REVISED

Application No 17012 of Jemal's Benjo LLC

NOTE: The Applicant is in receipt of a certification from the DC Historic Preservation Office, which indicates that a waiver has been granted from the off-street parking and off-street loading spaces of the Zoning Regulations, §§ 2100.5 and 2200.5.
Exhibit No. 29

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the building height provisions under section 770, a variance from the floor area ratio requirements under section 771, a variance from the residential recreation space requirements under section 773, and a variance from the rear yard requirements under section 774, to permit the renovation of historic buildings for mixed-use (retail, office and residential) at premises 1301-1309 9th Street, N.W.

ZONING: C-2-A District

SQUARE & LOT: Square 399, Lots 62, 63, 800, 801, 803 and 804

OFFICE OF PLANNING: **The Office of Planning filed two reports on the application. The initial report indicated that OP did not receive a copy of the Applicant's pre-hearing statement in a timely manner; therefore, they were unable to make a recommendation, Exhibit No. 28. OP's Supplemental Report recommends CONDITIONAL APPROVAL of the application. Exhibit No. 30**

d.: **The Department of Transportation filed two reports on this application. The first report did not support the application, Exhibit No. 27. The Department's Supplemental Report indicates that after reviewing additional information and holding further discussions with the Applicant, d. has no objection to approval of the application.**

BZA
Case No. 17012
Exhibit No. 42

Board of Zoning Adjustment
District of Columbia
CASE NO. 17012
EXHIBIT NO. 42

ANC 2C:	**The ANC recommends APPROVAL of the application. Exhibit No. 26. The report was timely filed.**
REQUEST FOR PARTY STATUS:	**NONE**
AFFIDAVIT OF POSTING:	The property was posted and the Affidavit of Posting timely filed. Exhibit No. 24

NOTES:

Self-Certified Application, Exhibit No. 2.

Letter of Authorization. Exhibit No. 8.

The Applicant's pre-hearing statement was timely filed 14 days prior to the public hearing.

The Applicant indicates that the site is located in the Shaw Historic District and that the subject buildings contribute to the historic character of the area. **No parking variances were requested and no parking spaces are being proposed for this project.** The HPRB Staff Report is located at Exhibit No. 25, Tab J. The HPRB parking waiver is located at Exhibit No. 29.

The site is located in the Shaw neighborhood of Ward 2 immediately north of the newly constructed DC Convention Center. The Applicant is proposing to renovate the five buildings that are located on the site and construct an addition at the rear of the buildings. The project would consist of retail use on the ground level, office use on the second and third levels, and six apartment units on the fourth and fifth levels.

The Applicant's attorney is Norman M. Glasgow, Jr. with the law firm of Holland and Knight