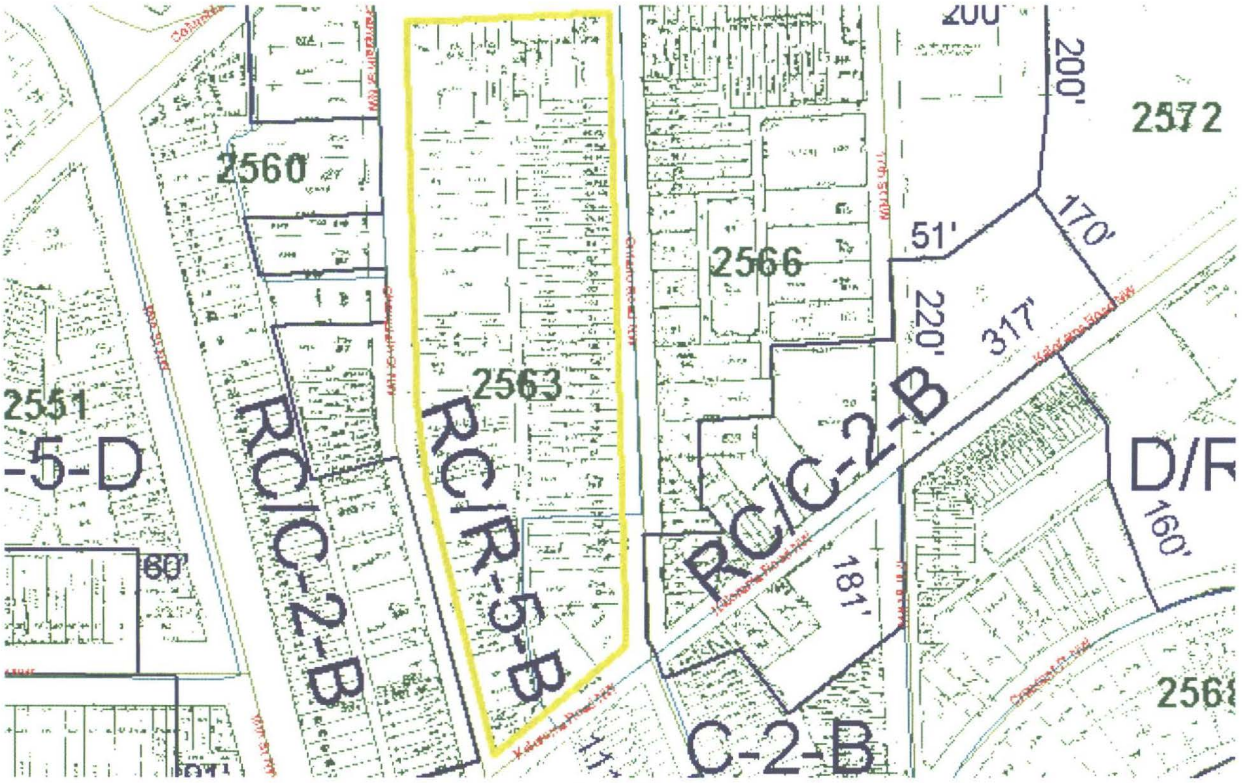



**REVISED**

# Application No. 16931 of 2327 Champlain Street LLC

## PRELIMINARY MATTER: Chairman Geoffrey H. Griffis recused himself from hearing this case.

**RELIEF SOUGHT:** Pursuant to 11 DCMR § 3104.1, a special exception from the height limitations under sections 1402, and 1403, and a special exception from the roof structure provisions under sections 400, and 411, and pursuant to 11 DCMR § 3103.2, a variance from the floor area ratio requirements under section 402, and a variance from the lot occupancy requirements under section 403, to allow the construction of an apartment building at premises 2327 Champlain Street, N.W.

**ZONING:** Reed Cooke/R-5-B District

**SQUARE & LOT:** Square 2563, Lots 101, 879 and 883

**OFFICE OF PLANNING:** **OP recommends APPROVAL of the application. Exhibit No. 37. The report was timely filed.**

BZA
Case No. 16931
Exhibit No. 44



Board of Zoning Adjustment
District of Columbia
CASE NO.16931
EXHIBIT NO.44

| | |
|---|---|
| **d.:** | **The Department indicates that the amount of traffic to be generated by the project would not have an adverse impact on the surrounding streets. Exhibit No. 38. The report was not timely filed; a waiver is needed.** |
| **ANC 1C:** | **The ANC report was not in the file on Monday, October 28, 2002 prior to the completion of this report.** |
| **REQUESTS FOR PARTY STATUS:** | **Ron Allen, Owner The Brass Knob Exhibit No. 33. The request was timely filed.**<br><br>**Dominique Kostelac, Kings Creek LLC Exhibit No. 32 request withdrawn The request was timely filed.** |
| **AFFIDAVIT OF POSTING:** | **The property was properly posted and the Affidavit of Posting timely filed. Exhibit No. 30.** |

**NOTES:**

- Self-Certified Application, Exhibit No. 8.
- The Applicant's statement was timely filed 14 days prior to the public hearing.
- **Petition signed by residents of the neighborhood who are OPPOSED to the height variance. They are not opposed to any of the other variances that are requested. Exhibit No. 36**
- Letter of Opposition from Brandon J. Fong, Exhibit No. 39.
- Letter of Support from Vincent J. Musi, Exhibit No. 29.

**The attorneys are Norman M. Glasgow, Jr. and Christine Moseley Shiker with the law firm of Holland and Knight**