

2100 M Street, NW (Square 72, Lot 75) BZA Case Nos. 20291B & 20291C

ANC 2A Public Meeting
September 18, 2024



Holland & Knight

Project Overview

Prior BZA Approvals:

- BZA Order No. 20291 – Renovation and expansion of existing office building for continued office use. Zoning relief approved:
 - Special exception – Penthouse setbacks (Sub. C §§ 1502.1 and 1504.1)
 - Area variance – Court width and area (Sub. I § 207.1)
 - Area variance – Loading berth clearance (Sub. C § 905.2)
 - Area variance – 45-degree setback from MU-10 zone (Sub. I § 201.6)
- BZA Order No. 20291A – Two-year extension to approved project.

Proposed BZA Applications:

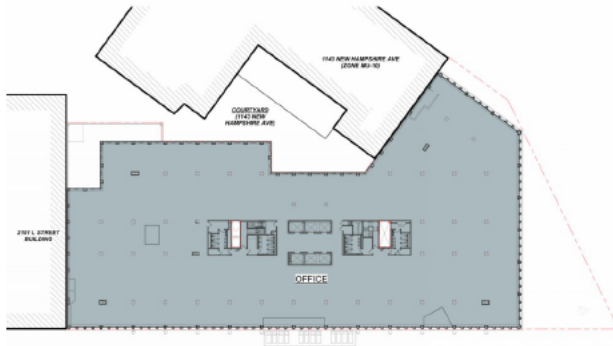
- BZA Case No. 20291B – Two-year extension.
- BZA Case No. 20291C – Modification Without Hearing. Revised project is for conversion and expansion of existing office building for residential use.
 - Approx. 400 units and approx. 20,000 sq. ft. of retail.
 - Removes all zoning relief other than area variance from the 45-degree setback requirement from MU-10 zone (Sub. I § 201.6). Extent of relief significantly reduced.

Existing Conditions

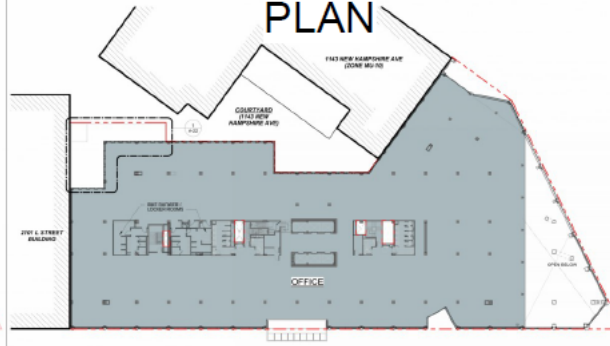


Existing, Approved & Proposed Plans

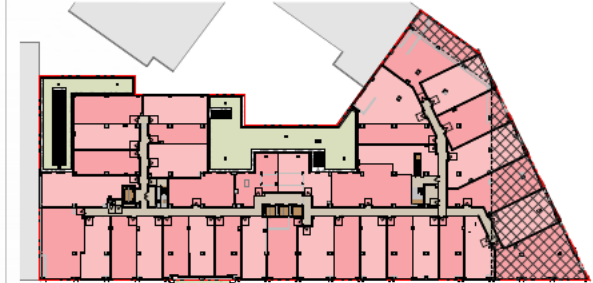
EXISTING PLAN



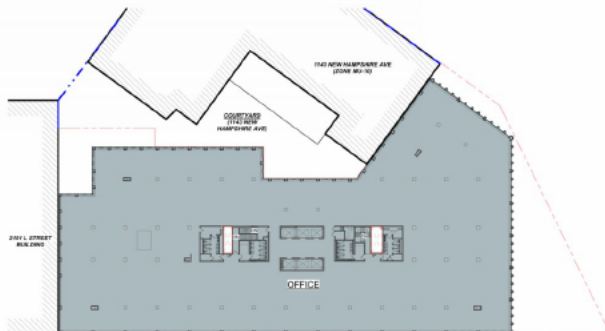
APPROVED OFFICE PLAN



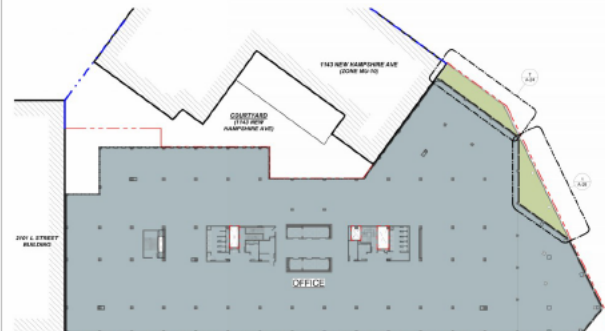
PROPOSED RESIDENTIAL PLAN



LEVEL 2: EXISTING



LEVEL 2: PROPOSED



LEVEL 2 : PROPOSED



TYP. LEVEL: EXISTING

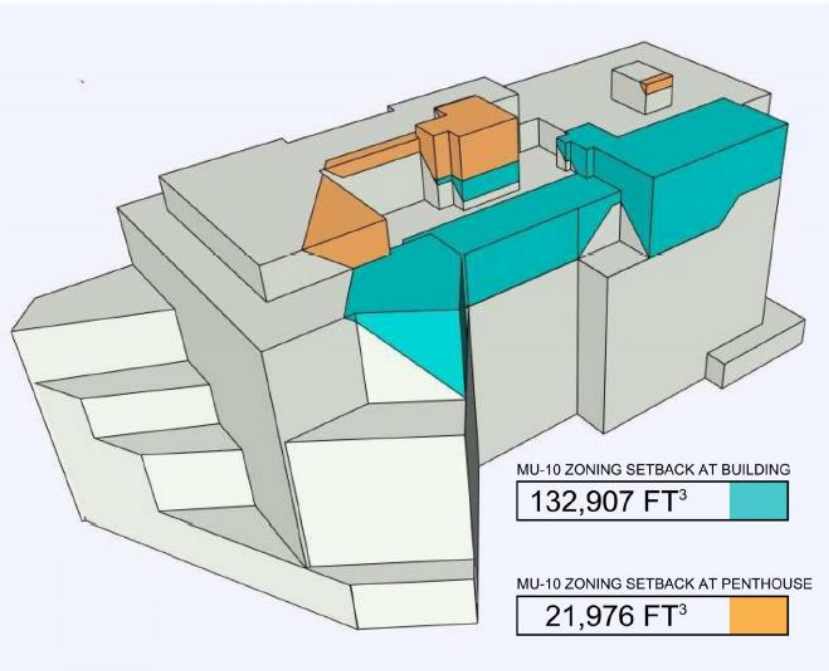
TYP. LEVEL: PROPOSED

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Approved & Proposed 45-degree Setback

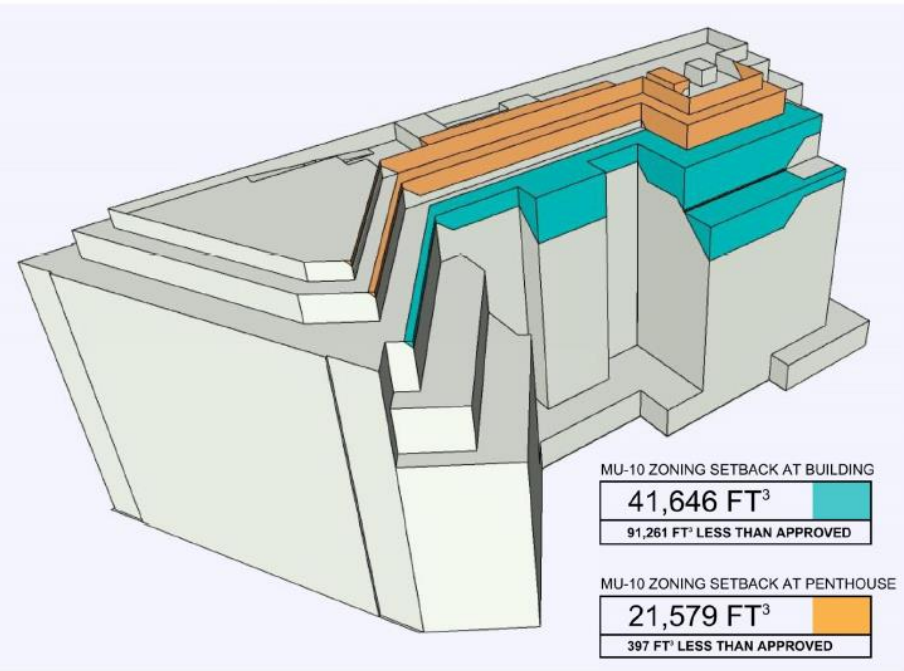
APPROVED SETBACK

OFFICE BUILDING, BZA 2020



PROPOSED SETBACK

RESIDENTIAL BUILDING



Proposed Building Rendering



Proposed Building Rendering



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