

# Government of the District of Columbia


## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin, AICP  
Associate Director 

**DATE:** May 5, 2022

**SUBJECT:** BZA Case No. 20500A – 2519 and 2525 Pennsylvania Avenue NW

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#### APPLICATION

2525 Penn, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a Modification of Consequence to BZA Order No. 20500, effective date 10/11/2021, to amend the approved plans to correct errors in the lot occupancy, FAR, and vehicle parking (zero spaces are required or provided). The site is in the MU-6B Zone at 2519 and 2525 Pennsylvania Avenue NW (Square 14, Lots 28 and 29) and is served by a rear and side alley of variable width.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

#### STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm design. If any portion of this or future projects at the property propose elements within District owned right-of-way, including the areaway, bay window, and stoop and steps, the Applicant is required to pursue a public space permit through DDOT’s permitting process. DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual](#) (DEM), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) site.

AC:je

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20500A  
EXHIBIT NO. 11