REVISED

Application No. 16986 of Loder & Gravett, LLC

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 402, a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, and a variance from the closed court requirements under section 406 to construct a 4 unit apartment house at premises 2131 – 2133 10th Street, N.W.

PRELIMINARY MATTER: Requests For Party Status

ZONING:	R-5-B District
SQUARE & LOT:	Square 358, Lots 58 and 59
OFFICE OF PLANNING:	**OP recommends APPROVAL of the application. Exhibit No. 29. The report was timely filed.**
ANC-1B:	**Letter of Support from ANC 1B. Exhibit No. 27 The report was timely filed.**
REQUEST FOR PARTY STATUS:	**Michael W. Bowers, Abutting Property Owner, Exhibit No. 25. The request was timely filed.**
	Adam & Antoinette Tomasek Exhibit No. 32. The request was filed late.
AFFIDAVIT OF POSTING:	**The property was posted. The Affidavit of Posting of was filed one day late. Exhibit No. 30. A waiver is needed.**

NOTES:
Self-Certification. Exhibit No. 6. The Office of Zoning asked the Applicant's agent to file a revised Self-Certification Form. The revised document was filed on March 10th. Exhibit No. 33.

A gasoline service station, including four 1,000-gallon underground storage tanks previously occupied the site. The Applicant indicates that the site was previously zoned for industrial use, however was rezoned for residential use. A deteriorating one-story structure currently occupies the site. The Applicant is proposing to demolish the structure and replace it with a three-story, plus cellar, apartment house. The apartment house would consist of an efficiency and three two-bedroom and apartment units.

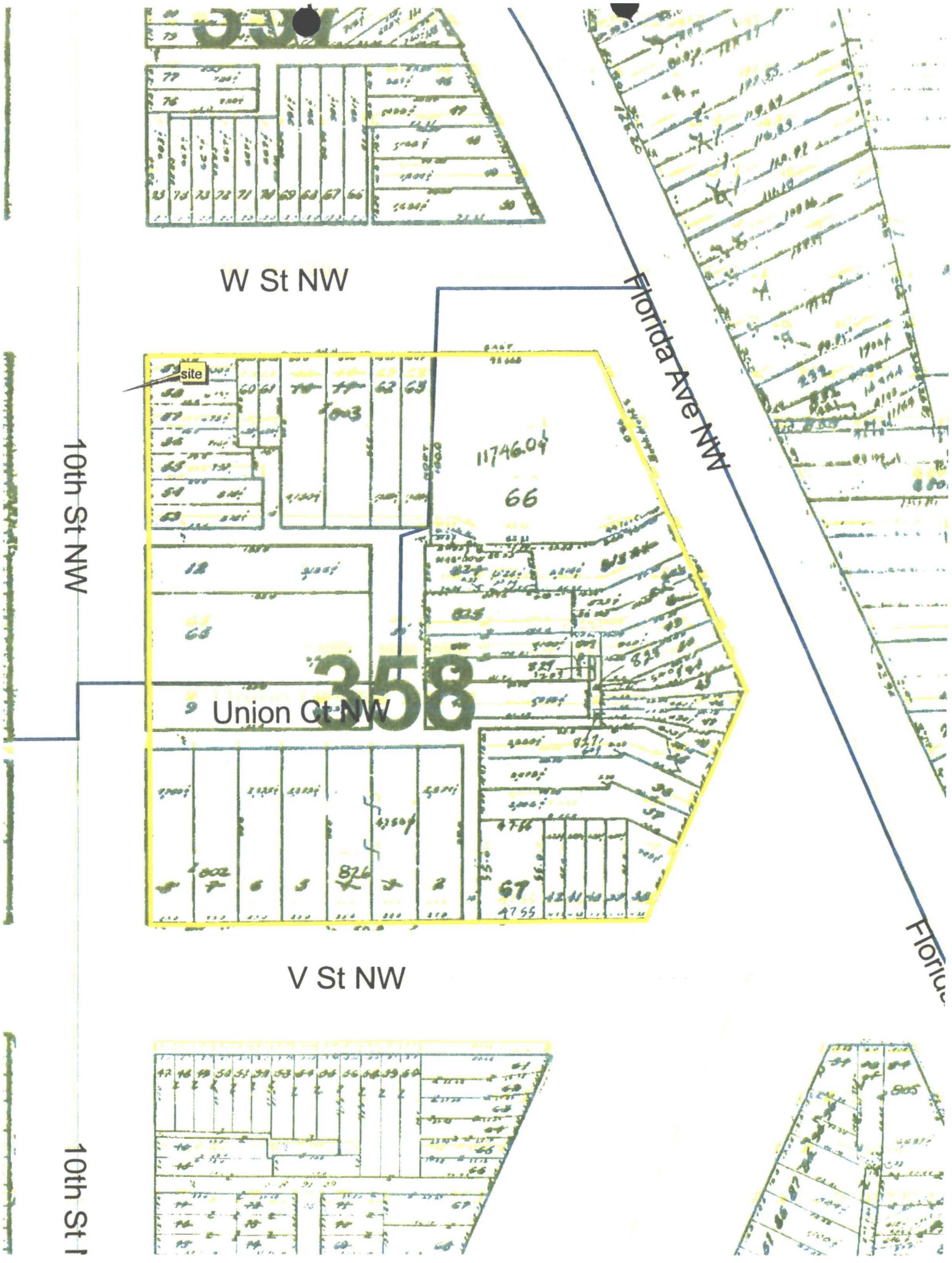
Letter of Authorization. Exhibit No. 7

Letter of Support from the Cardozo Shaw Neighborhood Association. Exhibit No. 28

The Applicant's agent is Gladys Hicks

Case No. 16986
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 16986
EXHIBIT NO. 35


W St NW
Florida Ave NW
10th St NW
site
11746.04
66
358
Union Ct NW
V St NW
10th St