

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

Application of
1701 Pennsylvania LLC

BZA Application No:
ANC 2A07

STATEMENT OF THE APPLICANT

This application is made by 1701 Pennsylvania LLC (the “**Applicant**”) to the Board of Zoning Adjustment (“**Board**”) for special exception approval under Subtitle C § 1501.1(e) to permit a habitable penthouse within the vicinity of the White House to renovate and expand the existing penthouse on the office building located at 1701 Pennsylvania Avenue, NW (Square 166, Lot 32) (the “**Property**”).

I. JURISDICTION OF THE BOARD

The Board has jurisdiction to grant the relief requested pursuant to Subtitle X § 900.2 of the Zoning Regulations.

II. DESCRIPTION OF THE PROPERTY, SURROUNDING AREA, AND PROJECT

The Property consists of approximately 20,755 square feet of land area and is located in the Foggy Bottom neighborhood. The Property is bounded by Pennsylvania Avenue, NW to the south, 17th Street, NW to the east, and commercial office buildings to the north and west. The Property is located across 17th Street, NW immediately to the northwest of the Old Executive Office Building and White House Grounds. The surrounding area is developed primarily with federal government and commercial office buildings. The Renwick Gallery is directly across 17th Street, NW to the east; the World Bank building is located one block to the west.

As shown on the Zoning Map attached as Exhibit A, the Property is located in the D-6 Zone District, and the immediately surrounding area consists of properties zoned D-6, D-5, and

D-2, with RA and MU zone districts located further west, largely within the George Washington University Campus Plan, as well as large areas of unzoned federal land.

As shown on the architectural plans attached as Exhibit B (the “**Plans**”), the Property is improved with an existing twelve (12)-story commercial office building (the “**Building**”), with ground-floor retail space, that was constructed in 1963. The Building has a height of approximately 130 feet and will have an FAR of approximately 10.1 once the Project is complete, utilizing density credits for the modest expansion of the 12th floor from the existing footprint. The Building has an existing mechanical penthouse that has a legally nonconforming height of approximately 22 feet, exceeding the maximum 20 feet permitted for penthouses in the D-6 Zone under the current Zoning Regulations. The existing mechanical penthouse was approved by the Board in Order No. 6010 (attached as Exhibit C) in conjunction with the initial construction of the Building.

The Building is not a historic landmark and is not located in a historic district; however, the Property is within the jurisdiction of the U.S. Commission of Fine Arts (“**CFA**”) under the Shipstead-Luce Act, 42 U.S.C 9101, et seq.

As shown in the Plans (Exhibit B), the Applicant proposes to renovate the existing penthouse level on the Building, expand the existing penthouse structure, and create a habitable penthouse to provide amenity space to the Building’s anchor tenant as part of the Applicant’s broader renovation of the existing Building, including major updates to the façade, a slight expansion of the 12th floor, and improvements to abutting public space (collectively, the “**Project**”).

The Project was reviewed by CFA and received concept approval (Application SL 26-039).

The Applicant also contacted the U.S. Secret Service regarding the Project, and the Secret Service conducted a site inspection on December 4, 2025. Secret Service officials raised no

concerns with the Project; email correspondence from the Secret Service confirming their determination is attached as Exhibit D.

III. THE APPLICATION SATISFIES THE CRITERIA FOR THE REQUESTED RELIEF

Pursuant to Subtitle C § 1501.1(e), penthouse habitable space is permitted by special exception in the restricted area surrounding the White House, subject to the general special exception requirements and upon consultation with the Secret Service. As discussed in detail below, the Applicant meets the standards for the requested special exception approval.

1. Approval of habitable penthouse space.

The proposed penthouse meets the general special exception requirements, as detailed below. Additionally, the Applicant has reached out to the Secret Service to discuss the Project and the penthouse habitable space and, as noted above, conducted a site inspection with Secret Service officials. The Secret Service did not raise any objections or concerns regarding the Project, and email correspondence from the Secret Service confirming their determination of “no objections” is attached as Exhibit D. The Applicant will continue to work with federal security officials as the Project moves forward and after the penthouse space is completed.

2. The relief requested is in harmony with the Zoning Regulations and Maps and will not adversely affect or impact the surrounding area.

The proposed habitable penthouse is in harmony with the Zoning Regulations and Maps. The Project will conform to the penthouse requirements of the D-6 Zone with respect to height, bulk, and setbacks, aside from the legally nonconforming height of the existing mechanical penthouse structure, which is not being altered. The Project maintains the existing use of the Property and provides a supportive conference and amenity space for the Building’s anchor tenant. As stated above, the Secret Service conducted a site inspection and has no objection to the Project,

and the Applicant will continue to work with Secret Service officials to ensure proper safety considerations are in place. The Applicant will make a contribution to the Housing Production Trust Fund in accordance with Subtitle C § 1507. Further, the penthouse meets all setback requirements under the Zoning Regulations. Therefore, the proposed penthouse is consistent with the Zoning Regulations and Maps.

For all of these reasons, the proposed penthouse meets the requirements for special exception relief under the Zoning Regulations to permit habitable penthouse space within the restricted area surrounding the White House.

IV. CONCLUSION

For all of the above reasons, the Applicant has satisfied the standards for the requested special exception relief in this case and requests approval for such relief.

Respectfully submitted,

_____/s/
Jeff C. Utz

_____/s/
Lawrence Ferris