

2519-2525 Pennsylvania Avenue, NW



BZA APPLICATION NO. 20500
2525 PENN LLC
SEPTEMBER 15, 2021

Board of Zoning Adjustment
District of Columbia
CASE NO.20500
EXHIBIT NO.46

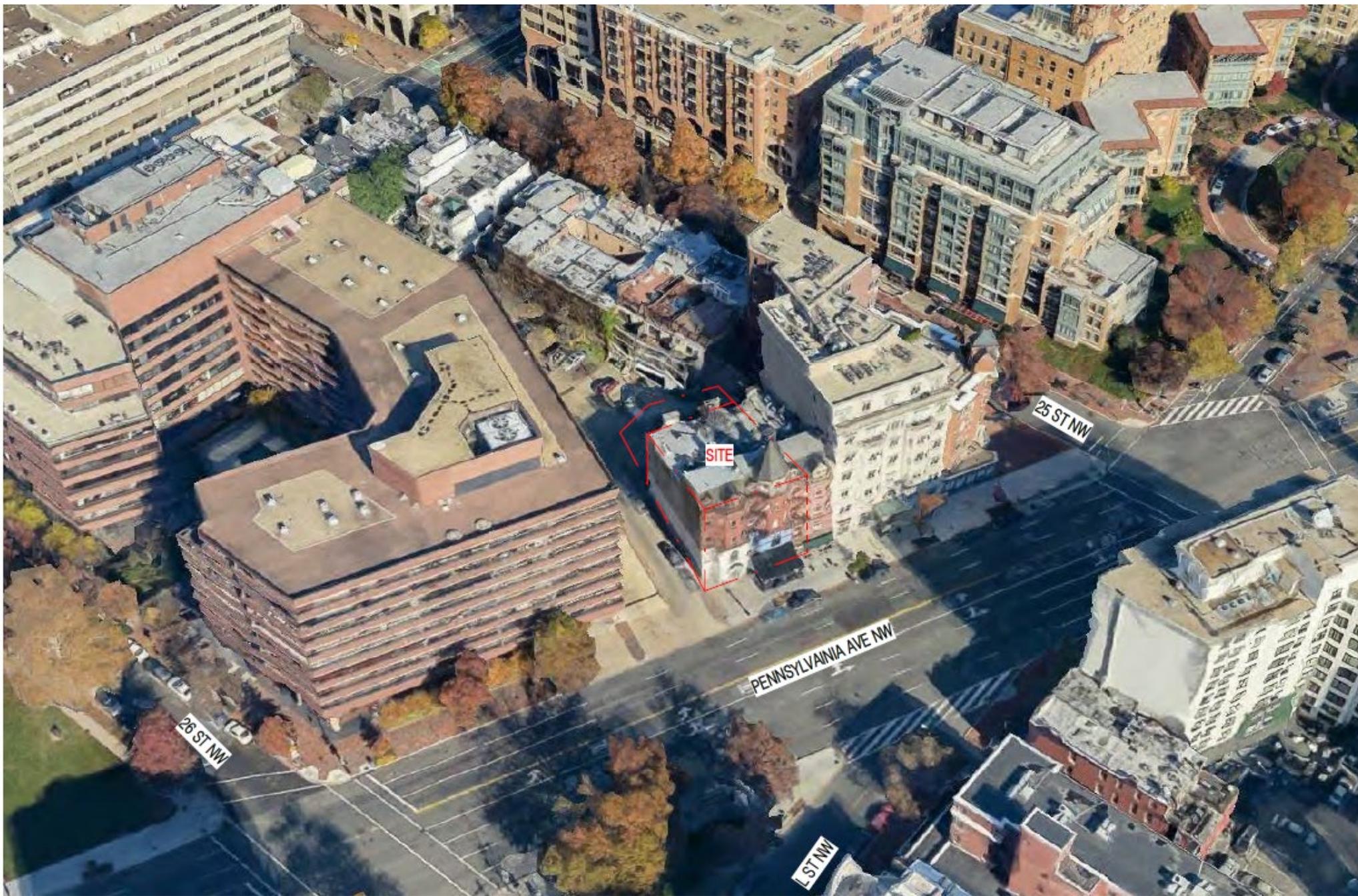
Overview of Project and Requested Relief

- Each property is currently improved with a five-story row building.
- The Applicant is proposing to:
 - Combine the lots, demolish a portion of the internal party wall and internally connect the buildings to create one building.
 - Construct a four-story addition at the rear of the Subject Property which will be connected by a one-story addition at the first floor.
 - Expand the existing fifth floor to the end of the existing Building footprint.
- The proposed Building will have fifteen residential units, and 2,447 square feet of commercial space.
- The overall Building height is not increasing, and the FAR is limited to 4.38, which is well below the permitted 6.0 in this zone.
- The Office of Planning recommends approval.
- Advisory Neighborhood Commission 2A Supports the Application.

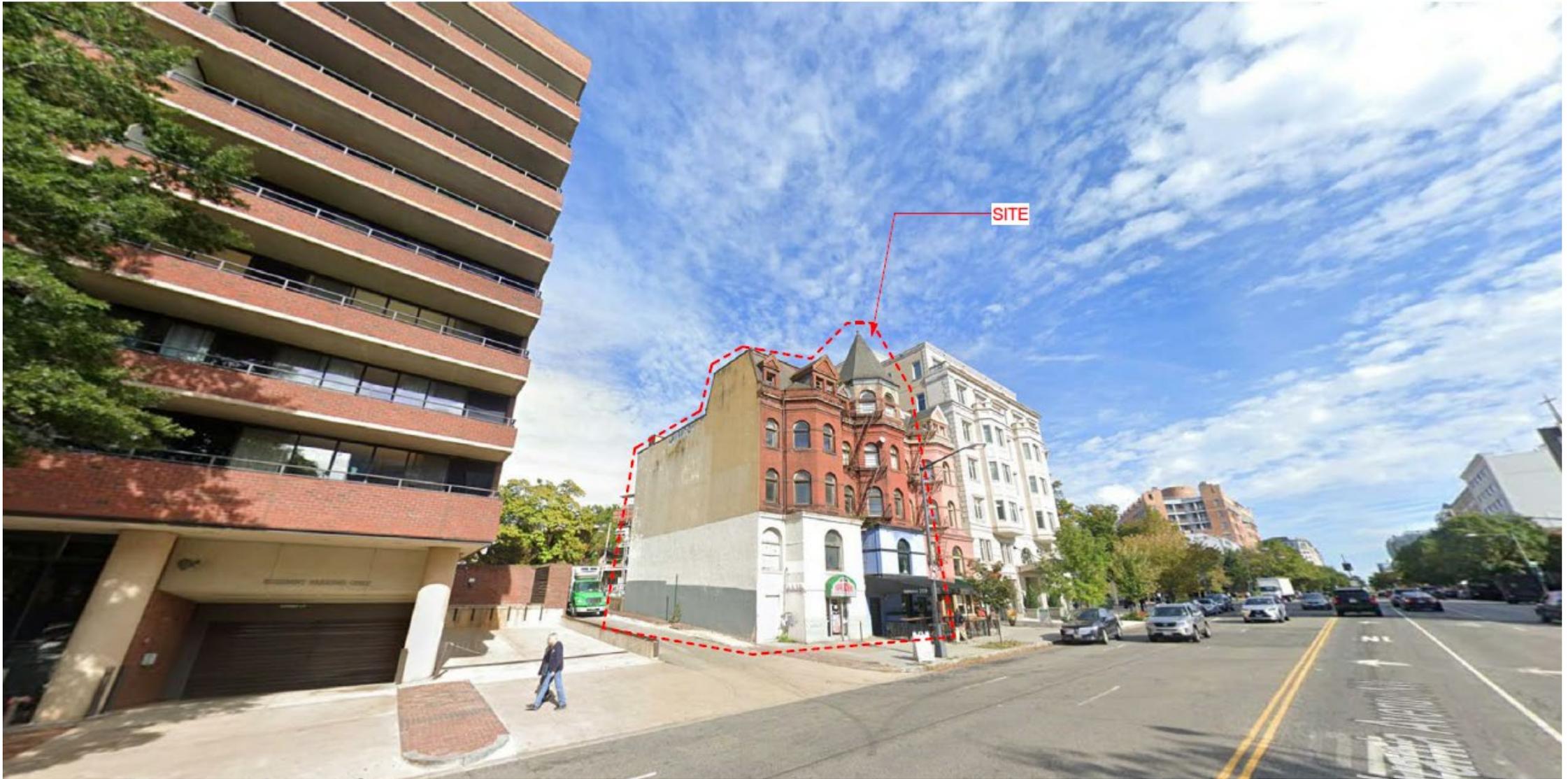
Item	Regulation	Existing	Proposed	Relief
Lot Occupancy (G § 404.1)	75 % max.	63%	85%	Special Exception
Rear Yard (G § 405.2)	15 ft. min.	35 ft. 1 in.	0 ft.	Special Exception
Court (G § 202.1)	4 in./ft. of height of court; 10 ft. min. (14.67 ft. wide)	NA	10 ft. wide	Special Exception

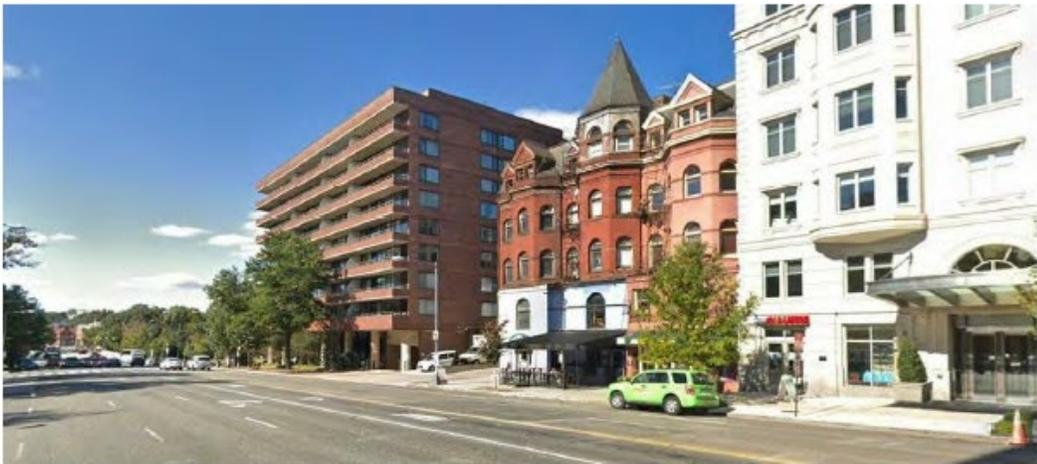




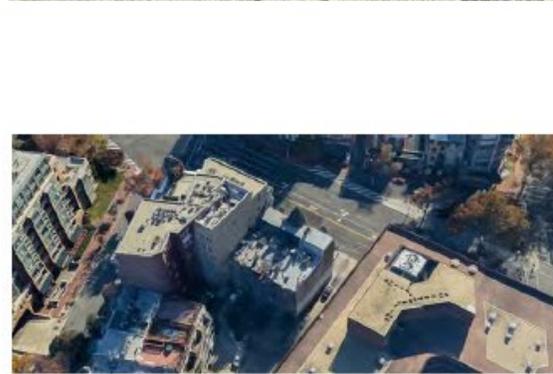
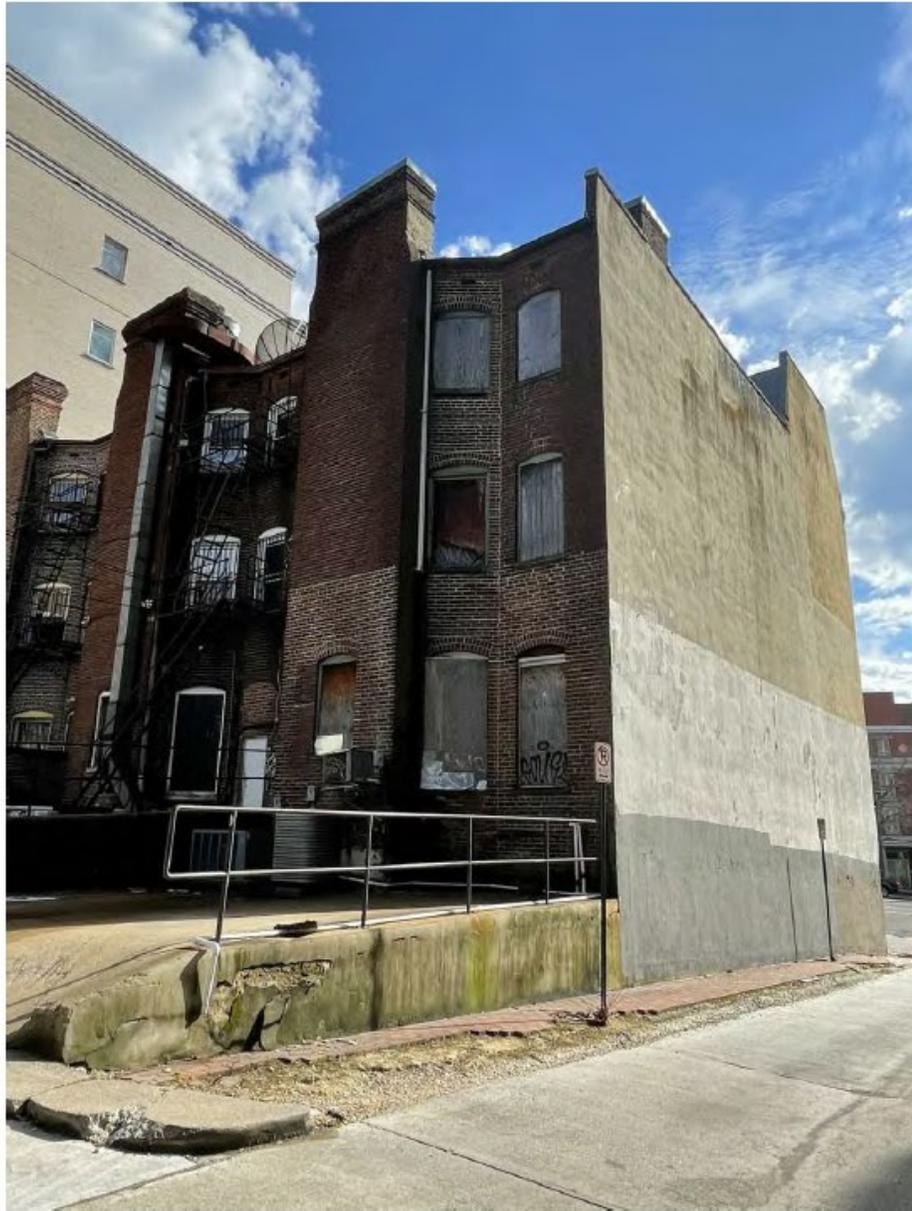














REMOVED EXISTING CANOPY

2519-2525 PENNSYLVANIA 2519-2525 Pennsylvania Ave

EXISTING FRONT ELEVATION PHOTOS | **AD.07C**

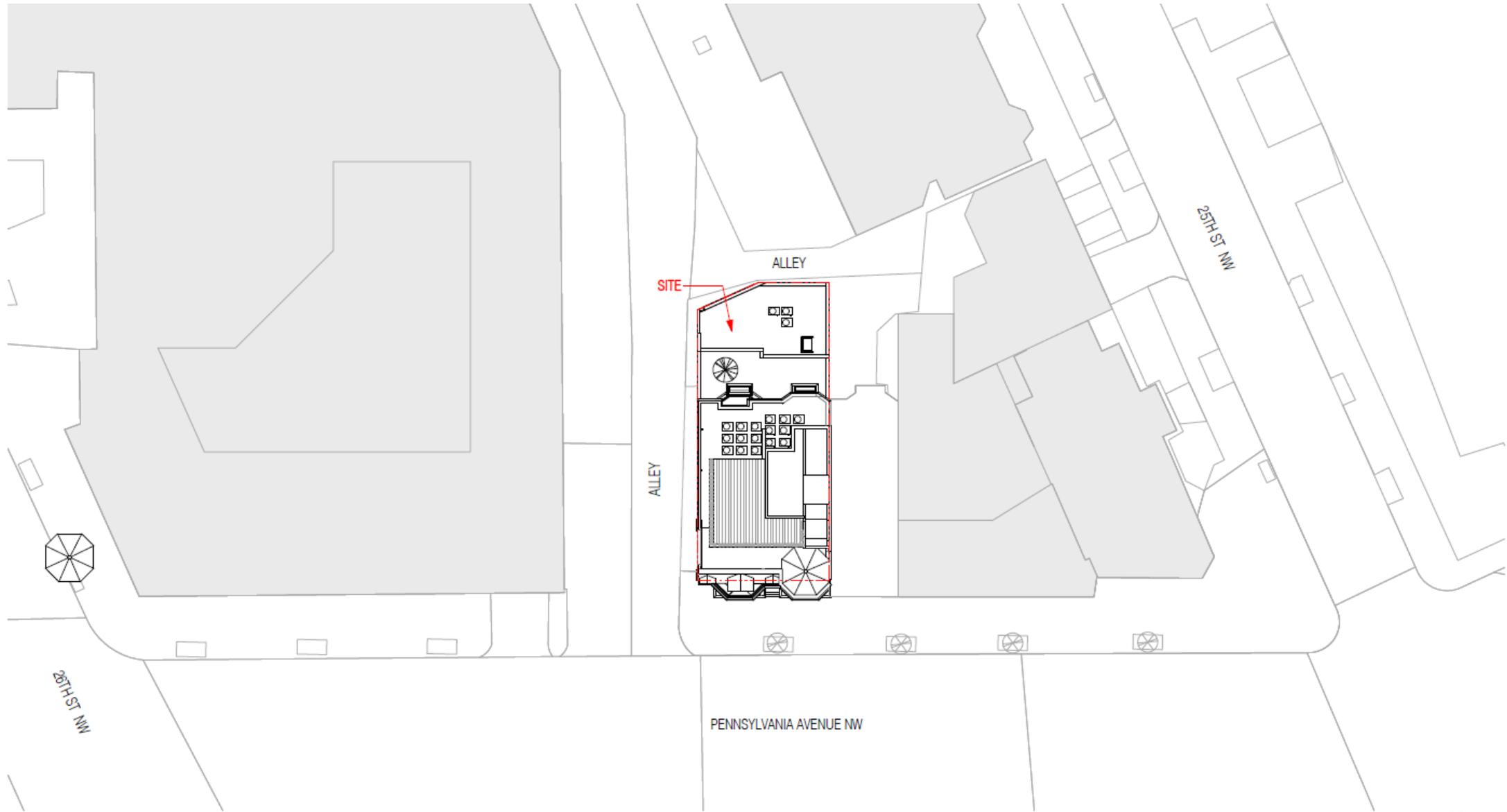


2519-2525 PENNSYLVANIA 2519-2525 Pennsylvania Ave

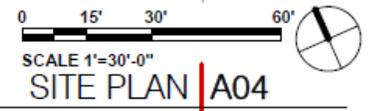
EXISTING REAR ELEVATION PHOTOS | **AD.08A**



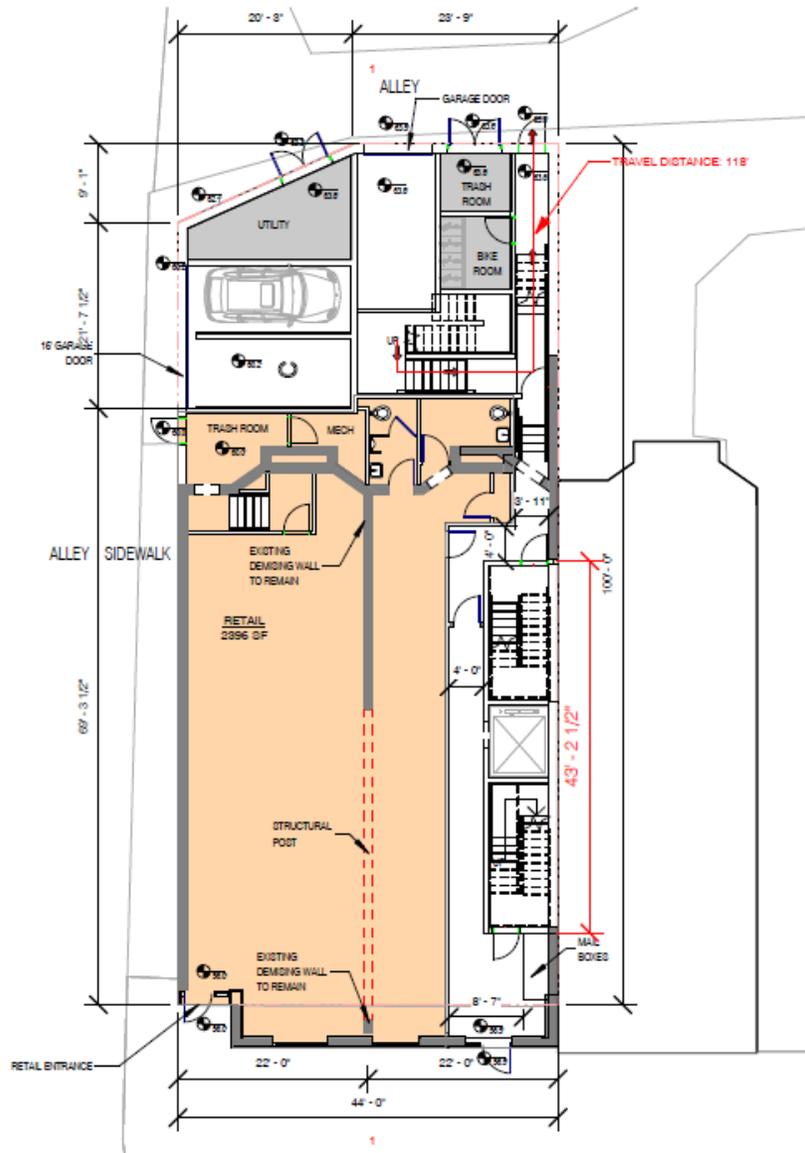




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SITE PLAN | A04



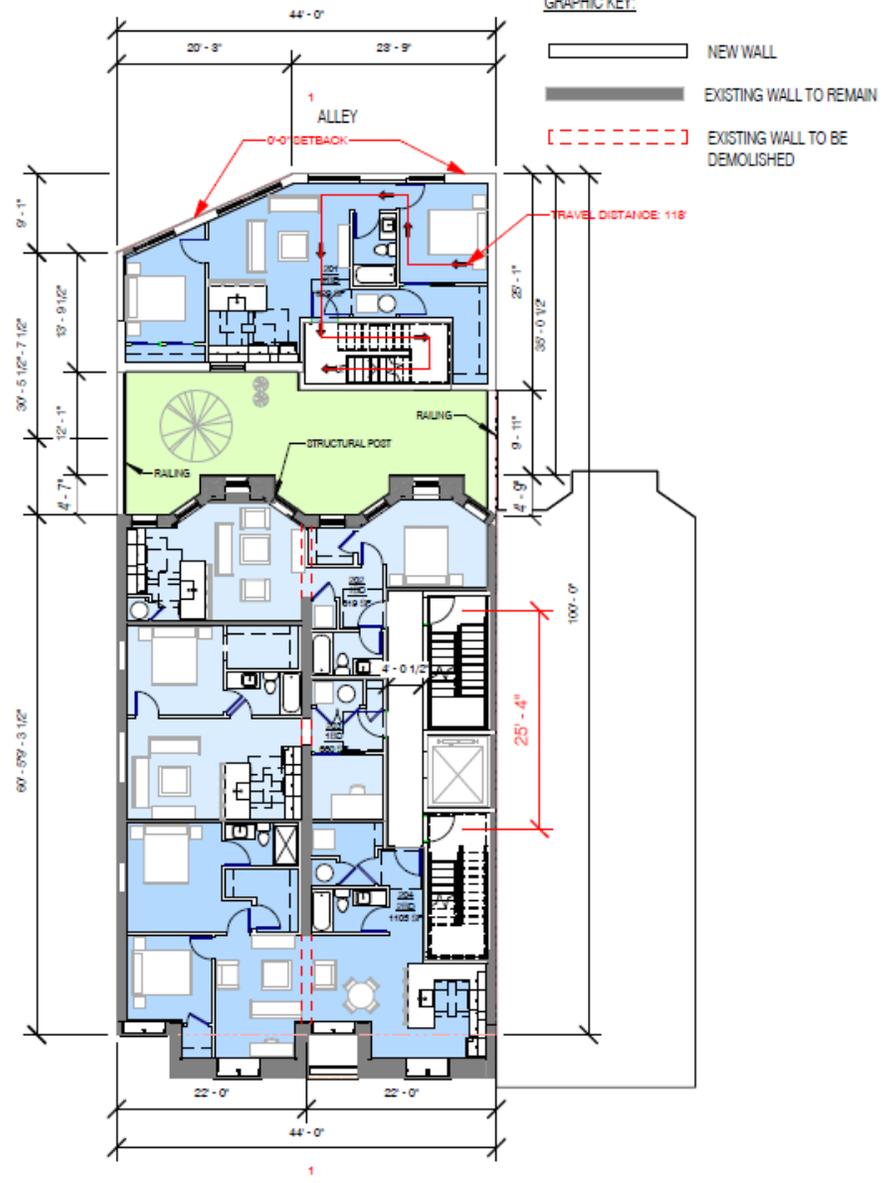
LOT OCCUPANCY: 100%

PENNSYLVANIA AVE NW

FAR: $(4,503SF + 3,684SF + 3,684SF + 3,684SF + 2,711SF) / 4,308SF = 4.24$

④ FIRST FLOOR
1/16" = 1'-0"

2519-2525 PENNSYLVANIA 2519-2525 Pennsylvania Ave



LOT OCCUPANCY: $3,684SF / 4,308SF = 85\%$

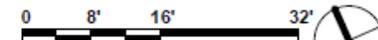
PENNSYLVANIA AVE NW

FAR: $(4,503SF + 3,684SF + 3,684SF + 3,684SF + 2,711SF) / 4,308SF = 4.24$

⑤ SECOND FLOOR
1/16" = 1'-0"

GRAPHIC KEY:

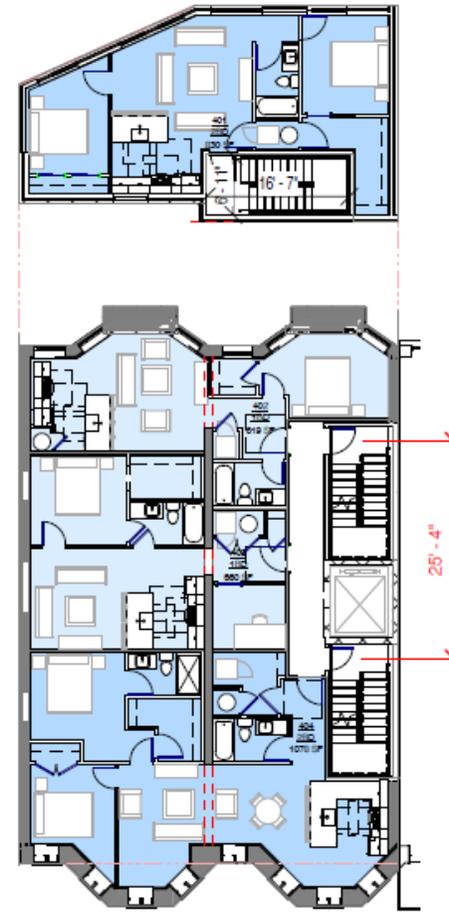
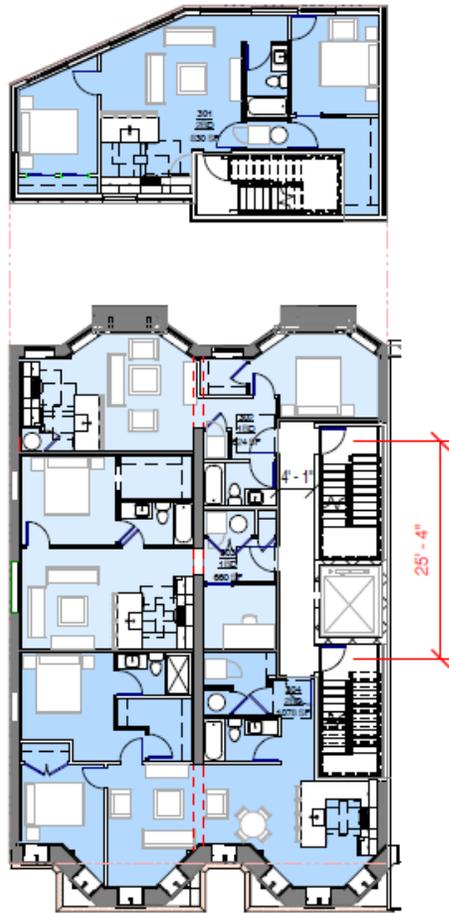
- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED



SCALE 1/16"=1'-0"
FLOOR PLAN | A04A

GRAPHIC KEY:

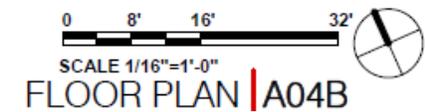
- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

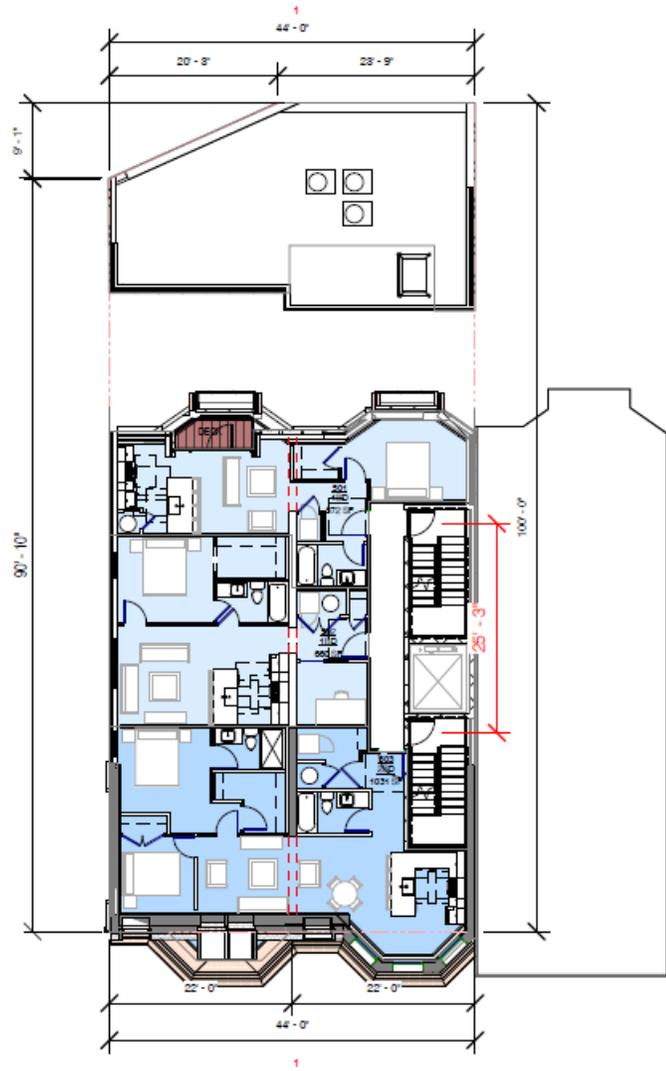


⑤ THIRD FLOOR
1/16" = 1'-0"

④ FOURTH FLOOR
1/16" = 1'-0"

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LOT OCCUPANCY: $2,709 \text{ SF} / 4,308 \text{ SF} = 63\%$

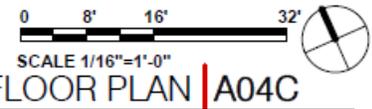
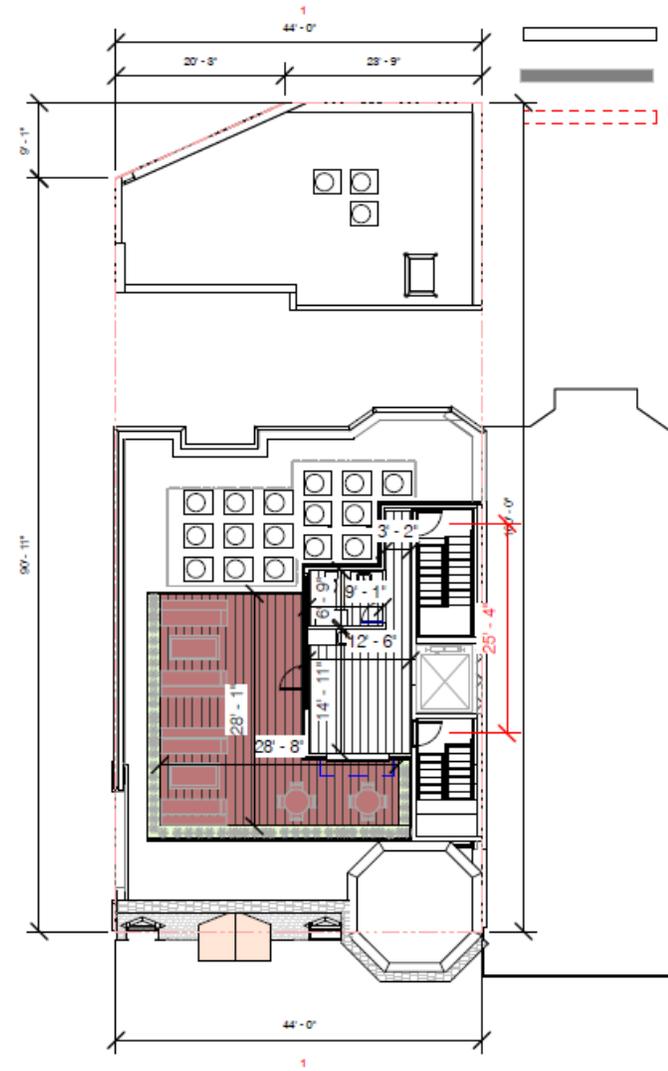
FAR: $(4,503 \text{ SF} + 3,684 \text{ SF} + 3,684 \text{ SF} + 3,684 \text{ SF} + 2,711 \text{ SF}) / 4,308 \text{ SF} = 4.24$

④ FIFTH FLOOR
1/16" = 1'-0"

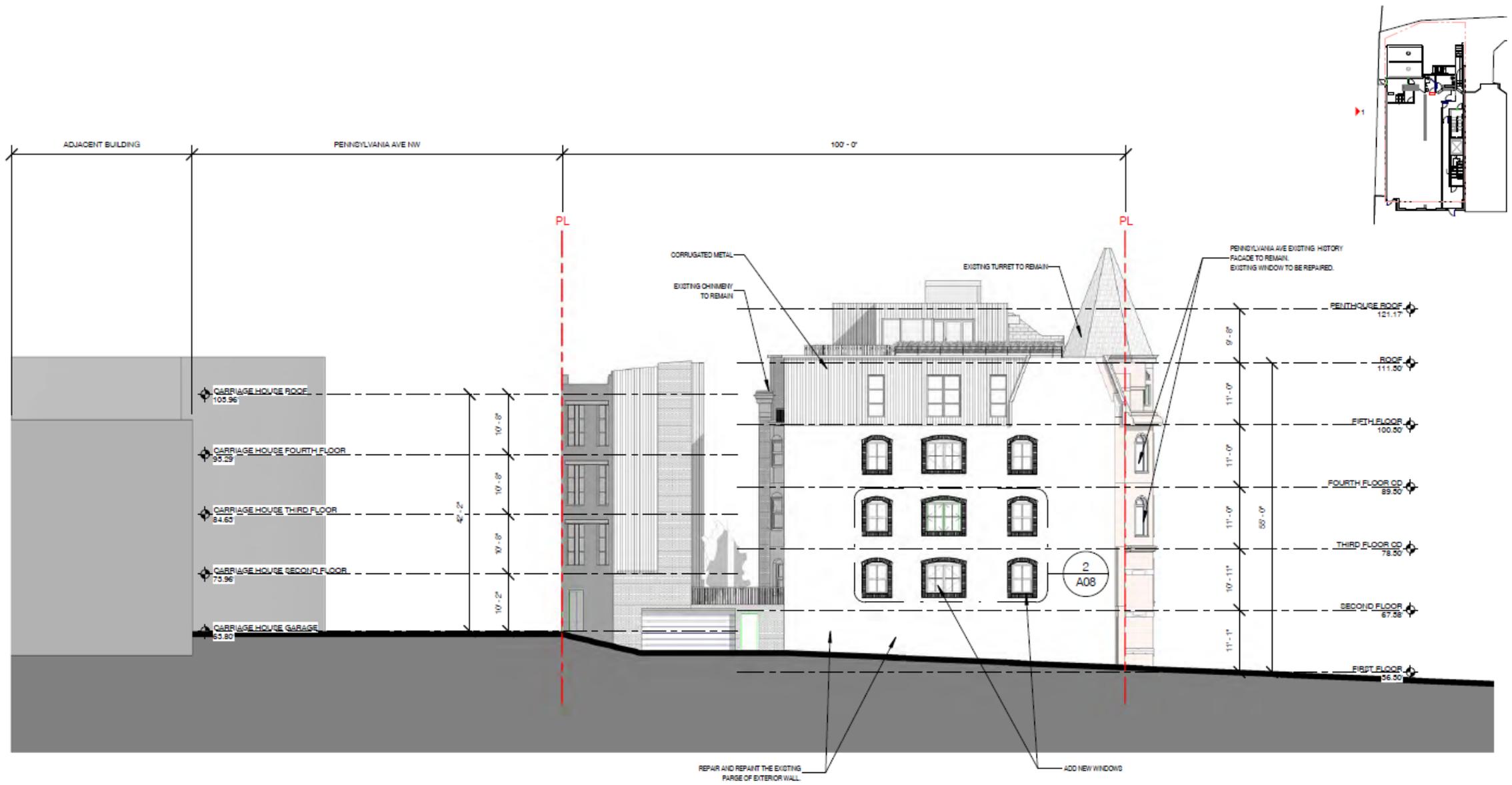
⑤ ROOF
1/16" = 1'-0"

GRAPHIC KEY:

-  NEW WALL
-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED



FLOOR PLAN | A04C



① WEST ELEVATION
 1/16" = 1'-0"

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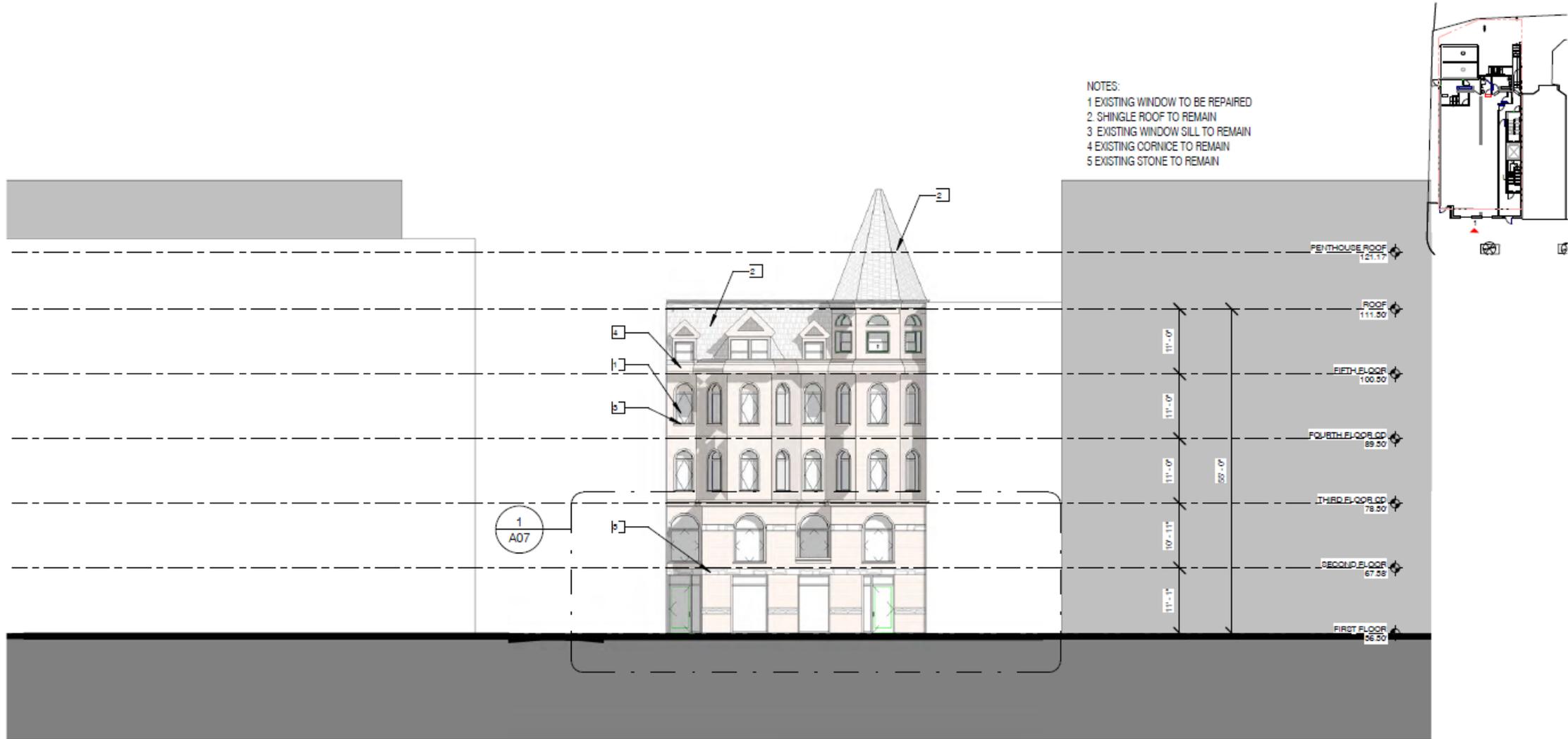
ALLEY PROPOSED ELEVATION | A05



① NORTH ELEVATION
1/16" = 1'-0"



② NORTHWEST ELEVATION
1/16" = 1'-0"



- NOTES:
 1 EXISTING WINDOW TO BE REPAIRED
 2 SHINGLE ROOF TO REMAIN
 3 EXISTING WINDOW SILL TO REMAIN
 4 EXISTING CORNICE TO REMAIN
 5 EXISTING STONE TO REMAIN

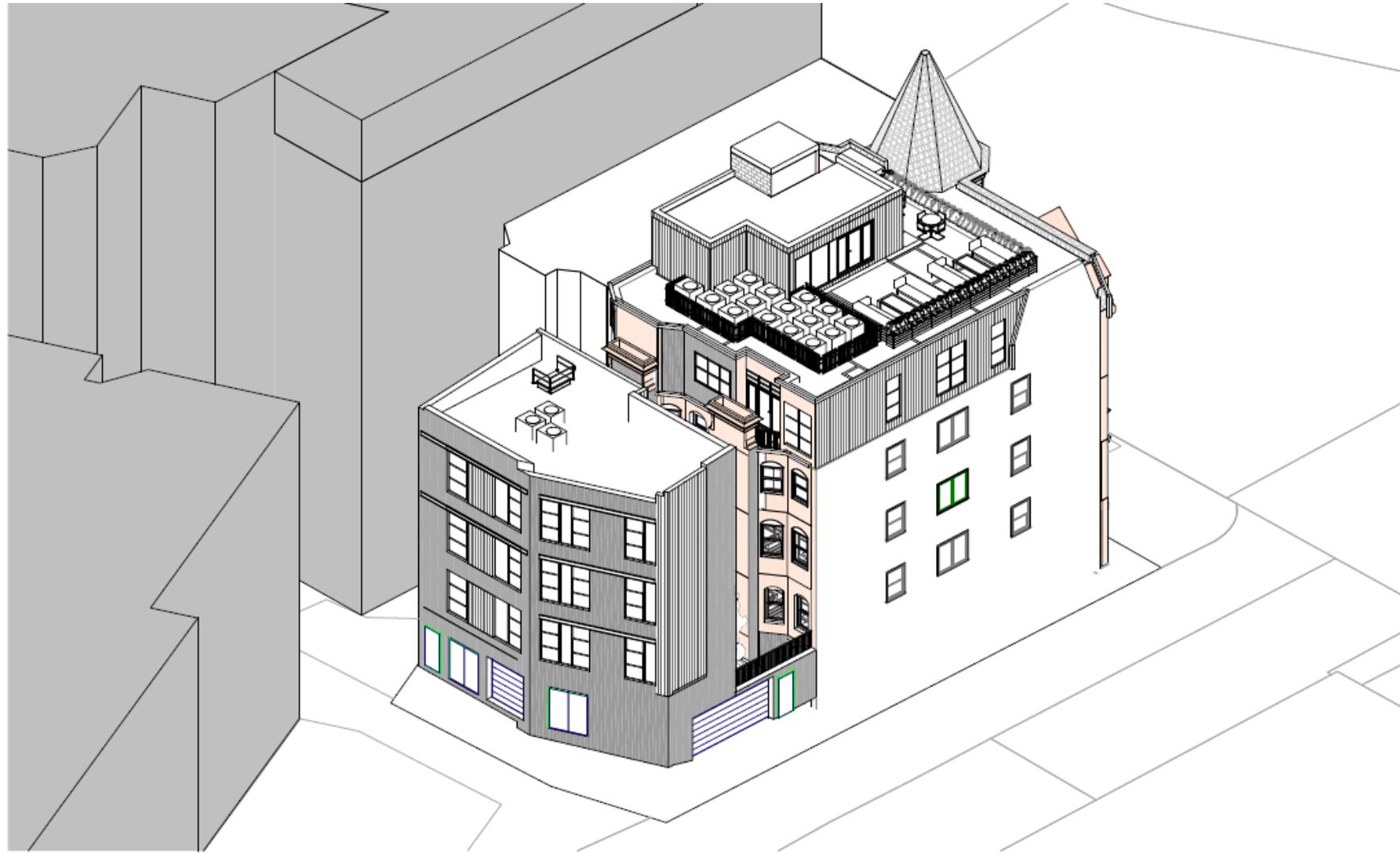


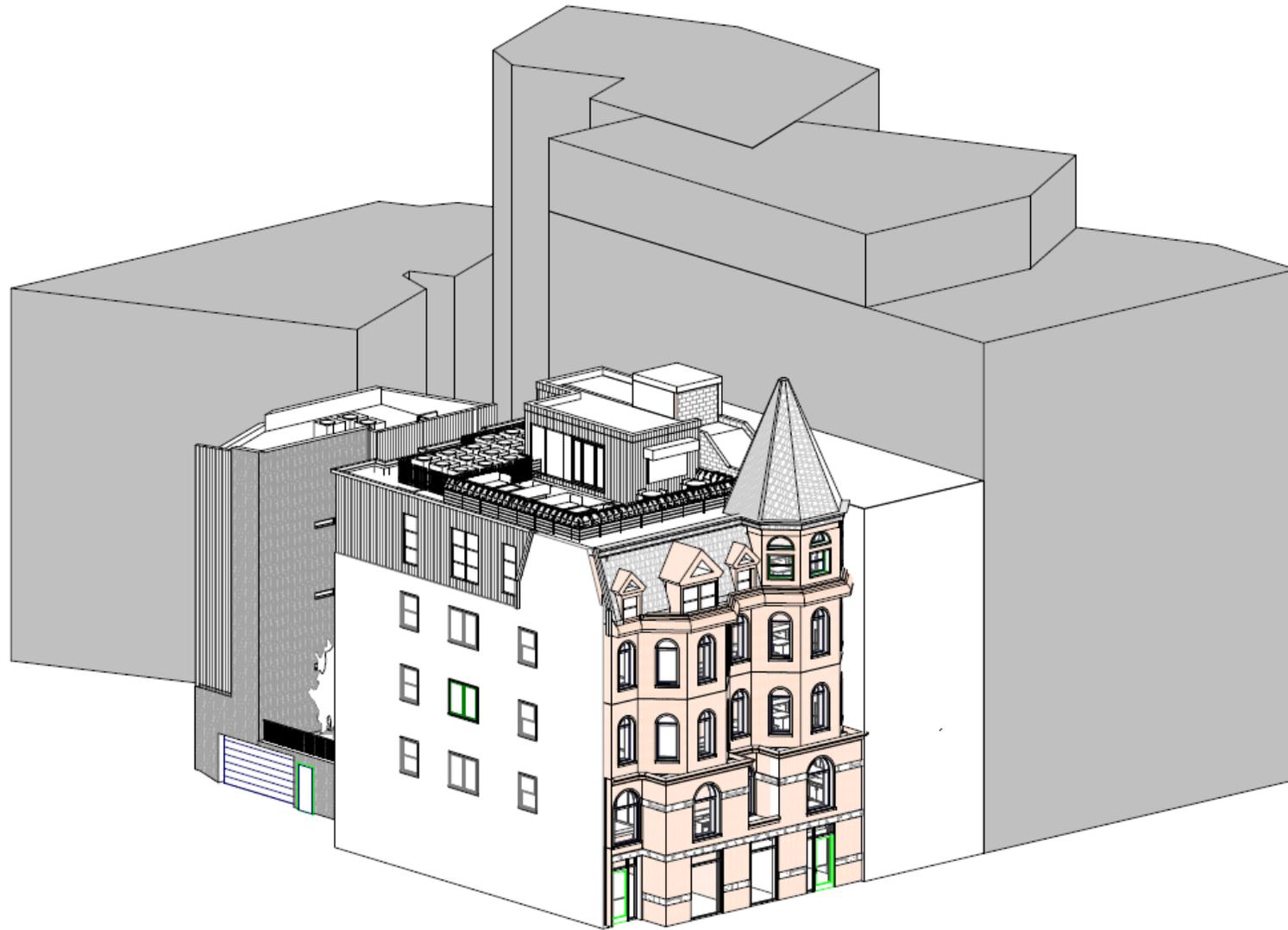


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AXON VIEW | A10











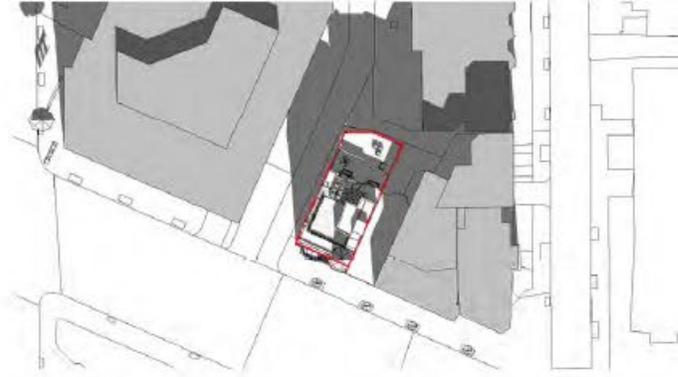


2519-2525 PENNSYLVANIA 2519-2525 Pennsylvania Ave

AERIAL SHADOW MAP | A32



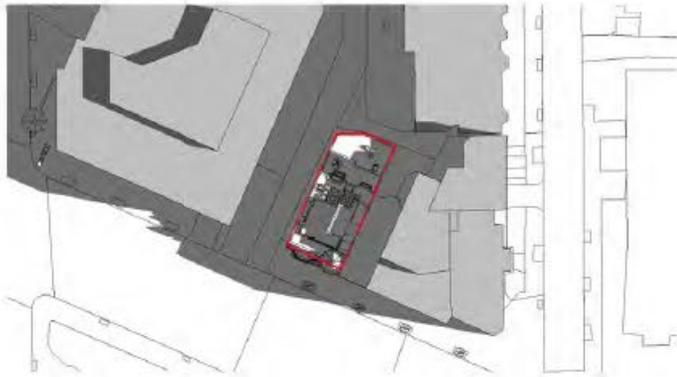
1 Shadow 1 JAN 8AM
A33 1" = 100'-0"



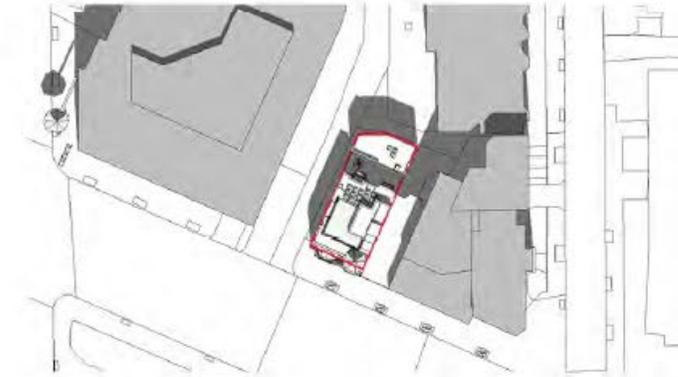
2 Shadow 1 JAN 12PM
A33 1" = 100'-0"



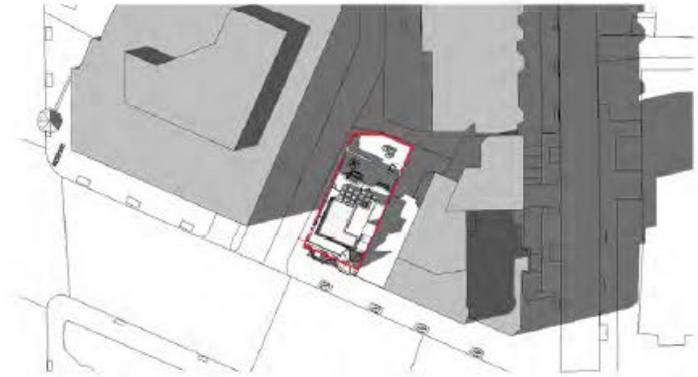
3 Shadow 1 JAN 4PM
A33 1" = 100'-0"



4 Shadow 2 APRIL 8AM
A33 1" = 100'-0"

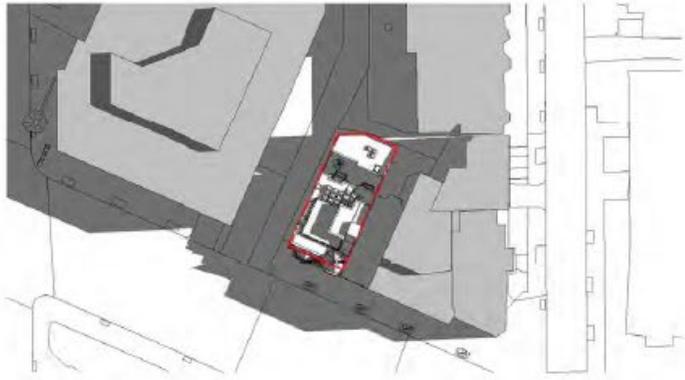


5 Shadow 2 APRIL 12PM
A33 1" = 100'-0"

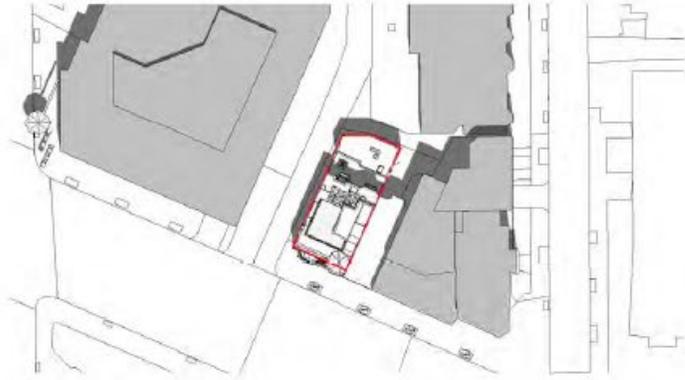


6 Shadow 2 APRIL 4PM
A33 1" = 100'-0"

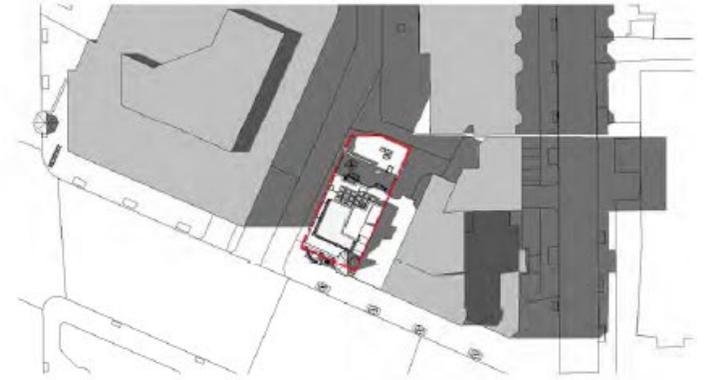




1 Shadow 3 JUNE 8AM
A34 1" = 100'-0"



2 Shadow 3 JUNE 12PM
A34 1" = 100'-0"



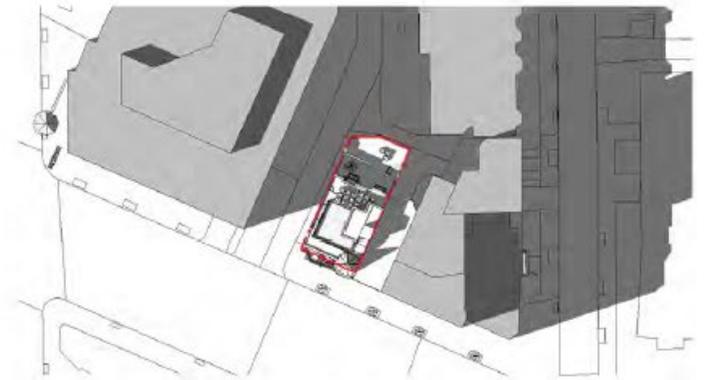
3 Shadow 3 JUNE 4PM
A34 1" = 100'-0"



4 Shadow 4 SEPTEMBER 8AM
A34 1" = 100'-0"



5 Shadow 4 SEPTEMBER 12PM
A34 1" = 100'-0"



6 Shadow 4 SEPTEMBER 4PM
A34 1" = 100'-0"





1 MAY 15th 9AM SHADOW
A35 1" = 80'-0"

2 MAY 9AM 15th SHADOW ONLY WITH ADJACENT BUILDING
A35 1" = 80'-0"

3 MAY 9AM 15th SHADOW ONLY WITH CARRIAGE HOUSE
A35 1" = 80'-0"

2519-2525 PENNSYLVANIA 2519-2525 Pennsylvania Ave

SUN SHADOW STUDY | A35

The Application meets the requirements of G § 1200 and X § 901.2

“Will be in harmony with the general purpose and intent of the MU zone, the Zoning Regulations, and Zoning Maps.”

- The Applicant is proposing an adaptive reuse of existing residential space for a total of fifteen residential units.
- The Subject Property has access to main roadways and rapid transit stops including numerous bus stops nearby on Pennsylvania Avenue and New Hampshire Avenue.
- The Foggy Bottom Metro station is 0.3 miles from the Subject Property.
- The neighboring properties include a mix of commercial and of low- to moderate- density residential uses
- The Project will complement the surrounding character by providing new, quality residential units.

The Application meets the requirements of G § 1200 and X § 901.2 (continued)

“Will not tend to affect adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps...”

- To the west of the Subject Property is 2517 Pennsylvania Avenue, NW which is also part of the Mullett Rowhouses. It is currently used for both residential and commercial purposes. All other buildings are separated by alleys.
- The height limit in the MU-6 Zone is ninety feet and the FAR limit is 6.0
 - The Applicant would ordinarily be permitted to add multiple stories as a matter-of-right—like many nearby properties since this is not a Historic District.
 - Due to HPRB requirements, the Applicant is not able to utilize its achievable height and achievable density.
 - The FAR is limited to 4.38 and the height is not changing (55 ft.).

The Application meets the requirements of G § 1200 and X § 901.2 (continued)

“Will not tend to affect adversely the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps...”

- The Applicant is providing an open court to increase light and air, and move the bulk of the Addition to the very rear, abutting the alley. Across the alley is the rear yard of a condo building
- The Project was purposefully designed to mitigate impacts on neighboring buildings and conforming to HPRB standards. This further mitigates any potential adverse impacts on the use of neighboring properties.
- Access of air or light should not be significantly impacted by the addition as demonstrated in the applicant’s sun shadow study.
- Shadows would not be significantly different than what currently exists. The larger buildings to the east and west would continue to cast the largest shadow over existing properties to the east after mid-day throughout the year.

Special Exception Conditions of Subtitle G § 1201.1

Criteria	Project
<p>a) No apartment window shall be located within forty feet (40 ft.) directly in front of another building;</p>	<p>The Applicant is proposing windows at the rear of the Building. However, these windows face the rear yard of the building across the alley, which fronts on 25th street. Accordingly, no apartment window shall be located within 40 ft. directly in front of another building.</p>
<p>b) No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall;</p>	<p>The Applicant is not proposing office use.</p>
<p>c) In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards;</p>	<p>The Building is parallel to the directly adjacent buildings. The only nearby non-parallel building fronts on 25th Street (1112 25th Street, NW).</p> <p>The windows at the rear of the proposed Addition will be located in such a way as to limit penetration of sight lines to the rear of that building.</p>
<p>(d) Provision shall be included for service functions, including parking and loading access and adequate loading areas</p>	<p>The Applicant is providing parking; loading is only required for projects with fifty (50) or more residential units.</p>