LUJAN LUJAN LUJAN COLUMBIA RD, LLC
REQUEST FOR A
VARIANCE FROM THE
FLOOR AREA RATIO

1834 COLUMBIA ROAD, N.W.
WASHINGTON, D.C.
DETAILED STATEMENT OF INTENDED USE

2009 OCT -7 PM 4:31

The Applicant is requesting a variance from District of Columbia Municipal Regulation Section 771 Floor Area Ratio[1] [C] to expand the business operations to the third floor of the property. The Applicant's property is zoned C2B which requires the following table specifications:

C2B	Apartment House or Other Retail Use	Other Permitted Use	Maximum Permitted
	3.5	1.5	3.5

The Applicant, Lujan Lujan Lujan Columbia Road, LLC, is a District of Columbia corporation incorporated in the District of Columbia in November 22, 2002 and is in Good Standing with the District of Columbia government. The corporate officers are Mr. Pedro Lujan, President, Mr. Peter Lujan, and Mr. Percey Lujan. The corporation purchased the 1834 Columbia Road, N.W., property in December 2002. The property is located in the Kalorama section of the District of Columbia. Prior to the purchase the owners leased the property for over ten years.

[1] Floor area ratio- a figure that expresses the total gross floor area as a multiple of the area of the lot. This figure is determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

BZA
Case No. 17094
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17094
EXHIBIT NO. 3

The building was constructed in 1900 and is 5,890 square feet. The following description provides the square footage on each floor:

Basement	19 x 65	1,235 square feet
First Floor	19 x 65	1,235 square feet
Second Floor	19 x 65	1,235 square feet
Third Floor	19 x 65	1,235 square feet
Fourth Floor	19 x 50	950 square feet

The building is four-story with basement structure. The most recent tax assessed value is $596,6000 which is comprised of $250,000 for the land and $345,400 for improvement.

The owners operate a successful restaurant known as "Habana Village". Currently the business is operated on the basement, first and second floors. The basement is where the kitchen and administrative office is located. The first floor is where patrons may dine at tables or sit at the bar. The second floor contains another bar and a small dance floor. However, after the recent purchase the owners seek to invest in the infrastructure and to expand the business. Accordingly, they are seeking an expansion to the third floor. The enclosed plans and drawings provide an overview of the third floor once renovated.

Because the establishment is in a C2B zone the utilization of the third floor for commercial purposes is prohibited and a variance of the floor area ratio is being requested. If the Board of Zoning Adjustment grants the use variance the expansion may proceed.

The granting of this Variance will not adversely affect the use of the neighboring property --, i.e. traffic, noise, lighting, etc. The business has operated at this address for many years and has had a positive effect on the neighborhood. Moreover, the variance if granted will be consistent with the general intent and purpose of the Zoning Regulations and Map.

The Applicant also seeks to request a variance from the parking requirements of Section 2101.1 DCMR Title II in the operation of a Restaurant/Public Hall. This request would not adversely affect the neighborhood The fourth floor of the establishment is too small a space to service patrons, however, the Applicant seeks permission a storage area. Accordingly, storage is incidental to proposed use constitutes an integral adjunct use and therefore makes the fourth floor a part of the gross floor area and floor area ratio.