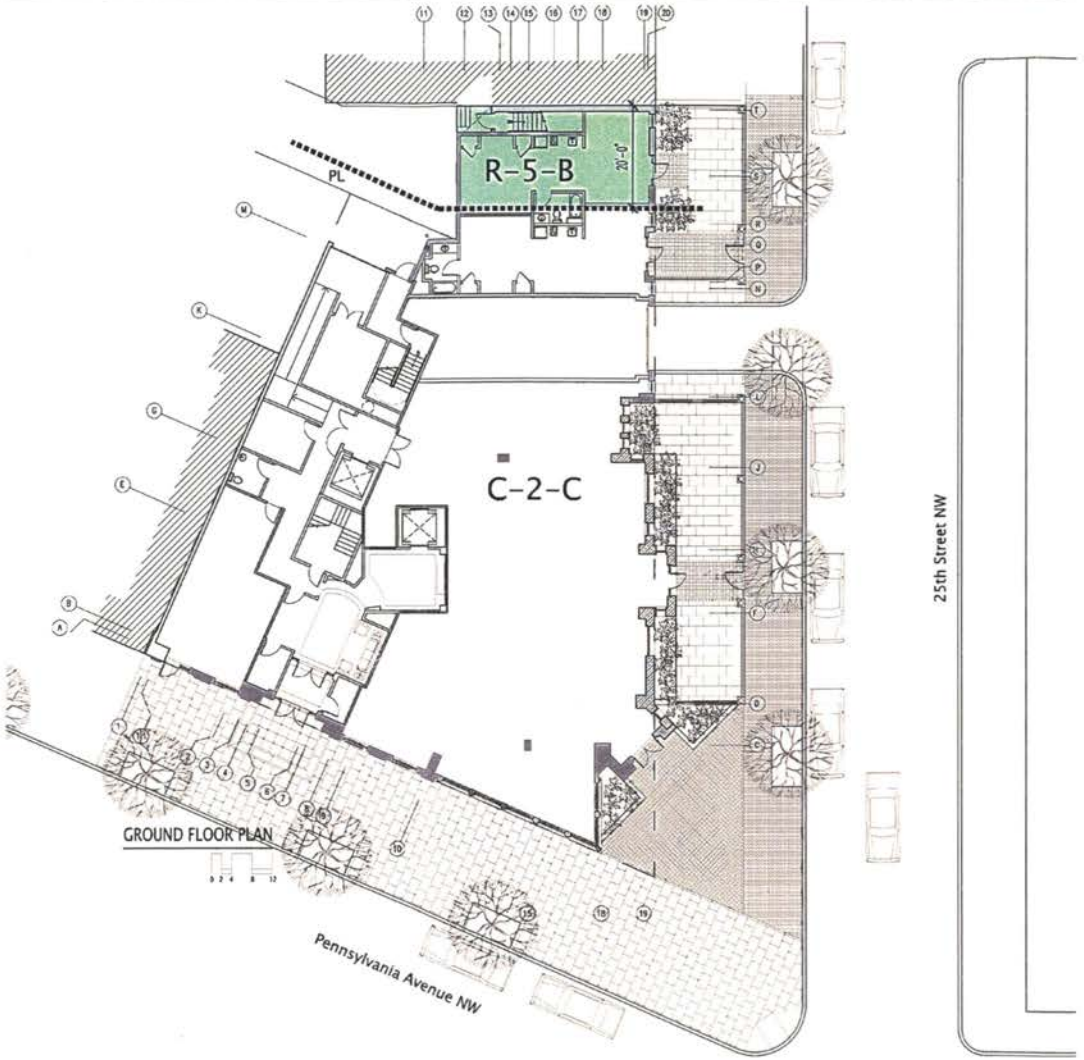


BBG BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

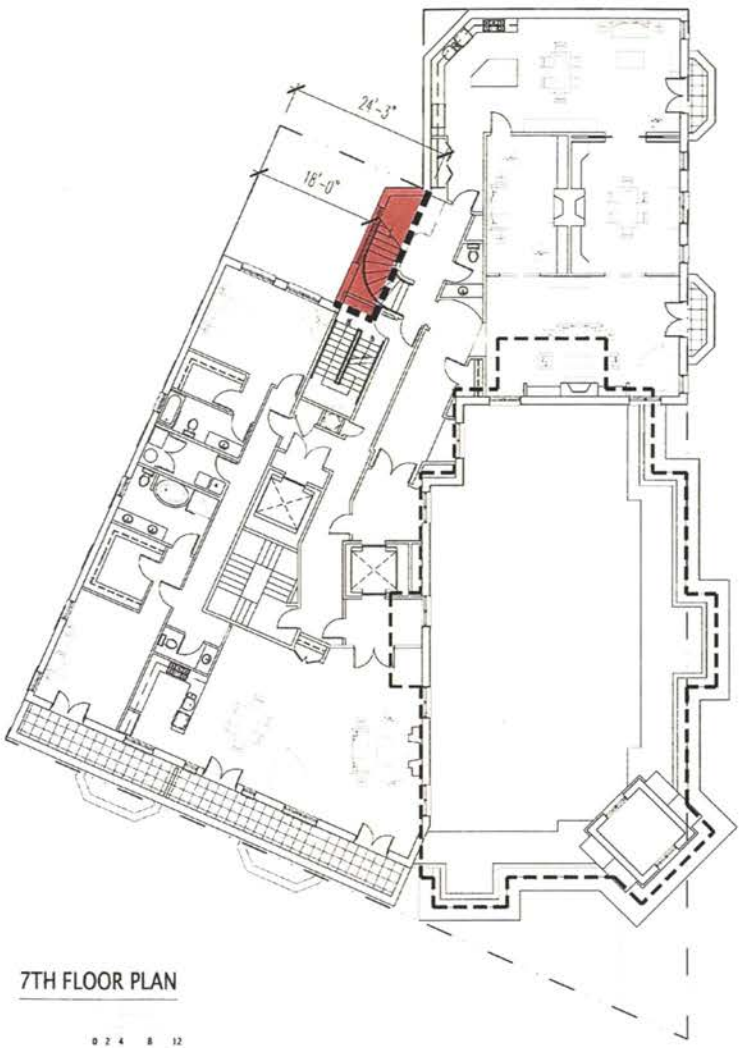
F.A.R. VARIANCE
2501 PENNSYLVANIA AVENUE NORTHWEST
Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240

VARIANCE
FAR
SECTION 771

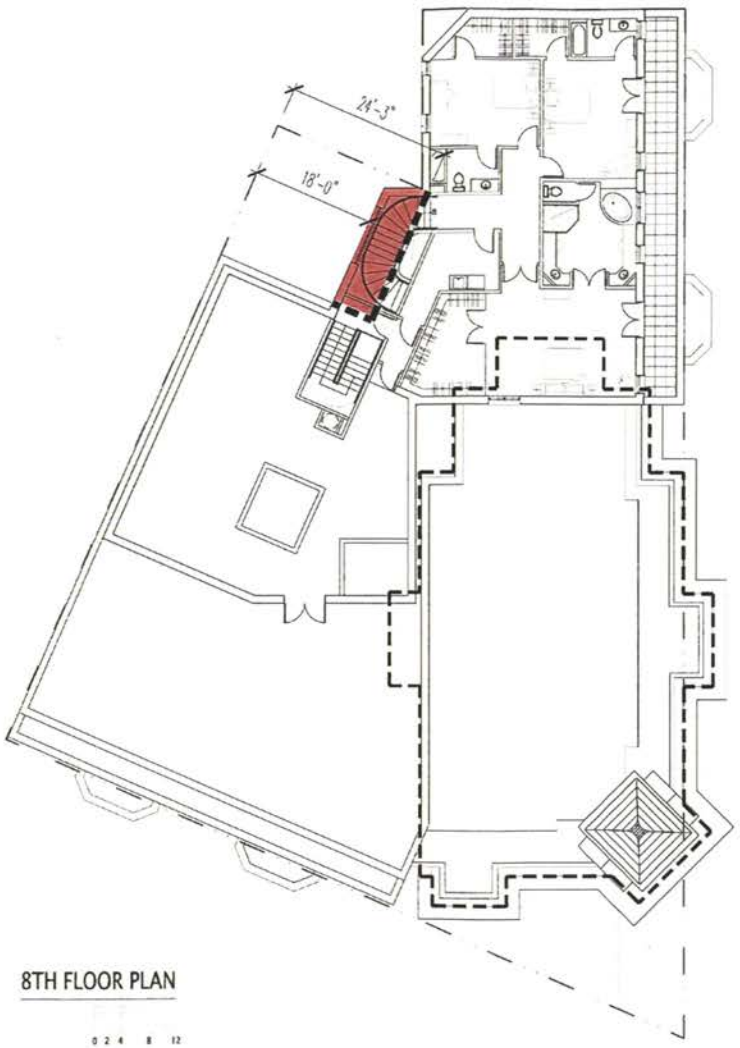
6.1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17322
EXHIBIT NO. 37A4



7TH FLOOR PLAN

0 2 4 8 12



8TH FLOOR PLAN

0 2 4 8 12

BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

COURTYARD

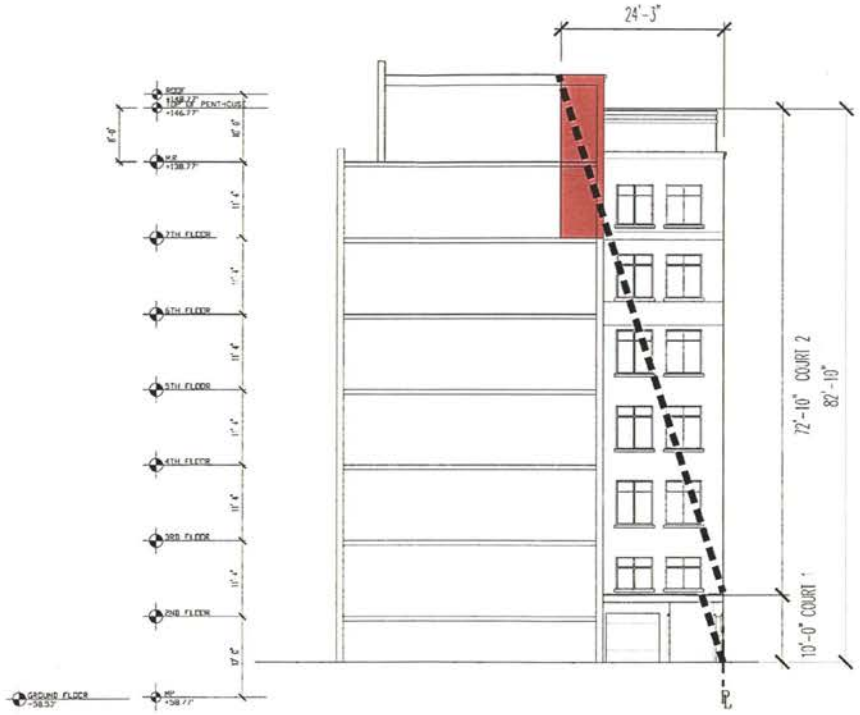
2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW
Suite 300
Washington DC 20006
202 . 625 . 0200
Fax. 202 . 625 . 0240

VARIANCE
COURT WIDTH
SECTION 776

7.1



BBG-BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

COURTYARD

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240

VARIANCE
COURT WIDTH
SECTION 776



BBG BBGM

BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

HISTORIC PHOTO

2501 PENNSYLVANIA AVENUE NORTHWEST
Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW
Suite 500
Washington DC 20006
202 . 625 . 0200
Fax 202 . 625 . 0240



BBG BBGM
BRENNAN BEER GORMAN ARCHITECTS
BRENNAN BEER GORMAN MONK INTERIORS

PERSPECTIVE

2501 PENNSYLVANIA AVENUE NORTHWEST
Washington, DC

INTREPID
REAL ESTATE
1720 Eye St NW, Suite 500, Washington DC 20006
202 . 625 . 0200 Fax 202 . 625 . 0240



PERSPECTIVE

2501 PENNSYLVANIA AVENUE NORTHWEST

Washington, DC

BBG BBGM
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BRENNAN BEER GORMAN MONK INTERIORS

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1720 Eye St NW, Suite 500, Washington DC 20006
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PERSPECTIVE

2501 PENNSYLVANIA AVENUE NORTHWEST

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BBG BBGM
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PERSPECTIVE

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BBG BBGM

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PERSPECTIVE

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Washington, DC

INTREPID REAL ESTATE
1720 Eye St NW, Suite 500, Washington DC 20006
202 . 625 . 0200 Fax 202 . 625 . 0240

H

★ ★ ★

Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

April 24, 2005

Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210 South
Washington, DC 20001
Deliver via Facsimile: (202) 727-6072

RE: BZA Application #17322, Intrepid 2501 Acquisition LLC, for Several Special Exceptions and Variances to Develop the Historic Luzon Apartments at 2501 Pennsylvania Ave., NW

Dear Chairperson Griffis:

At its regularly scheduled meeting on April 20, 2005, the Foggy Bottom and West End Advisory Neighborhood Commission (Commission or ANC 2A) considered BZA Application #17322, by Intrepid 2501 Acquisition LLC, for several Special Exceptions and Variances to develop the historic Luzon Apartments at 2501 Pennsylvania Ave., NW. With six of six commissioners in attendance, a quorum at a duly called public meeting, the following motion was unanimously approved:

> The Foggy Bottom and West End Advisory Neighborhood Commission enthusiastically supports BZA Application #17322, by Intrepid 2501 Acquisition LLC, for several Special Exceptions and Variances to develop the historic Luzon Apartments at 2501 Pennsylvania Ave., NW.

Community members and Commissioners felt very strongly that the improvements proposed by Intrepid 2501 Acquisition LLC will have a positive impact on the neighborhood. The proposal, considered on several occasions by ANC 2A, is responsive to historic preservation and neighborhood concerns. It will provide first floor retail and additional housing. Specifically and overwhelmingly, the Commission urges your support and expeditious consideration of this application.

Commissioner Richard Price, in whose Single Member District this property is located, will serve as the Commission's representative on this matter. Please feel free to contact Commissioner Price on (202) 707-7370 or by email at rprice@crs.loc.gov for additional information.

ON BEHALF OF THE COMMISSION:

Sincerely,

Vince Micone
Chairperson

cc: Chris Collins

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 25 AM 9:08

BZA
Case No. 17322
Exhibit No. 29

I

COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

March 28, 2005

Mr. Geoffrey H. Griffis, Chairman
D.C. Board of Zoning Adjustment
441 – 4th Street, N. W.
Suite 210 South
Washington, D.C. 20001

Re: 2501 Pennsylvania Avenue, N. W. – BZA Application No. 17322

Dear Geoff:

The purpose of this letter is to indicate my strong support for the requested variances and special exceptions for development of the project as proposed in this application. This application represents what I hope is the final step to put this long vacant building back to a productive use in an important location on Pennsylvania Avenue, N.W.

My involvement with this site predates my tenure on the Council. I have previously filed statements in opposition to, and in support of, earlier versions of proposed developments on this site, which did not go forward. I am encouraged that, after a long period of inaction by others, the current owner has made many improvements to the plans over the earlier versions that were approved by this Board. The current owner has shown great flexibility in seeking design input from the HPRB staff and from several architect members of the HPRB, resulting in a design that received unanimous HPRB approval, and which achieves a superior design at this corner location.

This property has sat vacant and abandoned for a long time while redevelopment has occurred on the surrounding properties. It is now time to get on with the completion of the neighborhood development, by approving this attractive and viable residential/retail project. I understand that the zoning issues in this case result from the unusual shape of the property and its historic landmark status, and the need to configure the new development in a way that respects the historic landmark at the corner. I believe that the development will have a positive impact on the neighborhood. I urge you and the Board to approve the application as proposed.

Sincerely,

Jack Evans

Jack Evans
Councilmember, Ward 2

cc: Ellen McCarthy, Acting Director, Office of Planning

J

Outline of Testimony of
John Mason, Intrepid 2501 Acquisition, Inc.

I. Introduction

II. Development History in District of Columbia

III. Community Support

IV. Description of Proposed Project

V. Conclusion

K

Outline of Testimony of
Domenic Giordano, BBMG Architects

I. Introduction and Professional Qualifications

II. Site and Location Descriptions

III. Project Description

IV. Requested Zoning Relief

V. Conclusion

2815248_v1

L

Side 2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 2001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation Percent
Lot Area (sq. ft.)	10,187 SF	n/a	n/a	10,187 SF	n/a
Lot Width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a
Lot Occupancy (building area/lot area)	34%	n/a	C-2-C - 80% R-5-B - 60% Avg - 78.4%	C-2-C - 95% R-5-B - 95% Avg - 75%	C-2-C - 15% R-5-B - 35% Avg - 0
Floor Area Ratio (FAR) (ft. to the tenth)	1.68	n/a	6.0	5.99	0*
Parking Spaces (number)	0	0	n/a	26	n/a
Loading Berths (number and size in ft.)	0	0	n/a	0	0
Front Yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a
Rear Yard (ft. to the tenth)	varies	15'	n/a	0	15'
Side Yard (ft. to the tenth)	varies	0	n/a	0	0
Court, Open (width by depth in ft.)	48	24' 3"	n/a	18'	6' 3"
Court Closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a
Height (ft. to the tenth)	58	n/a	90	90	0

* Variance requested for portion of property located within R-5-B portion of property.

REVISED PAGE 2 OF ZONING SELF CERTIFICATION FORM