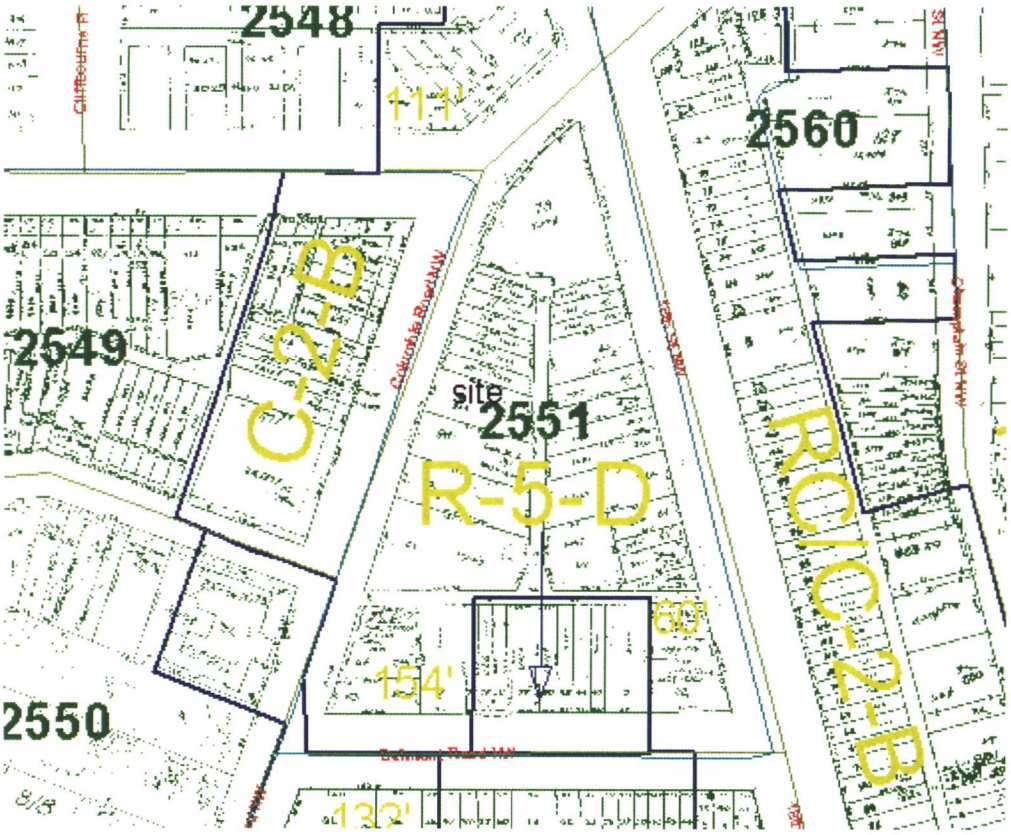



# Application No. 16937 Application of Cadence D.C. LLC

**RELIEF SOUGHT:** Pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 771, to allow the construction of an apartment building with retail use on the ground and second floors at premises 1836 Columbia Road, N.W.

**ZONING:** C-2-B District

**SQUARE & LOT:** Square 2551, Lot 85

**OFFICE OF PLANNING:** **OP recommends APPROVAL of the application. Exhibit No. 28. The report was timely filed.**

**COUNCILMEMBER:** Letter of Support from the Ward 1 Councilmember, Jim Graham, Exhibit No. 26.

**ANC 1C:** The ANC report was not in the file prior to the completion of this report on Monday, November 04, 2002.

**REQUEST FOR PARTY STATUS:** **NONE**

BZA
Case No. 16937
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16937
EXHIBIT NO.30

| | |
|---|---|
| **AFFIDAVIT OF POSTING:** | **The property was properly posted and the Affidavit of Posting timely filed. Exhibit No. 29** |

**NOTES:**

- **The Applicant did not provide a Letter of Authorization.**
- Self-Certified Application. Exhibit No. 5.
- The 5,710 square foot site is located in the Adams Morgan neighborhood of Ward 1. The proposed mixed-use building would consist of a gross floor area of 25,052 square feet (six stories). The project would consist of retail use on the ground level, and the remaining four floors would contain 12 residential units. Two below grade parking levels (containing 14 spaces) would be provided.
- **The project's roof plan was revised based on communication between the Office of Zoning and the Applicant. Zoning relief is no longer needed from §§ 411.5 and 411.6. See Exhibit Nos. 11, 13 & 14.**
- The project's Financial Analysis & Feasibility Study is located at Exhibit No. 6.

**The Applicant's attorney is Cynthia Giordano with the law firm of Arnold and Porter.**