

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



**BZA Application No. 20879
PB Universal South LLC and PB Universal North LLC
1825/1875 Connecticut Avenue, NW (Square 2535, Lot 42)**

HEARING DATE: March 15, 2023

DECISION DATE: March 15, 2023

SUMMARY ORDER

RELIEF REQUESTED. The application requests the following relief in order to construct upper floor additions with penthouses and roof decks, and convert to a residential use, an existing, detached, nine-story, with below-grade parking, penthouses, and roof decks, mixed use building in the MU-9B zone:

- Special Exception from the penthouse setback requirements of Subtitle C § 1504, pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2
- Special Exception from the court requirements of Subtitle G § 202, pursuant to Subtitle G § 409.1, Subtitle G § 1201, and Subtitle X § 901.2
- Special Exception from the side yard requirements of Subtitle G § 406, pursuant to Subtitle G § 409.1, Subtitle G § 1201, and Subtitle X § 901.2

The zoning relief requested in this case was self-certified. (Exhibit 27B (Final Revised); Exhibit 4 (Original).)¹

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission 1C, 2B, and 2D, the “affected ANCs” pursuant to Subtitle Y §§ 101.8 and 403.5(b) of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references are made unless otherwise specified).

NOTICE OF THE APPLICATION AND PUBLIC HEARING. The Board of Zoning Adjustment (the “Board”) referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

ANC REPORTS.

ANC 1C’s report indicated that at a regularly scheduled, properly noticed public meeting on February 1, 2023, at which a quorum was present, the ANC voted to support the application. (Exhibit 21.) The ANC report raised no issues or concerns.

¹ The self-certification form was revised to update the table of calculations.

ANC 2B's report indicated that at a regularly scheduled, properly noticed public meeting on February 8, 2023, at which a quorum was present, the ANC voted to support the application. (Exhibit 26.) The ANC report raised no issues or concerns, and requested the Applicant continue working with the community on the penthouse setback and Florida Avenue NW entrance.

ANC 2D's report indicated that at a regularly scheduled, properly noticed public meeting on February 21, 2023, at which a quorum was present, the ANC voted to support the application. (Exhibit 34.) The ANC report raised no issues or concerns and requested the Applicant 1) prioritize affordable retail; 2) work with DDOT on transportation safety improvements, and; 3) water trees surrounding the property in perpetuity.

OFFICE OF PLANNING ("OP") REPORT. OP submitted a report recommending approval of the application. (Exhibit 28.)

DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT. DDOT submitted a report indicating that it had no objection to the application because it concluded that the relief would not result in any adverse impacts to the District's transportation network. (Exhibit 29.)

OTHER AGENCIES. The Office of the Attorney General submitted a letter in support of the application. (Exhibit 32.)

CONCLUSIONS

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested special exception relief can be granted because:

- It is in harmony with the general purpose and intent of the Zoning Regulations and Map;
- It will not tend to affect adversely the use of neighboring property; and
- Pursuant to Subtitle X § 901.2(c), the relief satisfies the specified conditions for special exception relief.

DECISION

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for the requested relief and therefore **APPROVES** the following relief:

- Special Exception from the penthouse setback requirements of Subtitle C § 1504, pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2
- Special Exception from the court requirements of Subtitle G § 202, pursuant to Subtitle G § 409.1, Subtitle G § 1201, and Subtitle X § 901.2

- Special Exception from the side yard requirements of Subtitle G § 406, pursuant to Subtitle G § 409.1, Subtitle G § 1201, and Subtitle X § 901.2

Subject to the following **CONDITION**:

1. The project shall be constructed in accordance with the plans submitted as Exhibits 27D1 through Exhibit 27D11 in the record,² as required by Subtitle Y §§ 604.9 and 604.10.

VOTE: 5-0-0 (Frederick L. Hill, Lorna L. John, Carl H. Blake, Chrishaun S. Smith, and Anthony J. Hood to APPROVE)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY:


SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: March 21, 2023

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS AFTER IT BECOMES EFFECTIVE UNLESS, WITHIN SUCH TWO-YEAR PERIOD, THE APPLICANT FILES PLANS FOR THE PROPOSED STRUCTURE WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR THE APPLICANT FILES A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE

² Self-Certification. The zoning relief requested in this case was self-certified, pursuant to Subtitle Y § 300.6. In granting the requested self-certified relief subject to the plans submitted with the Application, the Board makes no finding that the requested relief is either necessary or sufficient to authorize the proposed construction project described in the Application and depicted on the approved plans.

CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.