

**MEMORANDUM**

**TO:** District of Columbia Zoning Commission  
**FROM:** Philip Bradford, AICP, Development Review Specialist  
*JS*  
Jennifer Steingasser, Deputy Director Development Review & Historic Preservation  
**DATE:** July 21, 2025  
**SUBJECT:** Zoning Commission Case 24-12, 2101 Garrison Street, NW – Corrections to Hearing Report

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During the OP testimony during the July 14, 2025 public hearing, OP noted four corrections to the hearing report. The Commission requested a memorandum be submitted to the record outlining any corrections which are noted below:

- Page 2: Property Size: Portion to be rezoned was noted as 3,944 sq. ft., this square footage is the area not subject to the PUD. The PUD boundary is 30,357 sq. ft., and the portion to be rezoned RA-3 is 28,654 sq. ft.
- Page 4: Penthouse Side Setback: The staff report incorrectly states that the alley separating the proposed development from the existing structures is a public alley. The alley is a private drive in an easement.
- Page 5: PUD Site Boundary: Notes that the requested flexibility is pursuant to D § 318.8, however it is pursuant to B § 318.8.
- Page 5: Off Site Parking: There are no corrections to this section, however, it should have been noted as part of the heading that this is a Special Exception request.