



FORM 154 - APPLICATION FOR MINOR MODIFICATION/MODIFICATION OF CONSEQUENCE

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0014	0028, 0029	MU-6B	2A02

Address of Property: 2519 and 2525 Pennsylvania Avenue, NW

ZONING INFORMATION

Relief from section(s):

Related Case Number: 20500

Relief Type: Modification of Consequence (plans)

Motion for Modification to: Amend the approved plans by adjusting lot occupancy, FAR, and parking as a result of errors in the originally approved plans.

Below and/or on a separate sheet of 8 1/2" x 11" paper, describe the modification you are requesting and state each and every reason why the Board of Zoning Adjustment (BZA) should grant your application, including relevant references to the Zoning Regulations or Map.

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%. 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 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.

Certificate of Service

I hereby certify that on 04/06/2022 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via Email

CONTACT INFORMATION

Owner Information

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

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Time extension/minor and non-minor modification (all others)	\$26	4680	\$1216.80
Grand Total			1216.80

SIGNATURE

Date

Martin Sullivan

4/6/2022

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