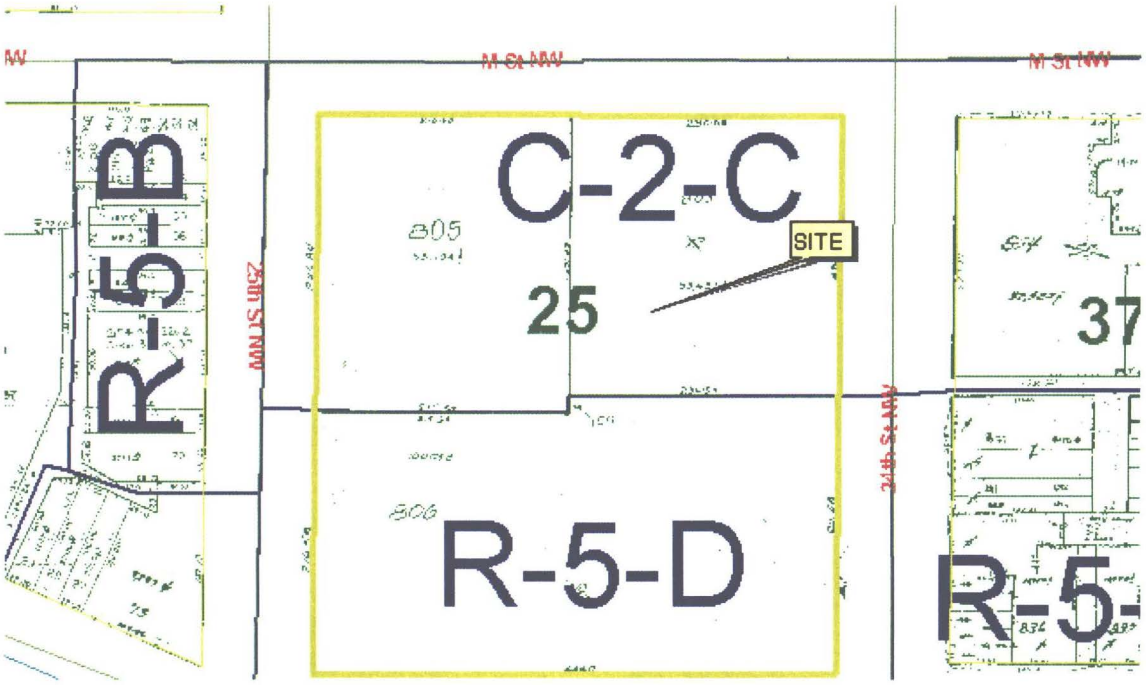


REVISED

Application No. 16926 Columbia/2440 Venture LLC

NOTE: The site is identified as Lot 808 on the application and Lot 21 on the Surveyor's plat. Clarification is needed.

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the residential recreation space requirements under section 773, and a variance from the rear yard requirements under section 774, and pursuant to 11 DCMR § 3104.1, a special exception from the roof structure provisions under section 411, to allow the construction of an apartment house with ground floor retail in the at premises 2400 M Street, N.W.

ZONING:	C-2-C District
SQUARE & LOT:	Square 25, Lot 808
OFFICE OF PLANNING:	OP recommends **PARTIAL APPROVAL** of the application. Exhibit No. 26. The report was timely filed.
ANC 2A:	The ANC recommends **APPROVAL** of the application. **The report was timely filed. Exhibit No. 28**
REQUEST FOR PARTY STATUS:	**NONE**

BZA
Case No. 16926
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO.16926
EXHIBIT NO.38

AFFIDAVIT OF POSTING:	The property was properly posted and the Affidavit of Posting timely filed. Exhibit No. 24.

NOTES:

- The vacant site is currently used as a parking lot and contains 53,439 square feet. It is located in the West End/Foggy Bottom neighborhood of Ward 2 in close proximity to the former Columbia Hospital for Women.

- The Applicant is proposing to construct a 334-unit apartment house that would contain a gross floor area of 372,975 square feet. The building would consist of 364,995 square feet of residential space and 7,980 square feet of retail space. A below-level garage that would provide 225 parking spaces.

- Letter of Support from the Columbia Hospital For Women Medical Center, Exhibit No. 27.

The attorneys are Whayne S. Quin and Christine Moseley Shiker