



THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
435 R Street, NW	508	52,53,66	C-2-A	Area Variance	2101.1

Present use(s) of Property: Vacant Retail (previous Dry Cleaner)

Proposed use(s) of Property: 24-unit Multifamily Residential Apartments

Owner of Property: Community Three Development, LLC

Telephone No: 202-543-8000

Address of Owner: 515 8th Street, SE Washington, DC 20003

Single-Member Advisory Neighborhood Commission District(s): ANC 2C02

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Community Three Development proposes to convert an existing single story commercial building at 435 R Street, NW, Washington, DC 20001 into a 24-unit four-story multifamily residential building. A variance from the parking requirements of section 2101.1 will be requested.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: 3.27.12

Signature*:

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Grant Epstein c/o Edward L. Donohue

E-Mail: gwe@communitythree.com & edonohue@donohuesterns.com

Address: 801 North Fairfax Street, Suite 209, Alexandria, VA 22314

Phone No(s): 703-549-1123 x102

Fax No.: 703-549-5385

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18390

Board of Zoning Adjustment
District of Columbia
CASE NO.18390
EXHIBIT NO.1

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