


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM:  Joel Lawson, Associate Director Development Review
DATE: November 12, 2025

SUBJECT: BZA Case 19475A - request for Modification without hearing to allow ground floor retail and penthouse café uses at 2601 Virginia Avenue, N.W.

I. BACKGROUND

In Order No. 19475 the Board of Zoning Adjustment (BZA) granted special exception relief to allow ground floor retail use and to allow an eating and drinking establishment use in the building's habitable penthouse.

The request to modify the Order would allow the Applicant to convert second floor residential amenity space to eight additional residential units, and to relocate the amenity space to currently vacant retail space on the ground floor, while retaining limited space on the ground floor retail use.

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the modifications as requested by the applicant.

III. OP ANALYSIS

OP has no significant concerns with the conversion of the second floor space from amenity space to residential units and supports the provision of additional residential units in the building. The building is subject to IZ and the additional units could result in an additional IZ unit, but this would be determined at the time of permitting.

In this case, OP is also not opposed to the proposed conversion of existing ground level retail space to amenity space. OP supports the retention of the small amount of retail space on the ground floor. The ground floor amenity space would serve the residents of the buildings, but would be unlikely to activate the streetscape to the extent that retail would. However, the applicant notes that the retail space has been vacant since being constructed.