

April 6, 2022

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Modification of Consequence - BZA Case No. 20500 – 2519-2525 Pennsylvania Avenue, NW

Dear Members of the Board:

On behalf of 2525 Penn LLC, the Applicant in the above-referenced case (the “Applicant”), we are filing this request for a Modification of Consequence. This proposed revision resulted from errors with the original plans and plat with the placement of the structure thereon, as an incorrect assumption was made that the existing bays at the front of the building were located in public space. In addition, parking spaces were identified, even though no parking is required, or being provided, and the storage spaces identified as parking spaces are not of adequate size to hold vehicles.

Subsequent to the BZA approval, it was discovered that the existing bays were actually within the front property line and not in public space. As a result, this revision is required to properly place the existing building and addition (the “Project”) within the BZA documents. While this relocation has minor implications for the development standards calculations, including lot occupancy and FAR, the design and massing of the project are virtually unchanged, and no square footage is being added. Essentially, in order to account for the error and retain the approved exterior massing, the modification reduces the density slightly, reduces the size of the “carriage house” portion of the structure, and reduces lot occupancy on two floors while increasing lot occupancy on the three middle floors, although this slight increase in lot occupancy is merely a function of the interior court being reduced in area square footage (but not below the minimum required width).

Most of the adjustments to the development standards calculations are reductions. The FAR is decreasing from 4.24 to 4.23. The lot occupancy of the first floor is decreasing from 100% to 99.6%. The lot occupancy of the fifth floor is decreasing from 64.7% to 62.4%.¹ The court dimensions remain the same. The square footage of the carriage house is being decreased from 967 square feet to 861 square feet. The lot occupancy of the second, third and fourth floors is

¹ This decrease resulted from design changes and not as a result of the error.

increasing from 85% to 87%, because of the reduction of the area of the interior court. There were minor adjustments to the 6th floor, with no material change in the area or massing.

Respectfully Submitted,

Martin P Sullivan

Martin P. Sullivan, Esq.

CERTIFICATE OF SERVICE

I hereby certify that on April 6, 2022, an electronic copy of this submission was served to the following:

D.C. Office of Planning
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Advisory Neighborhood Commission 2A

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Respectfully Submitted,

Sarah Harkcom

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