



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0014	28-29	MU-6	2A02

Address of Property: 2519-2525 Pennsylvania Avenue, NW

ZONING INFORMATION

Relief from section(s): G § 1200 (G § 404.1); G § 1200, 1201 (G § 202.1)

Type of Relief: Special Exception

Brief description of proposed project: Triangle Communications Associates, Inc. & LPD DC LLC & Evangeline Pedas (collectively known as the "Applicant"), respective owners of the properties located at 2519-2525 Pennsylvania Avenue, NW (Square 14, Lot 28-29), request special exception relief from lot occupancy limitations of G § 404.1 pursuant to G § 1200.1, from rear yard requirements of G § 405.2 pursuant to G § 1200.1, and from the open court requirements of G § 202.1 in order to to 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. The Applicant is also proposing to expand the existing fifth floor to the end of the existing Building footprint. The proposed Building will have 15 residential units and 2,447 square feet of commercial space.

Present use of Property: Each property is currently improved with a five-story row building. The first floor of each building has been consistently used for various non-residential purposes. The upper floors have been consistently used for residential purposes.

Proposed use of Property: 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. The proposed Building will have 15 residential units, and 2,447 square feet of commercial space.

CONTACT INFORMATION

Owner Information

Name: "Triangle Communications Associates, Inc." & "LPD DC LLC & Evangeline Pedas"
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Phone No.s: (202)502-1704
Phone No. Alternate:

Authorized Agent Information

Name: Martin P. Sullivan
E-mail: msullivan@sullivanbarros.com
Address: 1155 15th St NW, Suite 1003 Washington, DC 20005
Phone No.s: 2025031704
Phone No. Alternate:

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	3	\$4680
Grand Total			4680

SIGNATURE

Date

Martin P. Sullivan

4/6/2021

Board of Zoning Adjustment
District of Columbia
CASE NO.20500
EXHIBIT NO.1

