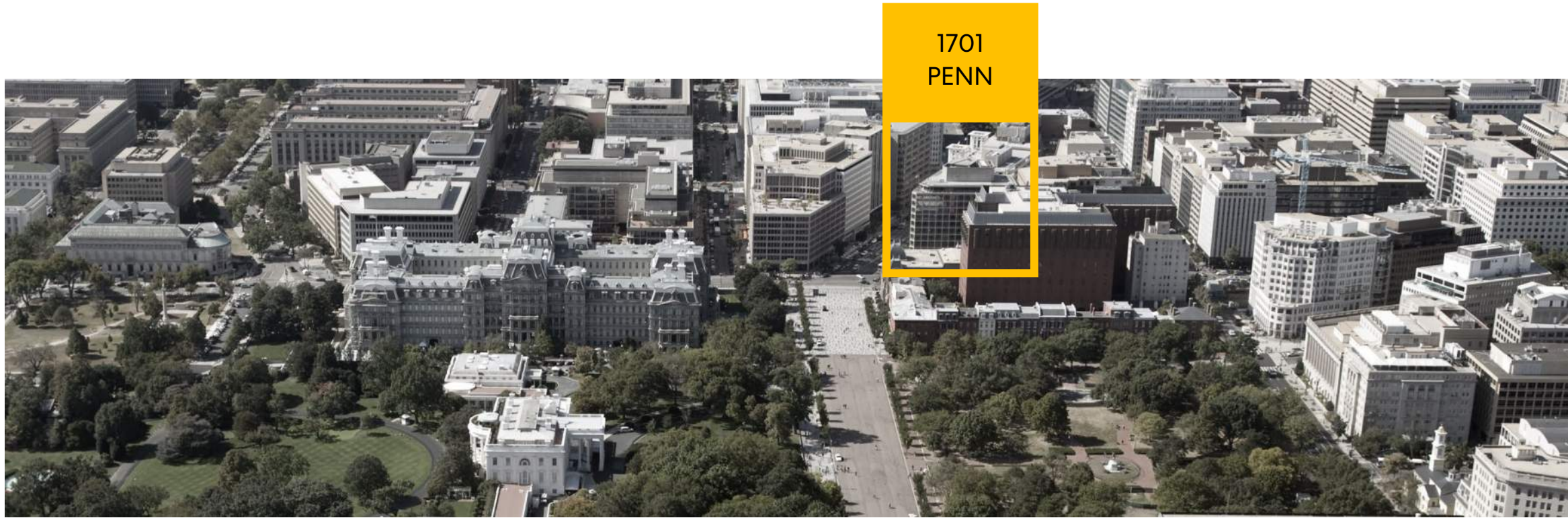


1701
PENNSYLVANIA AVENUE

BZA Public Hearing – November 18, 2026

GROSVENOR

Perkins&Will

Goulston & Storrs

Board of Zoning Adjustment
District of Columbia
CASE NO. 21567
EXHIBIT NO. 25

Habitable Penthouse Space within the White House Vicinity

- Section C-1501.1(e): [Within the regulated area], penthouse habitable space or publicly accessible rooftop deck on the highest roof of the building, shall be permitted only if **approved by the Board of Zoning Adjustment as a special exception under Subtitle X, Chapter 9, after consultation with the US Secret Service to determine whether security concerns exist**.

- Section X-901.2: General review criteria:
  a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
  b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
  c) Will meet such special conditions as may be specified in this title.

- ANC 2A voted **unanimously in support**; OP recommends **approval**; and DDOT states **no objection**.

1701 PENNSYLVANIA AVENUE



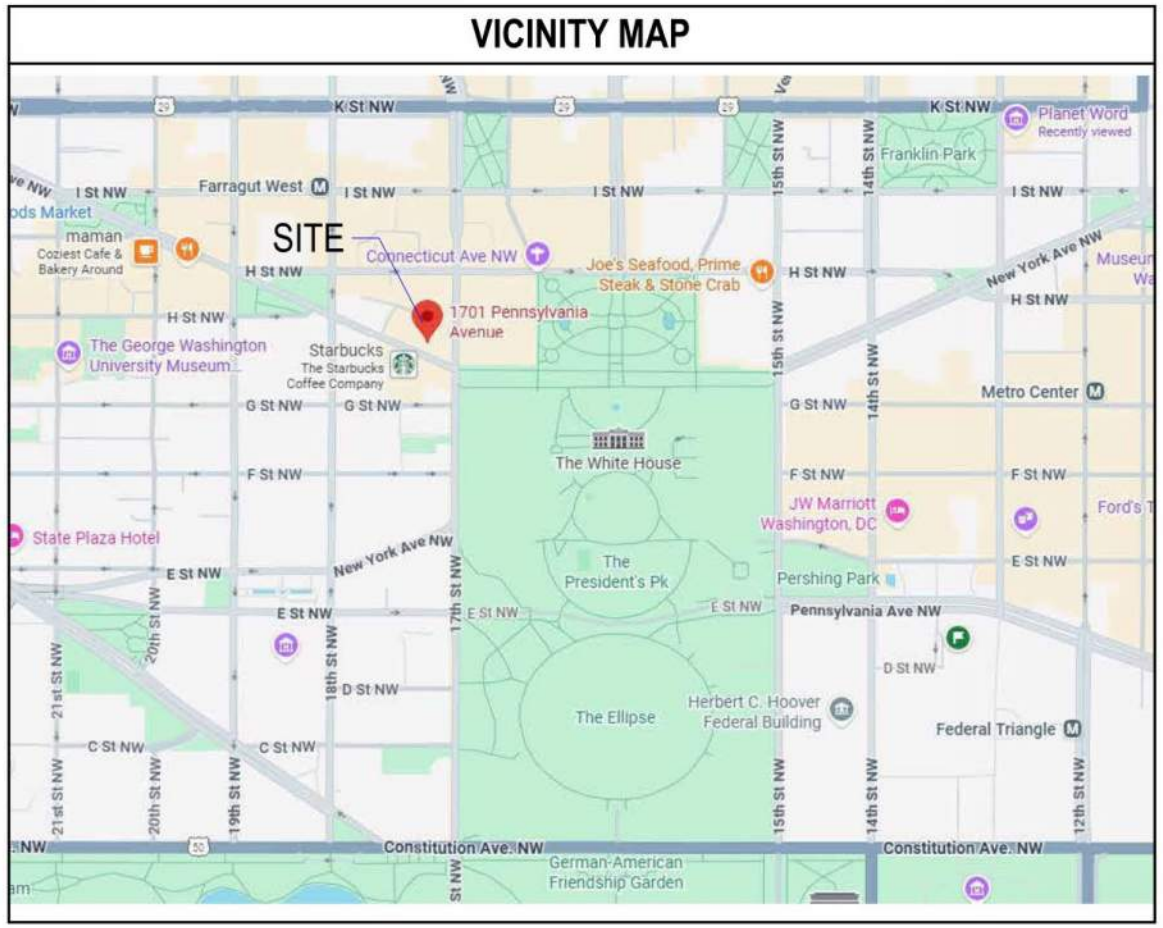
01 Site

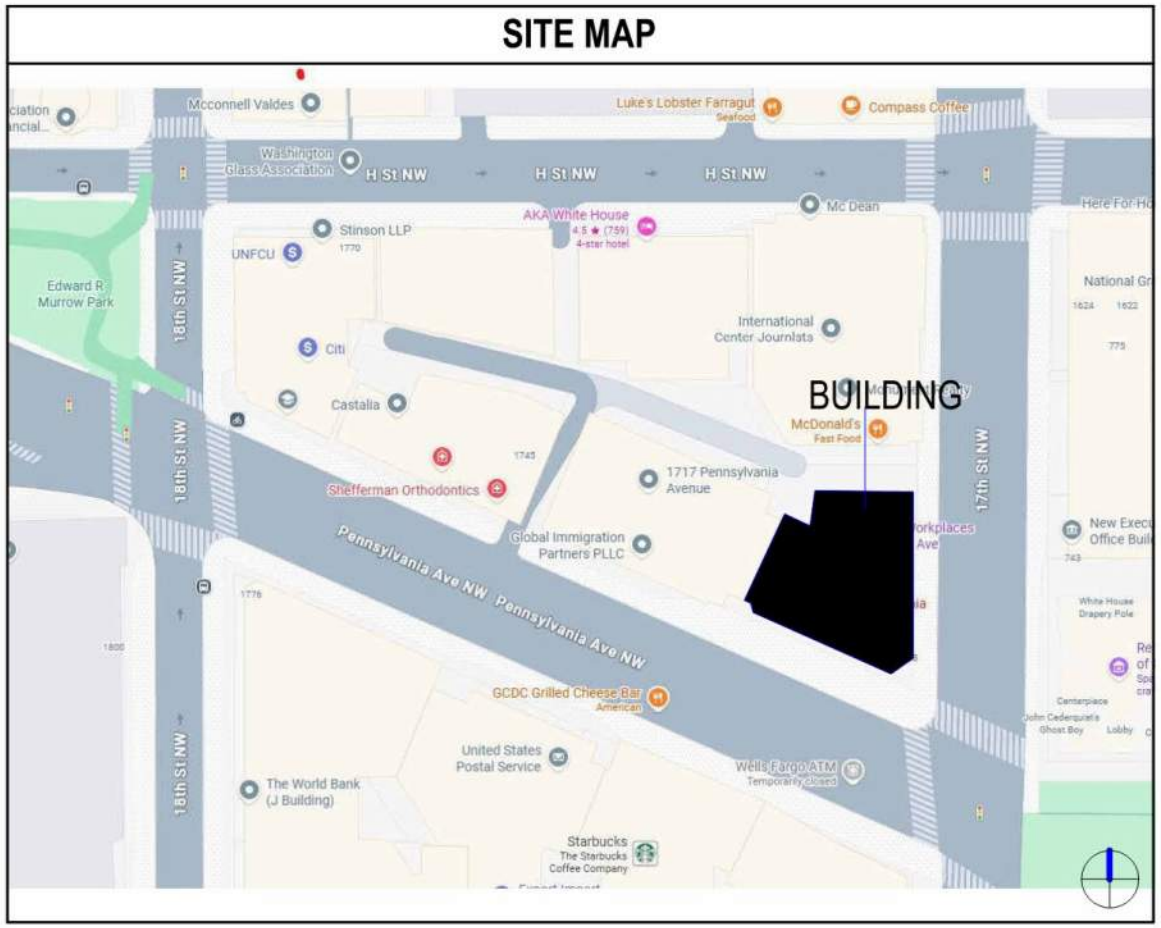
02 Exterior Existing Conditions & Proposed

01
Site Analysis

01 Site Analysis

1701 Pennsylvania Avenue, NW





Map data © 2025 Google

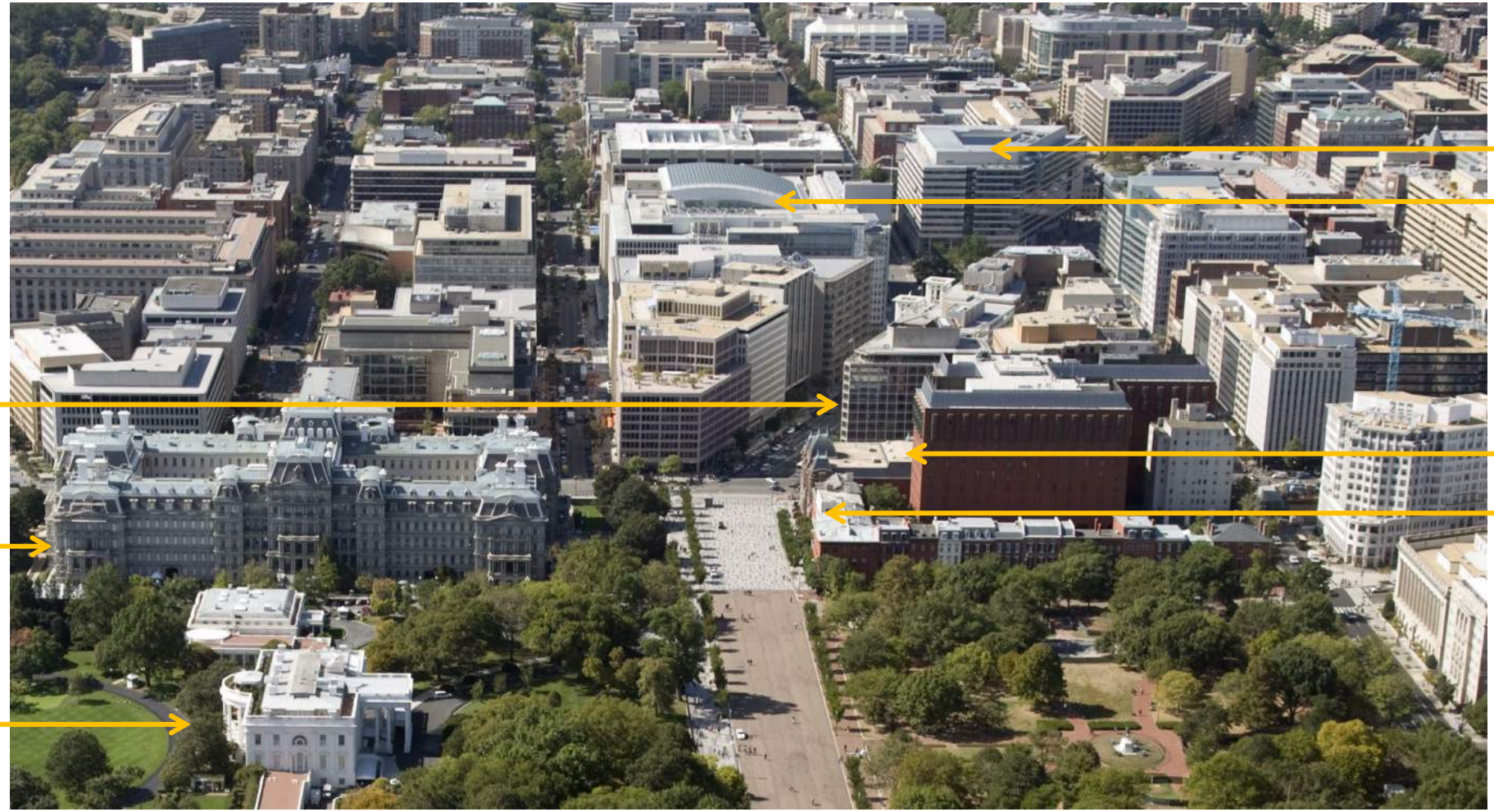
01 Site Analysis

Site Context

West

South

North



IMF

World Bank

1701 Penn Ave

Renwick Gallery

Blair House

Eisenhower Executive Office Building

The White House

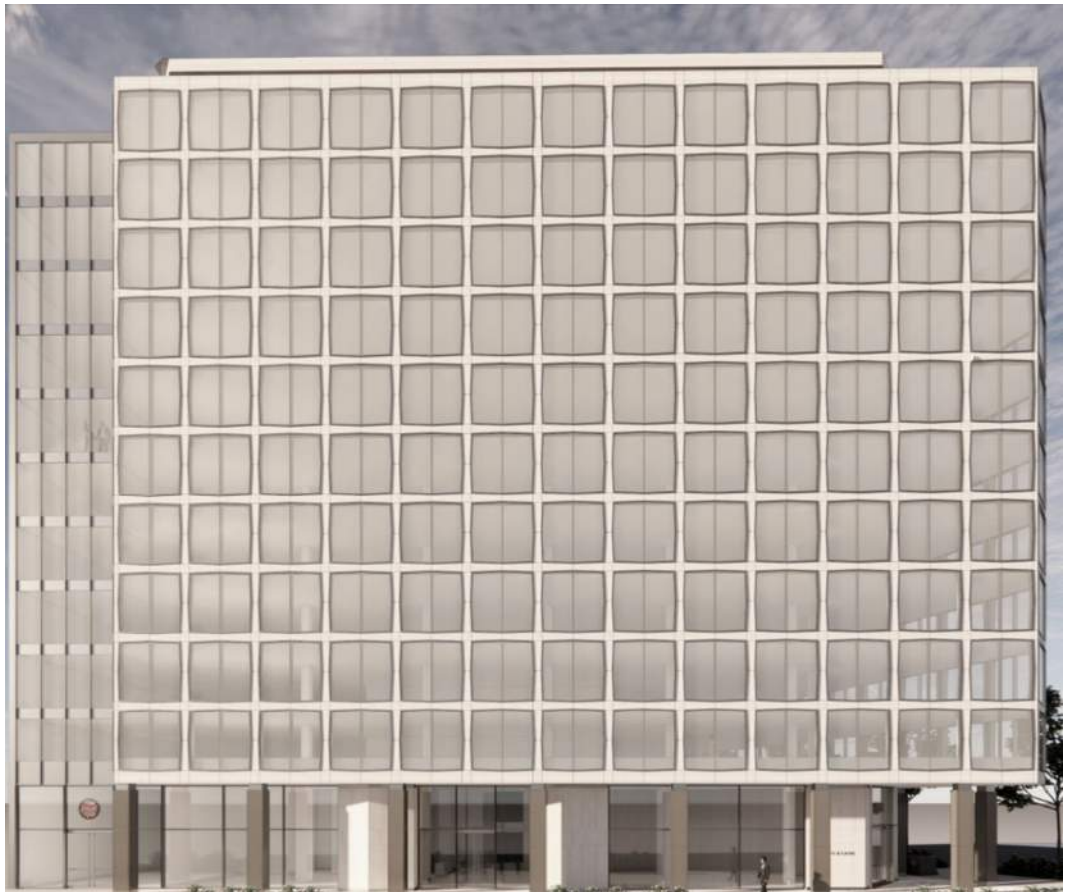
East

02
Existing and Proposed

02 Existing and Proposed
Elevation



Existing Façade



Proposed Façade

*17th Street elevation is similar
*Trees and sidewalk landscaping to remain as existing (hidden for simulation purposes only)

02 Existing and Proposed

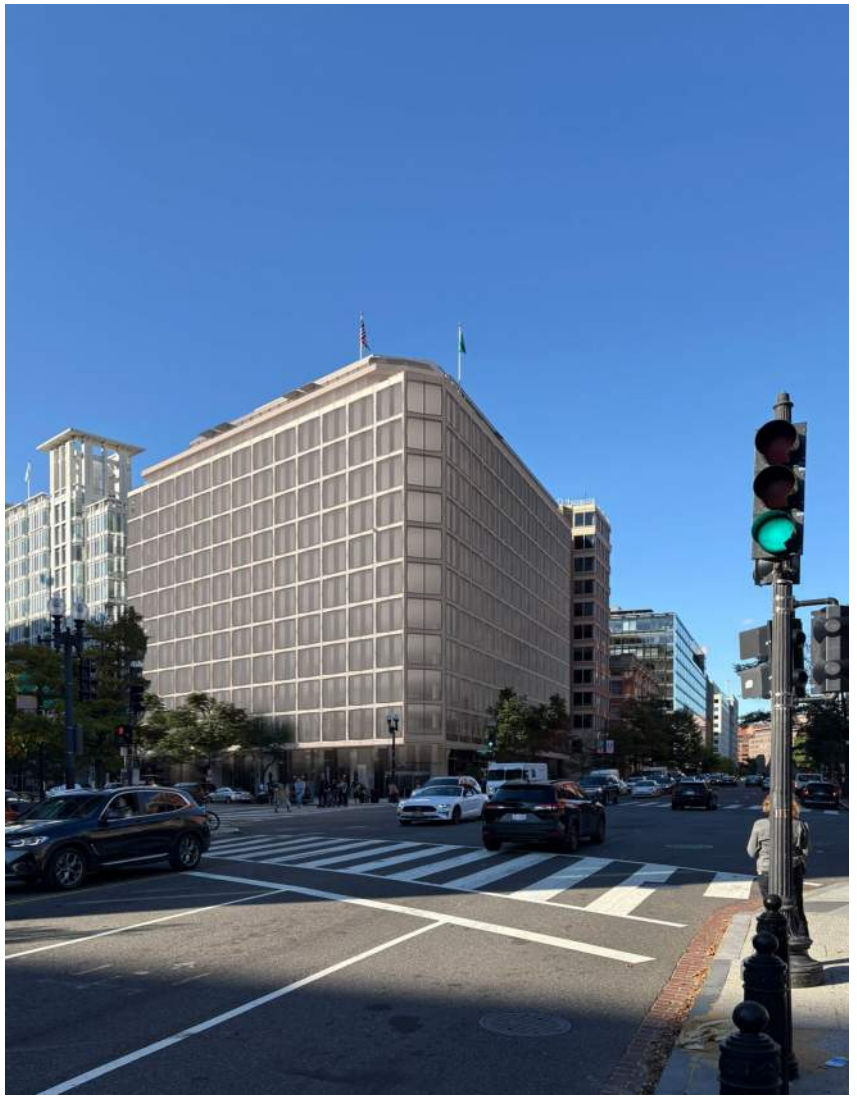
Street Views



17th St



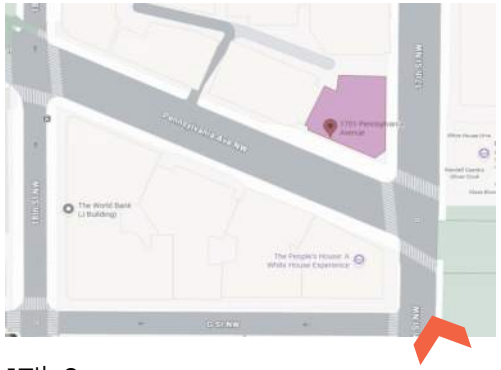
Existing View



Rendered view of the new addition

02 Existing and Proposed

Street Views



17th St



Existing View



Rendered view of the new addition

02 Existing and Proposed

Street Views



Pennsylvania Ave



Existing View



Rendered view of the new addition

02 Existing and Proposed

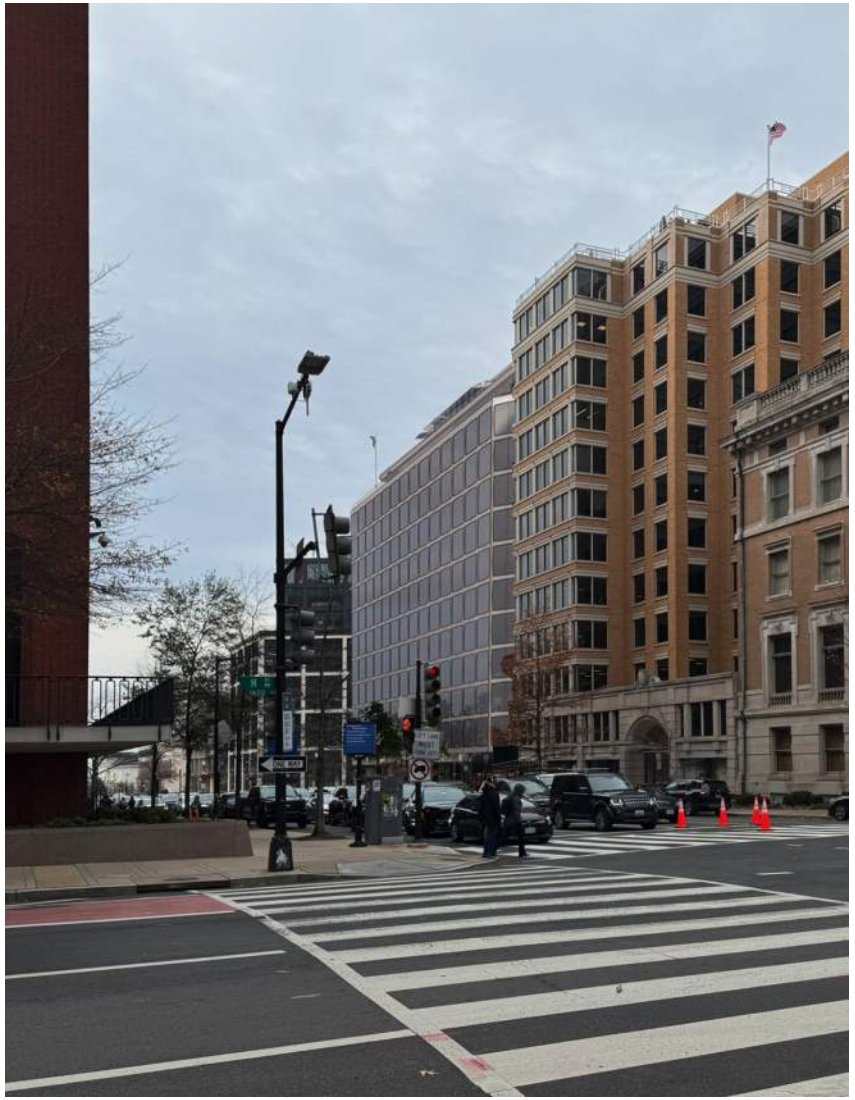
Street Views



H St



Existing View



Rendered view of the new addition

02 Existing and Proposed

Street Views



Lafayette Square



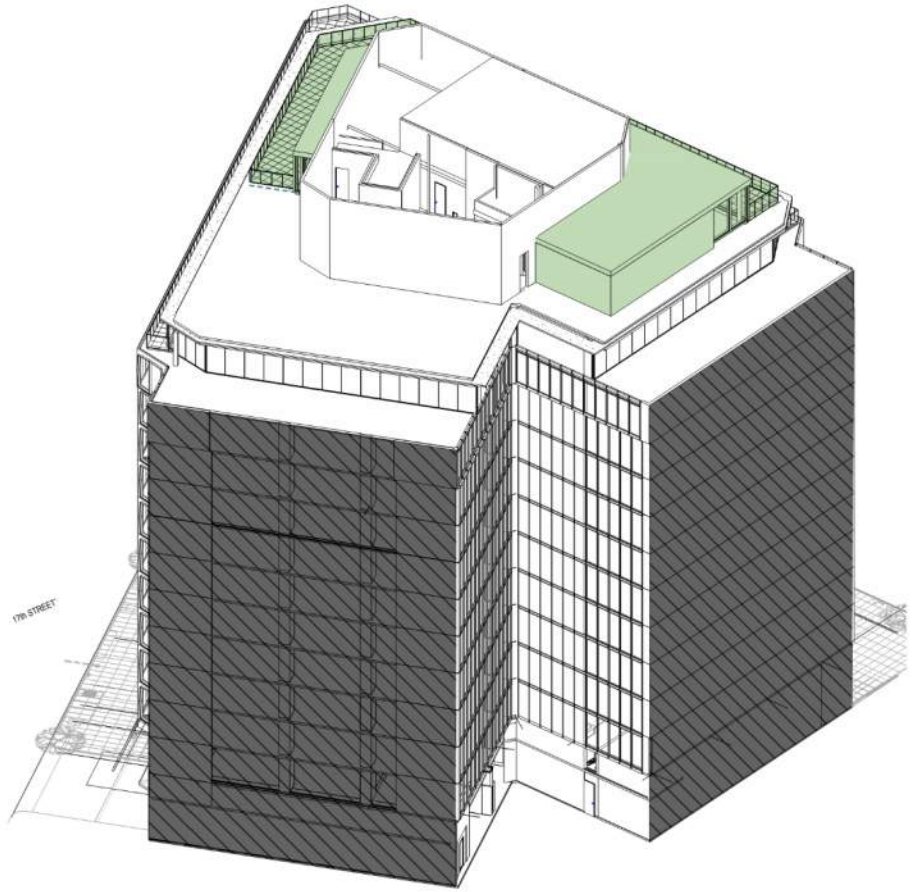
Existing View

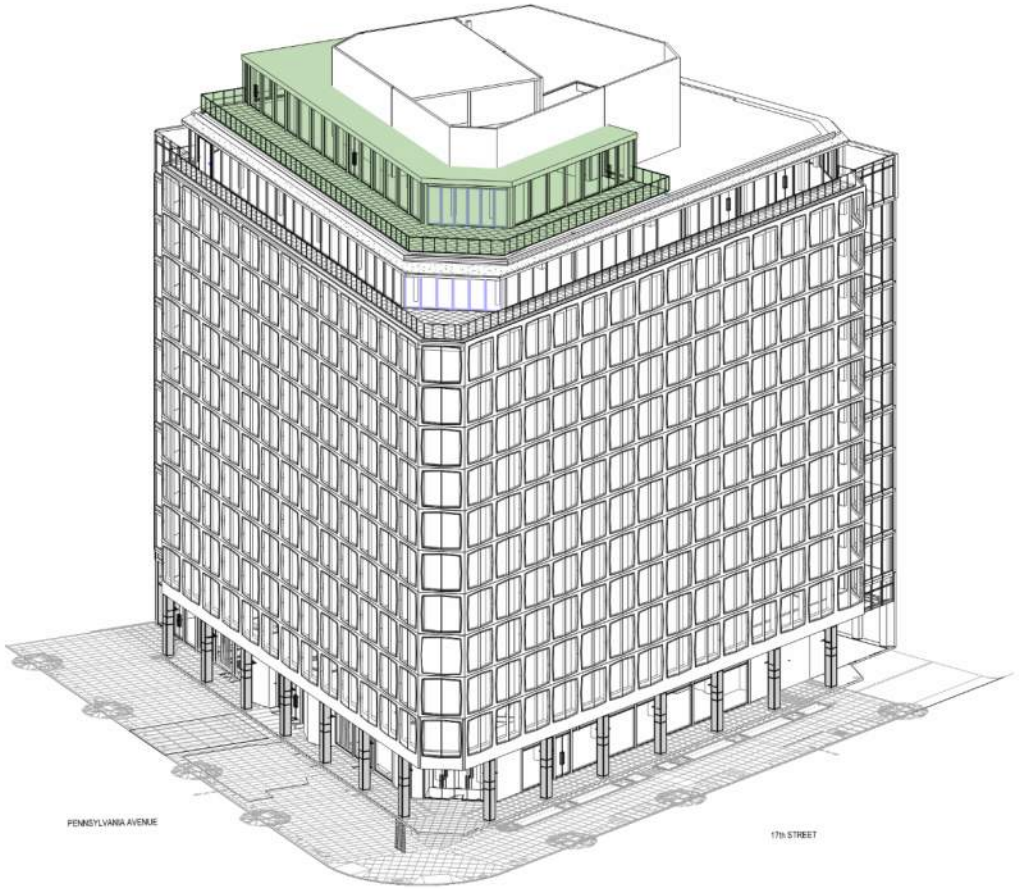


Rendered view of the new addition

02 Existing and Proposed

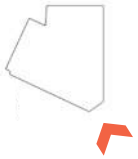
Penthouse Addition







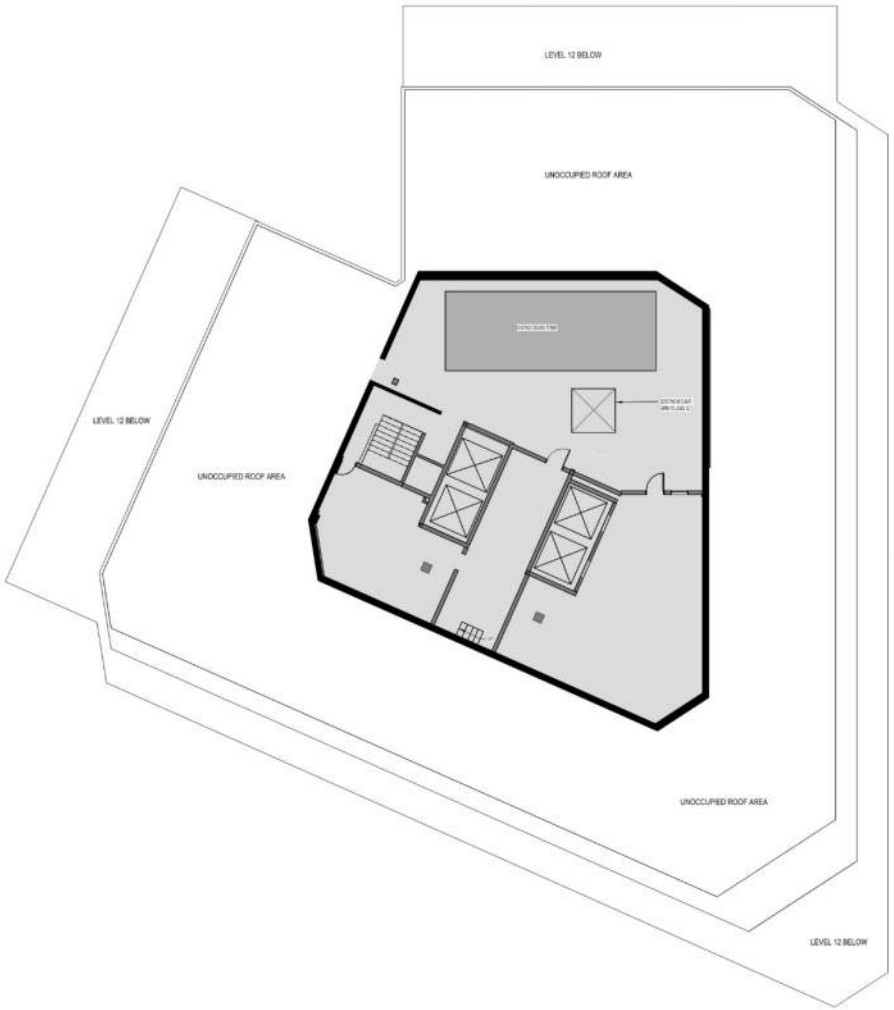
Axonometric View – West / North



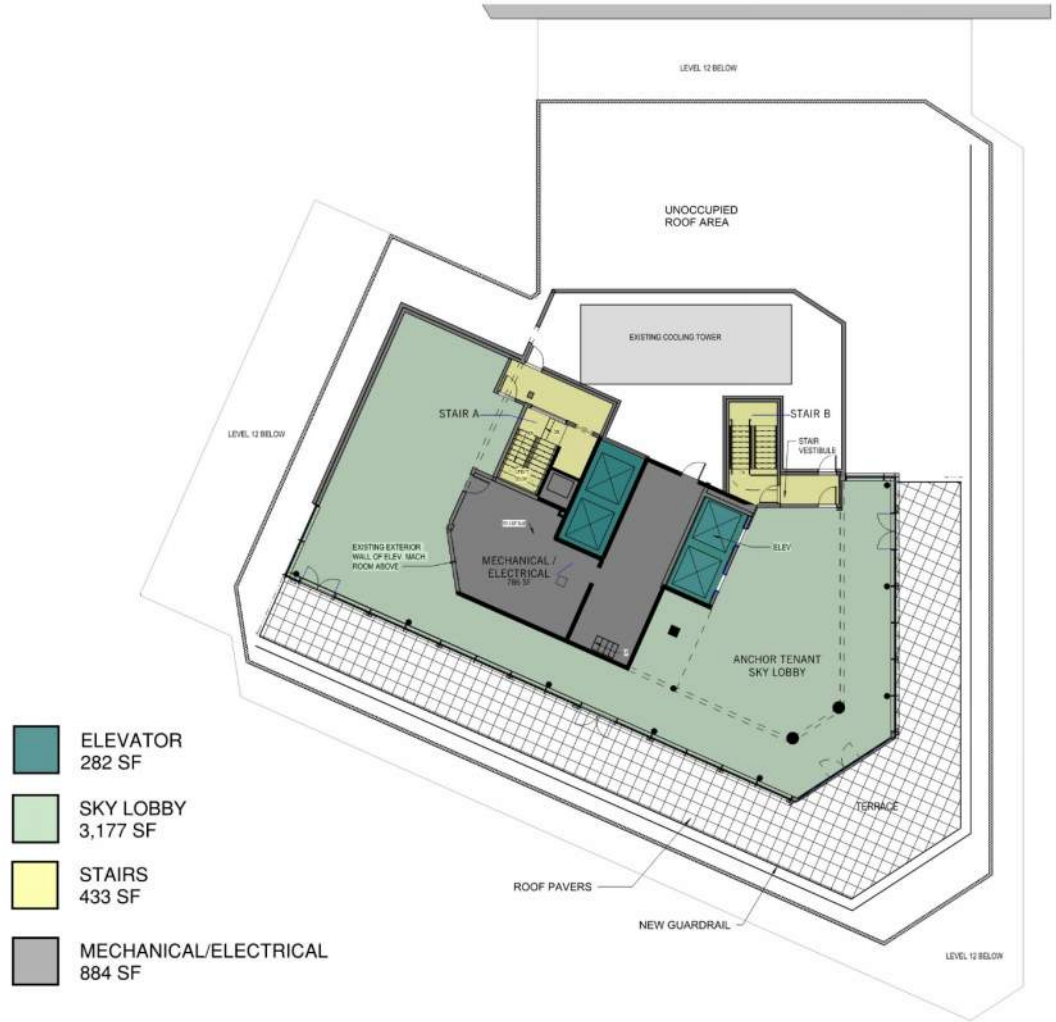
Axonometric View – East / South

02 Existing and Proposed

Penthouse Level Plans



Existing Penthouse Plan



Proposed Penthouse Plan

Thank you!

03 : Appendix

BZA Submission Drawings

DEVELOPMENTAL STANDARDS

ZONE DISTRICT:
DOWNTOWN ZONE

ZONE:
D-6

BUILDING CATEGORY:
NON-RESIDENTIAL

DESCRIPTION:
PERMITS HIGH-DENSITY COMMERCIAL AND RESIDENTIAL DEVELOPMENT

FLOOR AREA RATIO - MAXIMUM:
10.0

FLOOR AREA RATIO - PROPOSED (UTILIZING DENSITY CREDITS):
10.1

HEIGHT (FT):
130'
SEE CHAPTER 5 I-46 SECTION 563: "THE MAXIMUM PERMITTED HEIGHT OF A PENTHOUSE SHALL BE TWENTY FEET (20 FT.). THE MAXIMUM PERMITTED NUMBER OF STORIES FOR PENTHOUSE HABITABLE SPACE SHALL BE ONE
(1) PLUS A MEZZANINE, EXCEPT A SECOND STORY SHALL BE PERMITTED FOR PENTHOUSE MECHANICAL SPACE."

HEIGHT - PROPOSED (FT) :
NO CHANGE

LOT AREA (SQ FT):
20,755

LOT OCCUPANCY (%):
84%

LOT OCCUPANCY - PROPOSED (%):
NO CHANGE

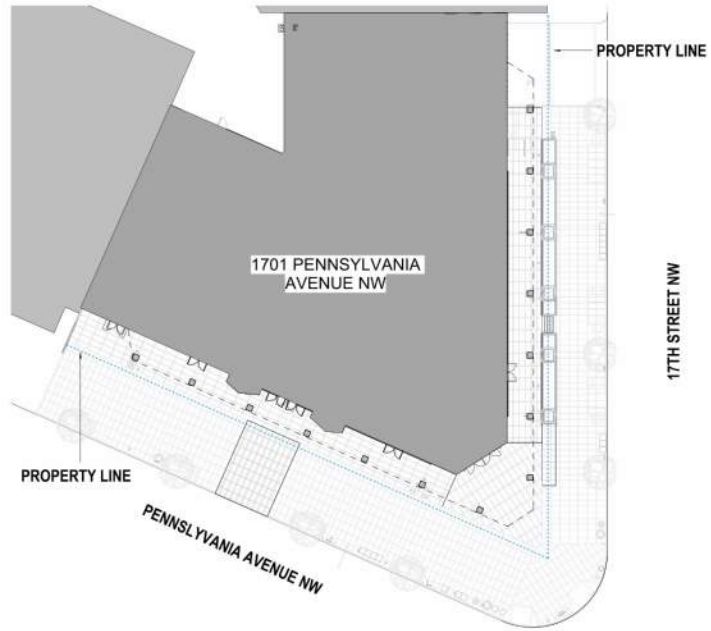
FRONT SETBACK (FT):
SEE CHAPTER 5 I-46 SECTION 565: "A FRONT SETBACK SHALL NOT BE REQUIRED FOR A BUILDING IN THE D-6-R ZONE EXCEPT WHEN SUBJECT TO THE FRONT SETBACK REGULATIONS SUBTITLE I § 608 FOR A BUILDING FRONTING ON PENNSYLVANIA AVENUE, N.W. OR OTHERWISE GOVERNED BY A REGULATION REFERENCED IN SUBTITLE I § 608. "

FRONT BUILD TO (FT):
75% WITHIN 4 FEET OF BUILD-TO LINE, TO A HEIGHT OF 15 FT

REAR YARD SETBACK (FT):
SEE SUBTITLE I CHAPTER 210

GREEN AREA RATIO:
0.2

DESIGN REQUIREMENTS:
SEE CHAPTER 5 I-46 SECTION 567: "A BUILDING IN THE D-6-R ZONE ON A LOT IN THE PENNSYLVANIA AVENUE SUB-AREA IS SUBJECT TO THE DESIGN REQUIREMENTS REFERENCED IN SUBTITLE I § 608. "



1 SITE PLAN
SCALE 1/16" = 1'-0"

PROPERTY INFORMATION

PROPERTY INFORMATION:
SQUARE 0166 LOT 0032

ADDRESS:
1701 PENNSYLVANIA AVE, NW WASHINGTON D.C 20006

LOT SIZE:
20,755 SF

DESCRIPTION:
PROPERTY IS AN OFFICE BUILDING WITH RETAIL ON THE GROUND FLOOR AND BELOW-GRADE PARKING FOR TENANTS.

NOTES:
SPECIAL EXCEPTION RELIEF IS REQUIRED DUE TO THE NEW HABITABLE PENTHOUSE/ROOF TERRACE, D.C. BOARD OF ZONING ADJUSTMENT SPECIAL EXCEPTION RELIEF WILL BE REQUIRED DUE TO THE PROPERTY'S PROXIMITY TO THE WHITE HOUSE UNDER SECTION C-1501.1(E) OF THE ZONING REGULATIONS.

ZONE DISTRICT: D-6

CFA CASE NUMBER: SL 26-039

EXISTING MECHANICAL PENTHOUSE AREA:
3,516 SF

PROPOSED PENTHOUSE AREA:
SEE SHEET G0206

ADDITIONAL SF ON PENTHOUSE LEVEL: 3,964 GSF

Perkins&Will

BZA APPLICATION AUGUST 27, 2026

PROJECT
1701 Pennsylvania Avenue
1701 Pennsylvania Ave NW
Washington, DC 20006

GROSVENOR
1701 PENN AVE NW

KEYPLAN

ISSUE CHART

TITLE
SITE AND ZONING INFORMATION

SHEET NUMBER
G0201



VICINITY MAP



SITE MAP



Perkins&Will

BZA APPLICATION AUGUST 27, 2026

PROJECT

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1701 Pennsylvania Ave NW
Washington, DC 20006

GROSVENOR

1701 PENN AVE NW

CLIENT ADDRESS

KEYPLAN

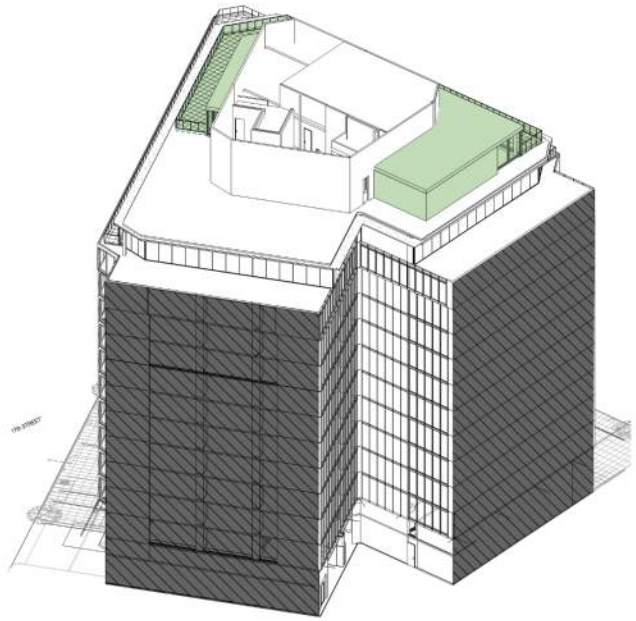
ISSUE CHART

TITLE

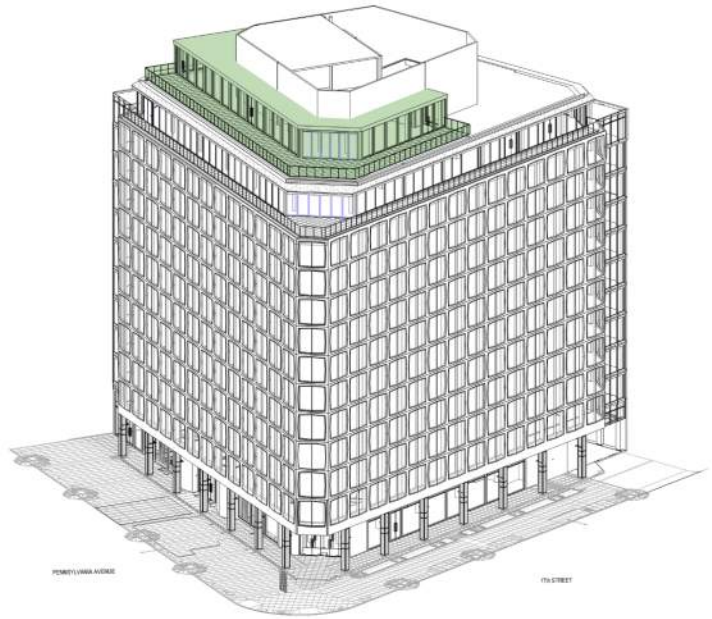
SITE LOCATION AND CONTEXT

SHEET NUMBER

G0202



2 AXO diagram - BZA_W & N
SCALE



1 AXO diagram - BZA_E & S
SCALE

Perkins&Will

BZA APPLICATION AUGUST 27, 2026

PROJECT

1701 Pennsylvania Avenue

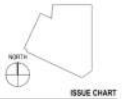
1701 Pennsylvania Ave NW
Washington, DC 20006

GROSVENOR

1701 PENN AVE NW

CLIENT ADDRESS

KEYPLAN



ISSUE CHART

ISSUE	DATE
Job Number	880968.000

TITLE

AXONOMETRIC VIEWS

SHEET NUMBER

G0205

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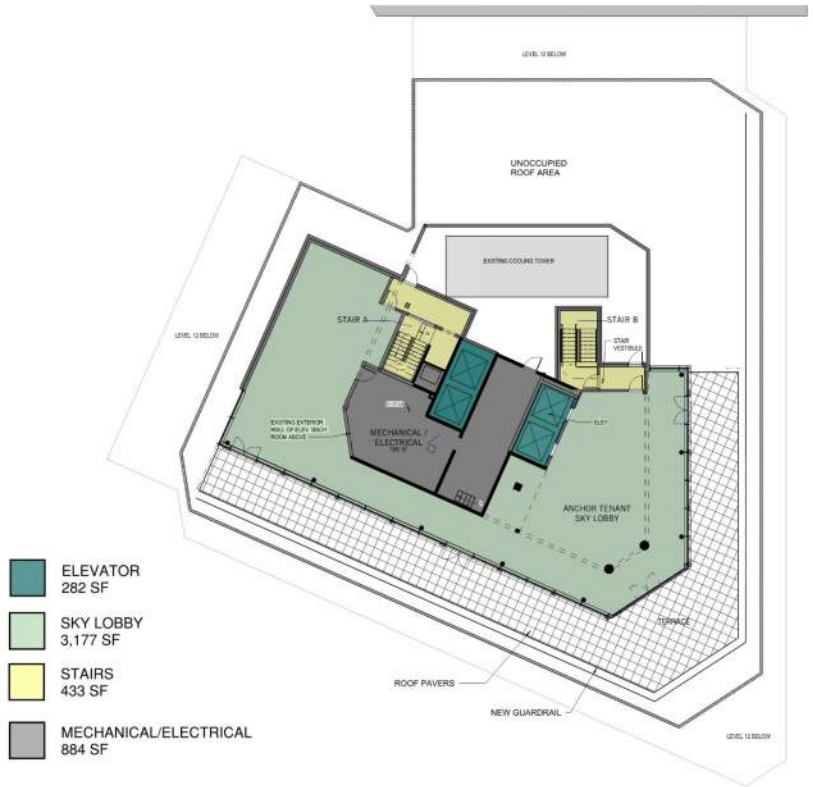
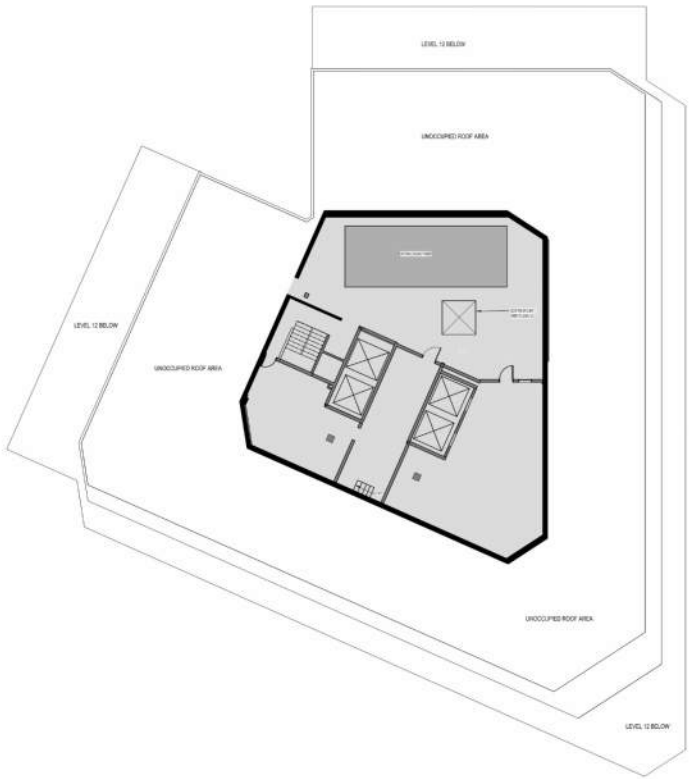


2 LEVEL PH - PROPOSED WORK PLAN
SCALE 3/32" = 1'-0"



1 LEVEL PH - T.O.S. EXISTING
SCALE 3/32" = 1'-0"

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PROJECT

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1701 Pennsylvania Ave NW
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CLIENT ADDRESS

KEYPLAN



ISSUE CHART

Job Number

TITLE

EXISITNG AND PROPOSED PLANS - PENTHOUSE LEVEL

SHEET NUMBER

G0206

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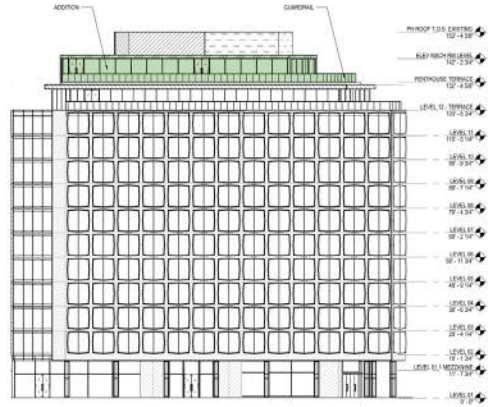
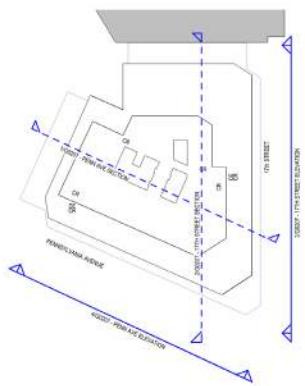


4 BUILDING ELEVATION - SOUTH - BZA
SCALE 1" = 20'-0"



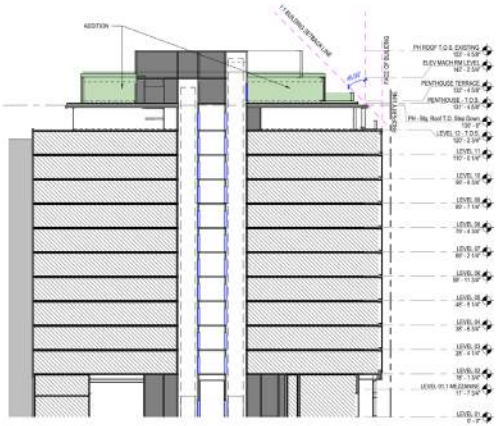
3 17th STREET ELEVATION - BZA
SCALE 1" = 20'-0"



A KEY PLAN DIAGRAM - BZA BLDG SECTIONS & ELEVATIONS
SCALE 1" = 30'-0"



2 17th STREET SECTION - BZA
SCALE 1" = 20'-0"



1 PENN AVENUE SECTION - BZA
SCALE 1" = 20'-0"

Perkins&Will

BZA APPLICATION AUGUST 27, 2026

PROJECT

1701 Pennsylvania Avenue

1701 Pennsylvania Ave NW
Washington, DC 20006

GROSVENOR

1701 PENN AVE NW

CLIENT ADDRESS

KEYPLAN



ISSUE CHART

Job Number 660968.000

TITLE

BUILDING SECTIONS AND ELEVATIONS

SHEET NUMBER

G0207

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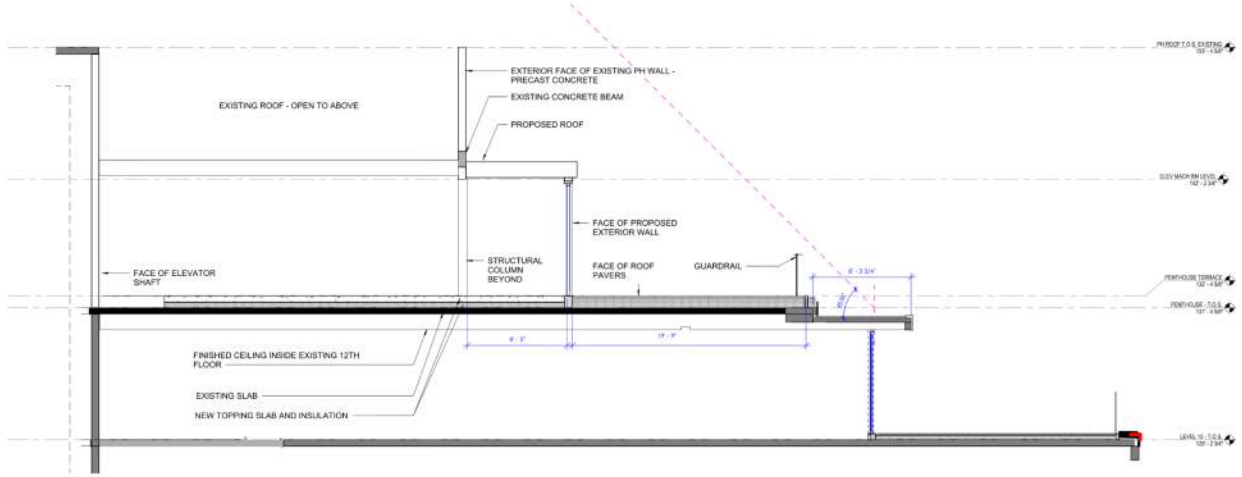
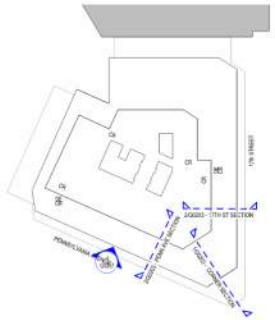
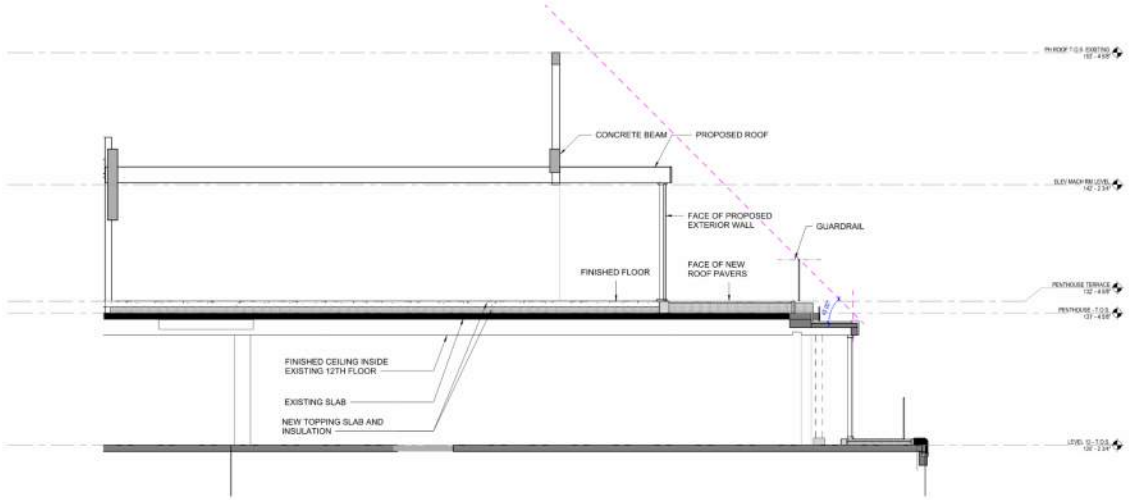


2 CORNER SETBACK SECTION - UPDATED
SCALE 1/4" = 1'-0"



A KEY PLAN DIAGRAM -BZA SETBACK SECTIONS
SCALE 1" = 30'-0"



1 PENN AVE & 17TH STREET SETBACK SECTION
SCALE 1/4" = 1'-0"

Perkins&Will

BZA APPLICATION AUGUST 27, 2026

PROJECT
1701 Pennsylvania Avenue
1701 Pennsylvania Ave NW
Washington, DC 20006

GROSVENOR
1701 PENN AVE NW

CLIENT ADDRESS

KEYPLAN

ISSUE CHART

Job Number

TITLE
SET BACK SECTIONS

SHEET NUMBER
G0208

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