

REVISED APPLICATION



BEFORE 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	2115.2

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

Proposed use(s) of Property: 22-Unit Multifamily Residential Apartments

Owner of Property: Community Three Development, LLC Telephone No: 202-543-8002

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:

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 15 PM 3:12

Community Three Development proposes to convert an existing single-story commercial building at 435 R Street, NW Washington, DC 20001 into a 22-unit, four-story multifamily residential building. A variance from the parking requirements of Section 2115.2 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: June 15, 2012 Signature*:

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

Name: Grant Epstein c/o Edward L. Donohue E-Mail: gwe@community three.com & edonohue@donohuesteams.com

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

Phone No(s): 703 549-1123 ext. 102 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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18390
EXHIBIT NO. 23

Case No. 18390

Board of Zoning Adjustment
District of Columbia
CASE NO. 18390
EXHIBIT NO. 23



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
435 R Street, NW	508	52,53,66	C-2-A

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

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐	§3103.2 - Use Variance	☒	§3103.2 - Area Variance	☐	§3104.1-Special Exception
Pursuant to Subsections						

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

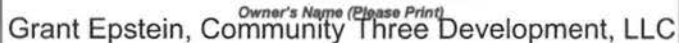
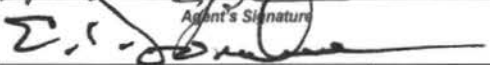
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

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 form 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)

 Owner's Signature		 Grant Epstein, Community Three Development, LLC	
 Agent's Signature		 Edward Donohue, Donohue & Stearns, PLC	
Date	6-15-12	D.C. Bar No.	412301
		or	Architect Registration No.

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is:

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations.
	Explanation _____

Signature		Date	
-----------	--	------	--

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

Case No. _____

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 15 PM 3:15

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications submitted on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	5,973 sq. ft.	none prescribed	n/a	5,973 sq. ft.	none
Lot Width (ft. to the tenth)	56.0 ft.	none prescribed	n/a	56.0 ft.	none
Lot Occupancy (building area/lot area)	50%	n/a	75% maximum (with IZ)	75%	none
Floor Area Ratio (FAR) (floor area/lot area)	0.5	n/a	3.0 maximum (with IZ)	3.0	none
Parking Spaces (number)	0.0	1 space per 2 dwellings (11)	n/a	9 legal; 2 compact	2 compact spaces
Loading Berths (number and size in ft.)	0.0	0	n/a	0	none
Front Yard (ft. to the tenth)	0.0	0	n/a	0	none
Rear Yard (ft. to the tenth)	0.0	15.0 ft.	n/a	15.0 ft.	none
Side Yard (ft. to the tenth)	0.0	0	n/a	0	none
Court, Open (width by depth in ft.)	n/a	n/a	n/a	n/a	none
Court, Closed (width by depth in ft.)	n/a	n/a	n/a	n/a	none
Height (ft. to the tenth)	11.0 ft.	n/a	50.0 ft.	48.0 ft.	none

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.





**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
VARIANCE:			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040	1	\$1,040.
TOTAL FOR VARIANCES:			\$1,040.
SPECIAL EXCEPTION:			
Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		
TOTAL FOR SPECIAL EXCEPTIONS:			
APPEAL:			
NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		
TOTAL FOR APPEALS:			
GRAND TOTAL:			\$1,040.
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)			
Name:	Grant Epstein c/o Edward L. Donohue		Signature:
Exhibit No. _____ Last Revised (10/18/10) Case No. _____			

RECEIVED
 D.C. OFFICE OF ZONING
 2012 JUN 15 PM 3:14

STATEMENT OF JUSTIFICATION
Variance Application
Washington D.C. Office of Zoning
3324 18th St. NW, Washington D.C., 20010

*RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 15 PM 3: 14

Application Type:	Area Variance
Applicant/ Property Owner:	Community Three Development, LLC
Property Address:	435 R Street, NW Washington D.C. 20001
Square:	508
Lot Nos.:	52, 53, 66
Zone District:	C-2-A

Community Three Development, LLC ("Community Three") is seeking an area variance to allow for a reduction in the drive aisle width and number of compact parking spaces allowed with its construction of a condominium building. This property was most recently used as a dry cleaning business and has been closed for approximately eight years. The three (3) subject lots have remained vacant and undeveloped due to the significant cost of preparing the site for construction. It has been determined that the soil on the parcel is contaminated with the chemicals used by the dry cleaners in its over fifty (50) years of operation. The costs associated with ventilating the soil have discouraged potential investors from considering the parcel. Since the business's cessation of operations, the surrounding area has grown and developed and it is time that this parcel contributed to both the aesthetic and fiscal well-being of this neighborhood.

Now that that the neighborhood has expanded to include similar multi-residential buildings, a commercial addition in this location is no longer optimal. Community Three proposes to transform the now defunct vacant lot into a condominium building. The remediation measures that would be necessary to render the site suitable for commercial use are significantly lower than that to protect residents spending significantly longer periods of time in close proximity to the soil. With this higher standard of care, comes increased costs which Community Three is willing to expend if they can be confident in their investment's success. The area variance requested herein will make this possible.

The Property

The property is located at 435 R Street, N.W. Washington, D.C. 20001. Community Three intends to convert what have long been vacant lots, into an asset that contributes to the neighborhood's economic and aesthetic revitalization. The proposed concept results in a quality residential building that is sensitive to the context of the surrounding urban environment and maximizes the utility of the subject parcel.

The property is located in the C-2-A Zone on a series of three lots totaling 5,973 square feet. Lot No. 66 currently houses an abandoned dry cleaning business in a severe state of disrepair while the other two lots are empty. All three lots front on R Street and there is a 10-foot wide alley to the rear. The existing dry cleaning building will be removed to allow for the new proposed construction.

Tools from the now defunct dry cleaning business remain on-site and include old dryers and a chemical press. Otherwise, the building's interior is vacant and dilapidated. The most notable and impactful aspect of the dry cleaning business is its detrimental effect on the parcel's soil and air quality. Community Three has hired Icor Limited ("Icor"), an environmental consultant based in Manassas, Virginia, to evaluate the condition of the soil on all three lots. Icor has made the preliminary determination that soil remediation measures, including removal and backfill treatment, and special permanent ventilation techniques, will be required to prepare the property for residential use.

Proposed Use

Community Three plans to construct a 22-unit, 4-story, multi-family residential building on the property. The proposed design allows for the restoration to a contributive use of a previously vacant parcel and at the same time, creates new livable spaces in a transit-rich area of Northwest D.C. The Applicant has already presented its proposal to ANC 2C02 and the East Central Civic Association and received unanimous support.

Variance Request

As indicated on the attached Form 135 and pursuant to §3103.2 of the District of Columbia Zoning Ordinance, Community Three is requesting an area variance from §2115.2 to allow compact spaces in a lot less than twenty-five (25) parking spaces. The number of parking spaces required by §2101.1 (1 space per 2 dwelling units) is satisfied, with nine (9) parking spaces as full-sized spaces and two (2) as compact spaces.

In addition, due to site constraints, the maximum drive aisle width that can be achieved is 17.2 feet. Therefore, Community Three is also requesting an area variance from the drive aisle width of twenty feet (20') mandated by § 2117.5 so that the total number of spaces required by §2101.1 can be achieved on-site.

Section 8 of the Zoning Act, D.C. Official Code § 6-41.07(g)(3)(2001) (formerly codified at D.C. Code § 5-424 (g)(3) (1994 Repl.)), gives the District of Columbia Board of Zoning Appeals ("the Board") the power,

"[w]here, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the original adoption of the regulations, or by reason of exceptional topographical conditions or other extraordinary or exceptional situation or condition of a specific piece of property, the strict application of any regulation adopted under D.C. Code §6-641.01 to 6-651.02 would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property, to authorize, upon an appeal relating to the property, a variance from the strict application so as to relieve the difficulties or hardship; provided, that the relief can be granted without substantial

detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.”

This provision establishes a three-prong test for the approval of an Applicant’s variance request:

- I. The property is unique because of some physical aspect or other extraordinary or exceptional situation or condition inherent in the property.
- II. The strict application of the zoning regulations will cause undue hardship or practical difficulty to the applicant.
- III. Granting the variance will do no harm to the public good or to the zone plan.

As articulated by the District Court of Appeals in Palmer v. D.C. Bd. of Zoning Adjustment, the standard of review depends on the nature of the variance requested. Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535 (D.C. 1972). An area variance requires that the Applicant demonstrate *practical difficulties* while a use variance demands that *undue hardship* be proven. Here, Community Three seeks only the former.

Turning to Prong I, the relevant case law makes several things clear. First, uniqueness can result from a combination of factors. As the Gilmartin Court states, “the statute does not preclude the approval of a variance where the uniqueness arises from a confluence of factors...the critical point is that the extraordinary or exceptional condition must affect a single property.” Gilmartin v. District of Columbia Bd. of Zoning Adjustment, 579 A.2d 1164 at 1168 (D.C. 1990), emphasis added. The size of the subject parcel coupled with the expensive and technically-sophisticated measures that must be taken due to the on-site soil contamination to ensure that the lots are suitable for habitation represent the confluence of factors which the Gilmartin Court requires in order to satisfy the first prong. The Palmer Court further clarifies that, “to support a variance it is fundamental that the difficulties or hardships be due to unique circumstances peculiar to the applicant’s property and not to the general conditions in the neighborhood.” Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535 at 539 (D.C. 1972). The presence of the dry cleaning business on this particular parcel for over fifty (50) years has created unique soil conditions that have and will continue to pose a threat to the site and adjacent properties. No other parcel in the neighborhood has been similarly affected. The increased cost to clean and redevelop this site, specifically to sensitively remediate contaminations that can affect ground water and air quality, necessitate full buildout on the parcel.

Regarding Prong II, the DC Court of Appeals explained the two-part test for the establishment of *practical difficulties* in Palmer v. D.C. Bd. of Zoning Adjustment. Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535 (D.C. 1972). An Applicant must demonstrate first, that compliance with the area restriction would be unnecessarily burdensome; and, second, that the practical difficulties are unique to the particular property. Palmer v. D.C. Bd. of Zoning Adjustment, 287 A.2d 535 (D.C. 1972); see also Gilmartin v. District of Columbia Bd. of Zoning Adjustment, 579 A.2d 1164 at 1167 (D.C. 1990).

The width of the combined parcel is approximately 56 feet, and as a result, can accommodate a total of eleven (11) parking spaces (nine (9) legal (9' x 19') and two (2) compact (8' x 16')) from the alley side only with a reduction in drive aisle width and provision for compact spaces. (See Proposed Ground Floor Plan). The configuration depicted on the attached Proposed Ground Floor Plan maximizes the utilization of the space of the parcel and provides the greatest number of parking spaces possible so as to approximate as closely as possible the requirements of §2101.1's parking schedule..

In 1700 Block of N Street, N.W., and Vicinity v. District of Columbia v. Bd. of Zoning Adjustment, the Court of Appeals upheld the grant of a variance from off-street parking requirements because it would have required the YMCA to reduce the programs offered. 1700 Block of N Street, N.W., and Vicinity v. District of Columbia v. Bd. of Zoning Adjustment, 384 A.2d 674 at 678 (D.C. 1978). The Court in Gilmartin said of 1700 Block: "In 1700 Block, moreover, there were no feasible alternatives that would have complied with the regulations." Gilmartin v. District of Columbia Bd. of Zoning Adjustment, 579 A.2d 1164 at 1170 (D.C. 1990). In determining whether or not to grant an Applicant's request for a variance, the Board has several factors at their disposal which include, but are not limited to the weight of the burden of strict compliance, the severity of the variance requested and the effect of the proposed variance on the overall zone plan. A factor that does *not* bar a grant in cases like that here is prior knowledge of the practical difficulty – a fact that encourages development after the due diligence period. See A.L.W. v. District of Columbia Bd. of Zoning Adjustment, 338 A.2d 428. In short, without a variance, the development of this site is impractical, cost-prohibitive, and burdensome given the configuration, orientation, and environmental constraints of the specific parcel.

The proposed variance is also in accordance with the overall zone plan and will do no harm to the public good. Community Three has engaged the local ANC (2C) to address any concerns or questions the immediate community has regarding the proposed development. The important take-away from those conversations was the neighbors' concern regarding the scarcity of available parking in the area. Community Three took this into consideration in their design and, in lieu of reducing the number of spaces provided, is asking that the Board grant the area variances to allow for the accommodation of the neighbors' concerns. When the current proposal was presented to the ANC on Wednesday, June 6, 2012, Community Three received unanimous support. The reduction in drive aisle width and provision of two (2) compact spaces will therefore do no harm to the public good and avoids exacerbation of the existing limited parking problem. Moreover, the existence of other condominium developments in the neighborhood place the proposal squarely within the general intent and purpose of the District's Zoning Regulations and Plan for this area. The reduction in drive aisle width will be more than outweighed by the beneficial addition of a multi-family residential building where there has long been nothing more than an attractive nuisance on a vacant lot for over a decade.

The BZA has found that soil conditions provided the requisite ground to approve area variances in several previous cases (attached). In Appeal No. 9866, the Board granted the parking reduction variance for a developer seeing to construct an apartment building "has shown a hardship within the meaning of the variance clause of the Zoning Regulations by reason of exceptional soil

conditions of the subject property and that to deny the requested relief would result in exceptional practical difficulties and undue hardship upon the owner.” In BZA Case No. 16931, the Board granted two area variances from the FAR and lot occupancy requirements to an applicant proposing to develop an apartment building where there had formerly been an Amoco gas station. The Board found that several factors combined to comprise the basis for the exceptional condition requirement – among them, the adverse subsurface conditions created by the site’s previous use as a gas station. Similarly, in BZA Case No. 17431, the Board granted an Applicant’s request for FAR, court-width and non-conforming addition area variances in order to allow for the conversion of a former garage into a residential building. The Board recognized the financial impact of the soil remediation measures when it stated that the variances would be necessary to offset the environmental costs and make the project financially viable. The BZA has even found soil contamination to be sufficient basis for the *higher* burden of undue hardship required for a use variance. In Case No. 1692, a fast food restaurant was granted a use variance on a parcel previously occupied by a gas station because “the contamination of the site is an exceptional situation which creates an undue hardship for the owner in making use of the site in compliance with the Zoning Regulations.”

Community Three has accomplished the most efficient use of the property coupled with minimal deviation from the requirements set forth in the District of Columbia Zoning Regulations while still providing the maximum possible number of parking spaces and therein accommodating adjoining property owners. Because no harm to the public good will result from the Board’s grant of the requested variances, Community Three has satisfied all three elements necessary for the approval of their request.

For the above-noted reasons, we believe that the Board should be able to find that this request for a variance falls within the scope of § 8 of the Zoning Act, D.C. Official Code § 6-41.07(g)(3)(2001) and respectfully request that the Board grant Community Three’s variance application.

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 15 PM 3: 14

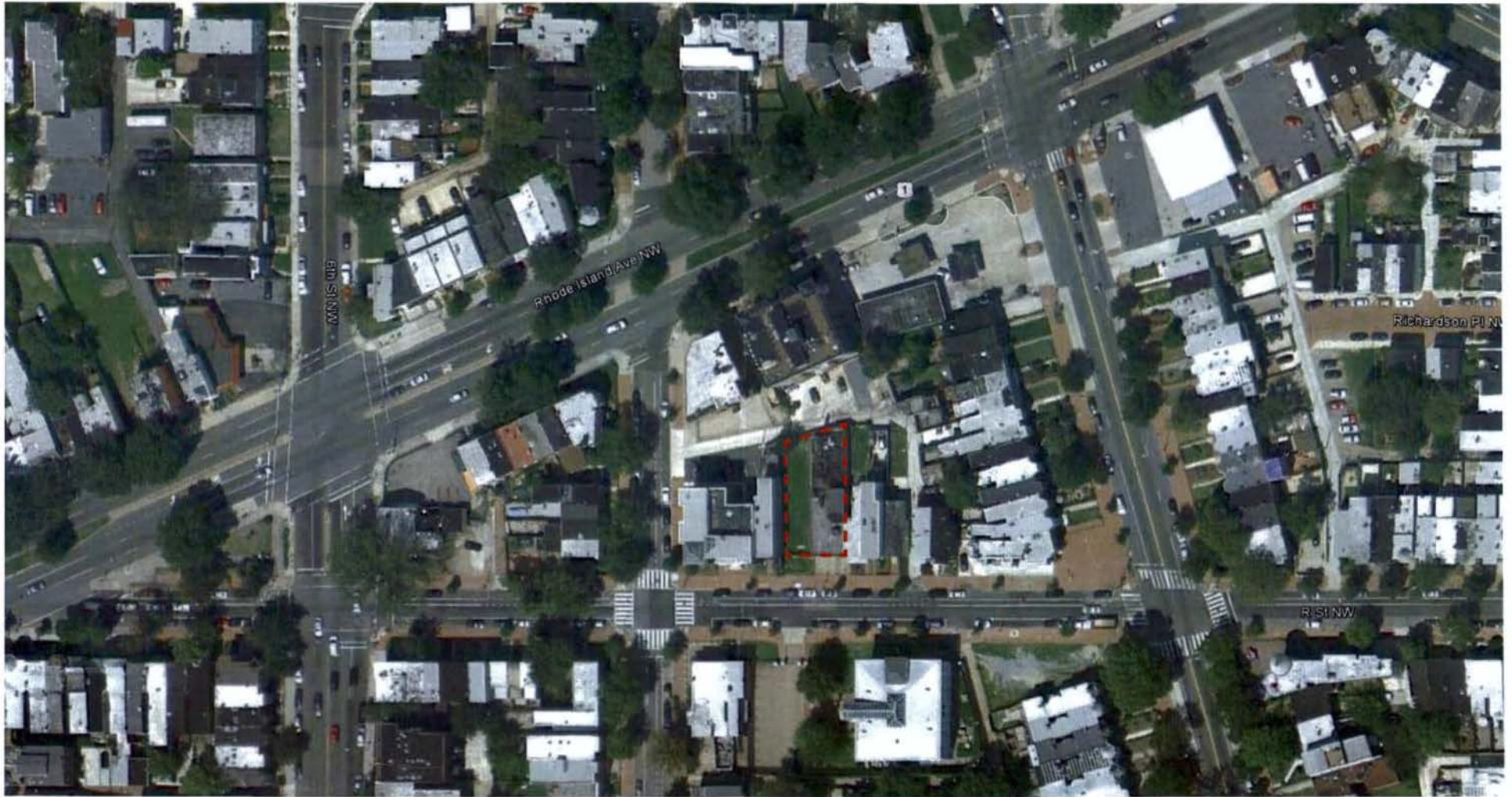
Zoning Variance Submission

for
435 R Street, NW • Washington, DC • 20001



May 21, 2012

© Community Three Development, LLC • 515 Eighth Street, SE • Second Floor • Washington, DC 20003 • 202 543 8002





View of the R Street facade



View inside the structure



View of abandoned chemical press



View of old drying machines

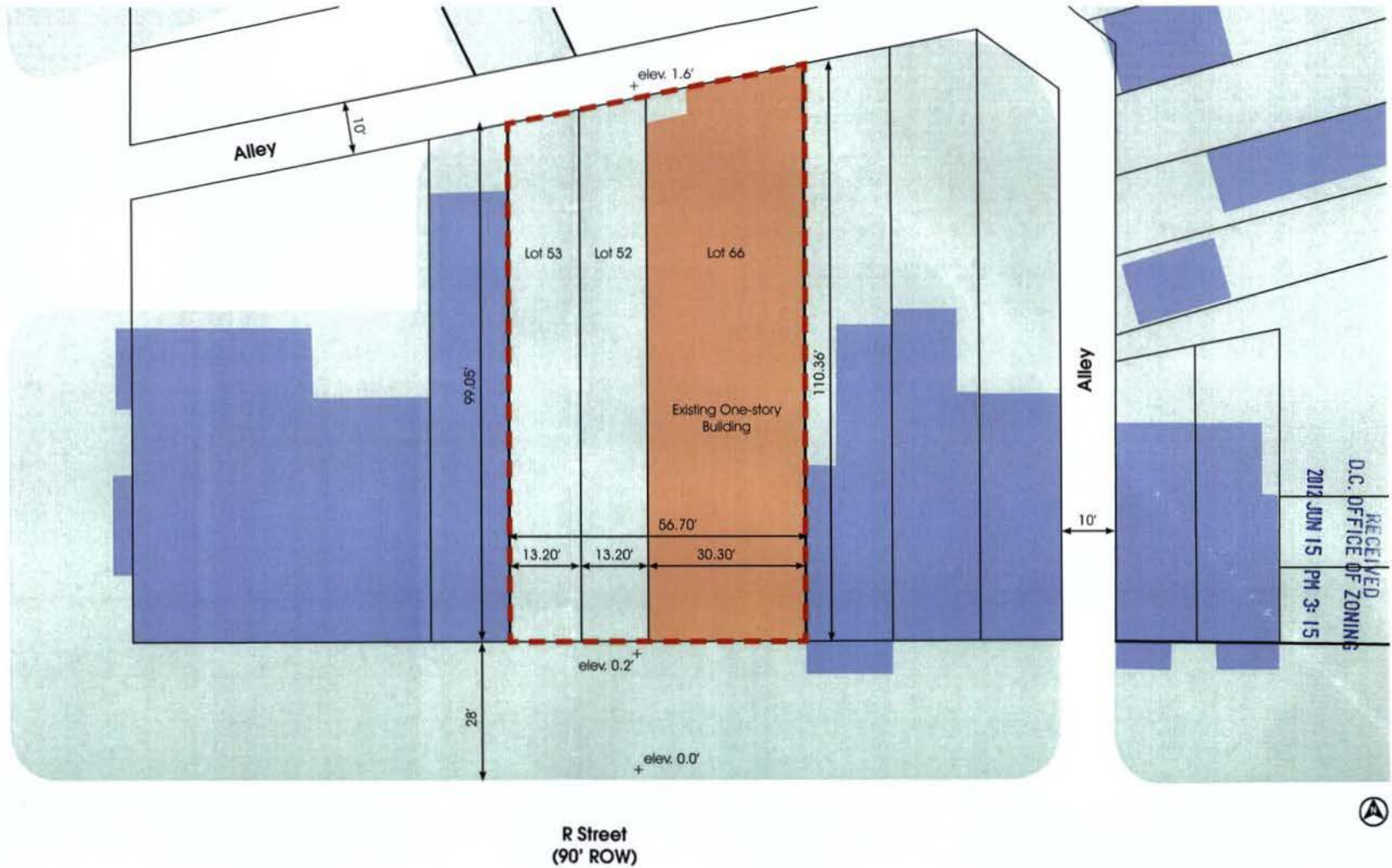


View of the rear of the property



View of the roof structure

5th Street
(80' ROW)



RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 15 PM 3:15

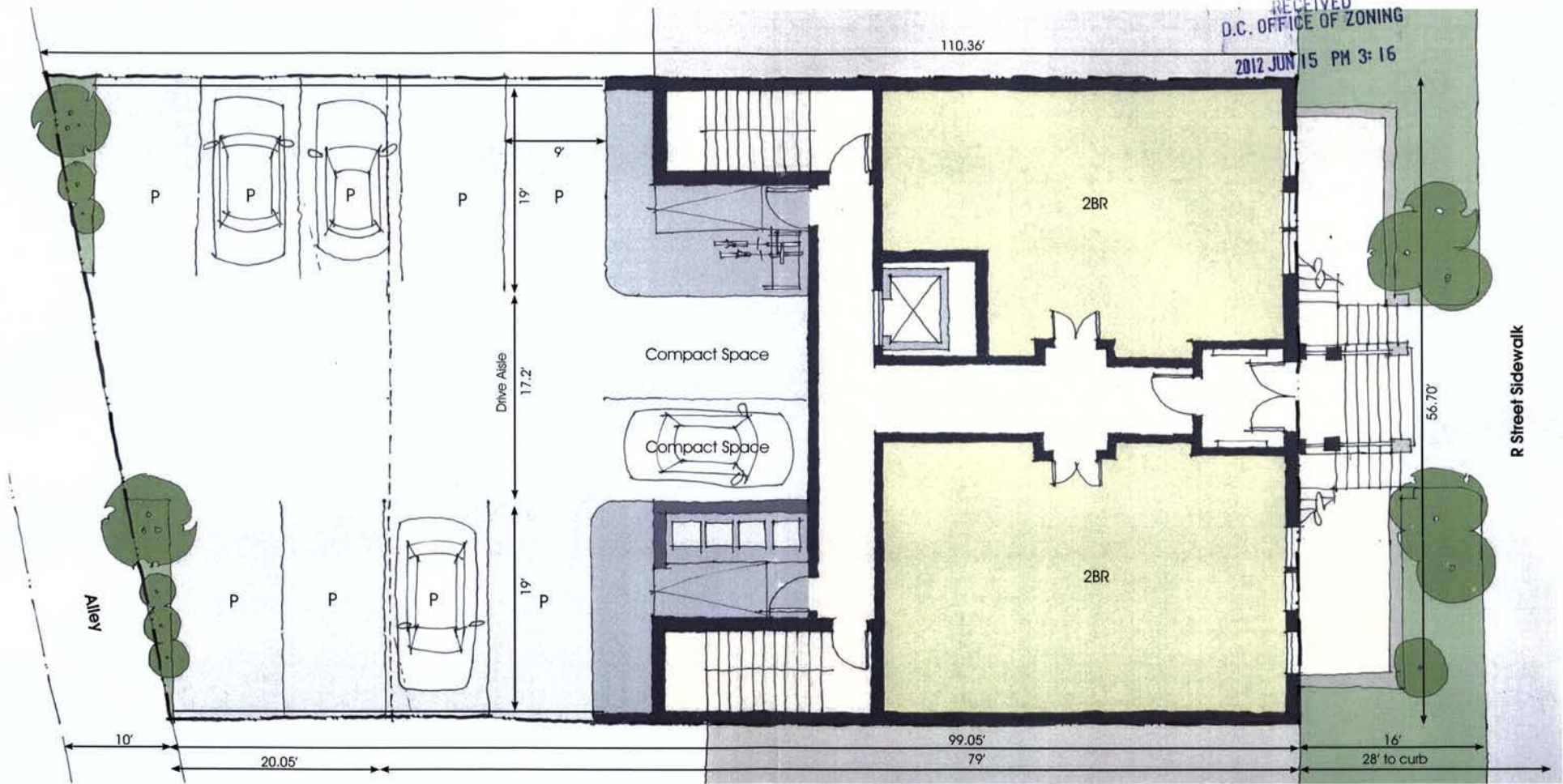


R Street
(90' ROW)

Existing Plan

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 15 PM 3:16





Existing Parking: 0 Spaces
 Required Parking Spaces: 11 Spaces (1 per 2 dwellings)¹
 Proposed Parking Spaces: 11 Spaces (1 per 2 dwellings)



¹According to DC Zoning Ordinance, Section 2101, one (1) parking space is required for every two (2) dwelling units in an R4 zone. A total of 22 dwelling units are proposed, resulting in a requirement of 11 total parking spaces.

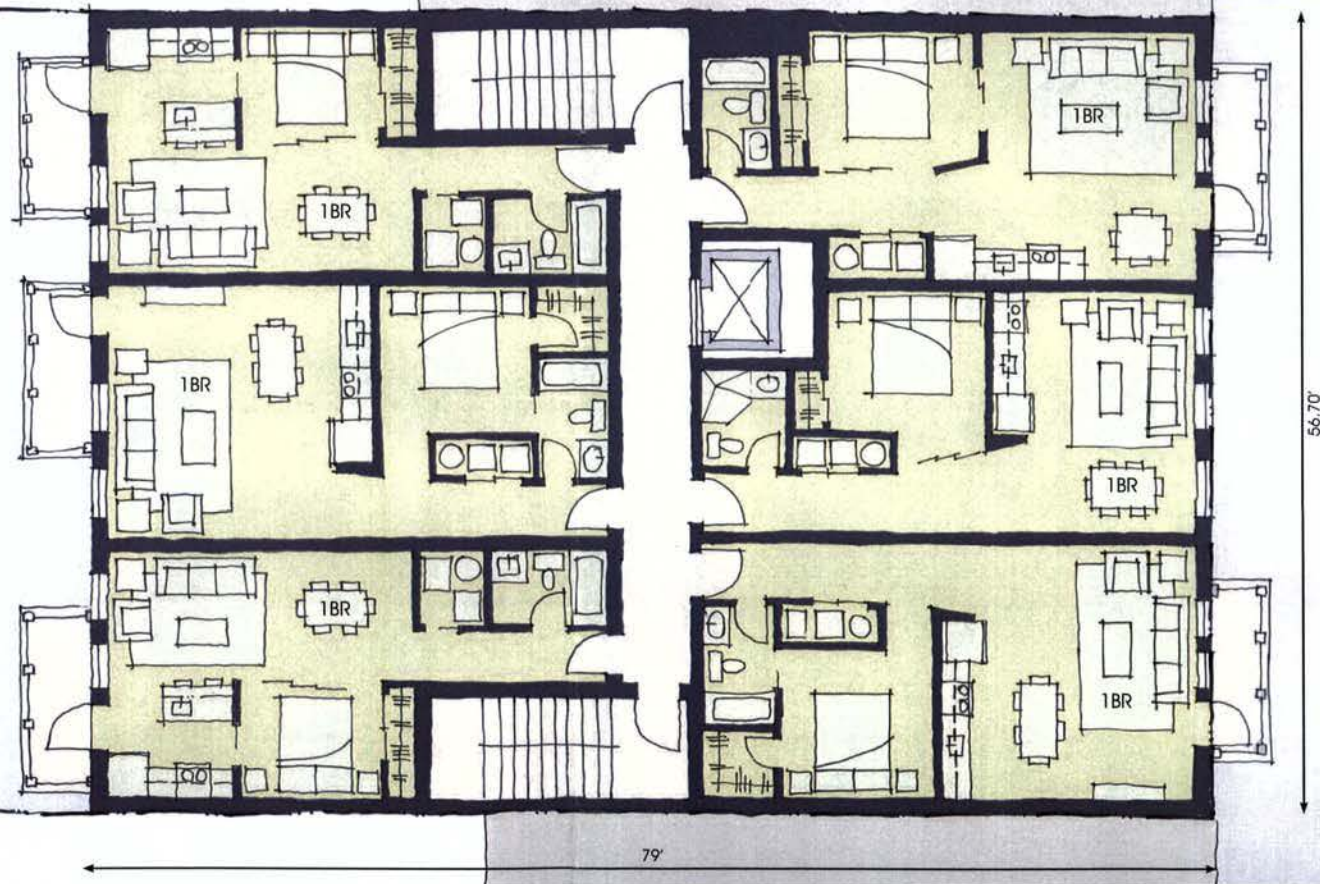
Proposed Ground Floor Plan

© Community Three Development, LLC • 515 Eighth Street, SE • Second Floor • Washington, DC 20003 • 202.543.8002

435 R Street, NW • Washington, DC • 20001

May 21st, 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 JUN 15 PM 3:16

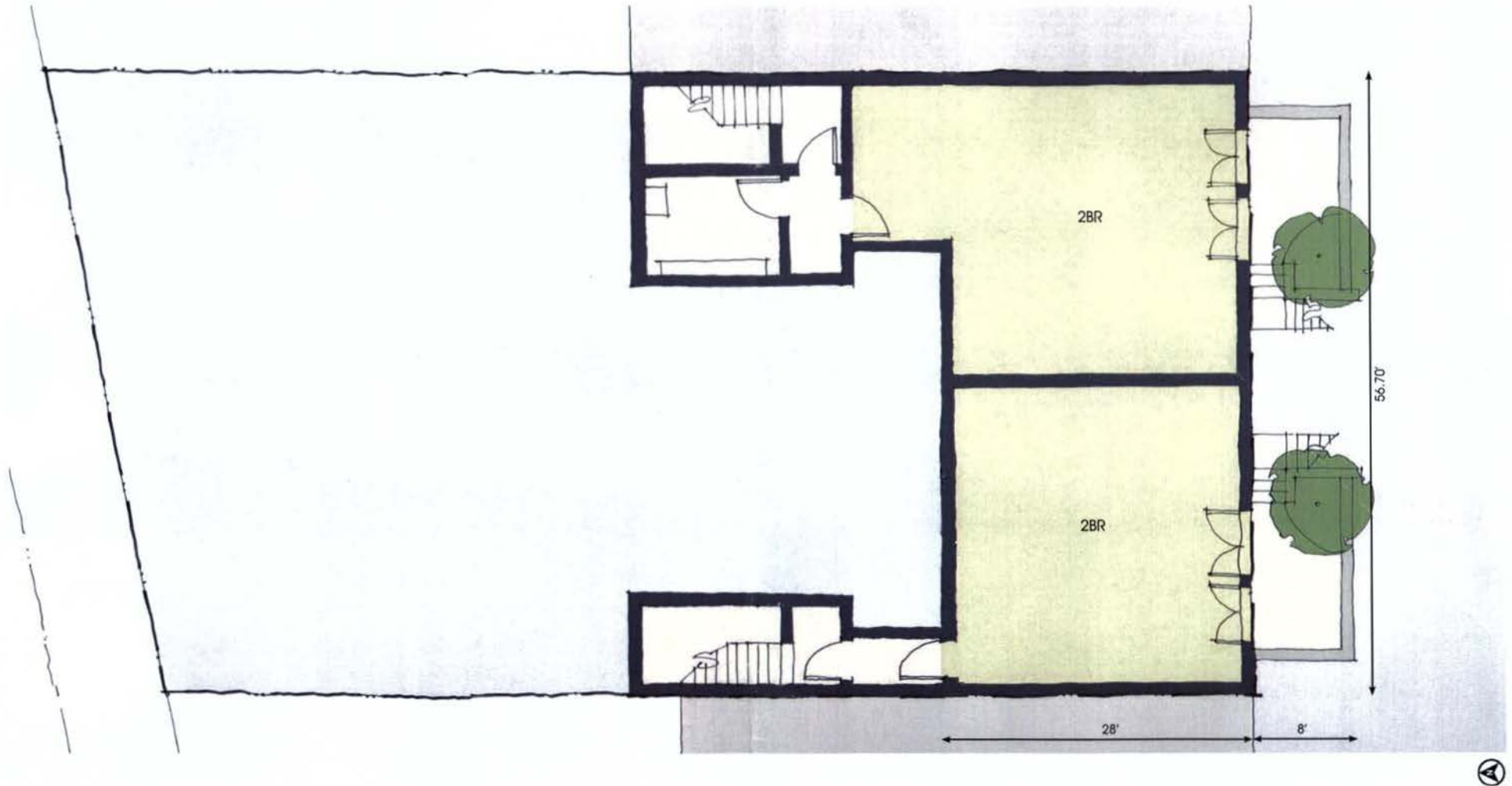


Proposed Typical Floor Plan

© Community Three Development, LLC • 515 Eighth Street, SE • Second Floor • Washington, DC 20003 • 202.543.8002

435 R Street, NW • Washington, DC • 20001

May 21st, 2012



Proposed Lower Floor Plan

© Community Three Development, LLC • 515 Eighth Street, SE • Second Floor • Washington, DC 20003 • 202.543.8002

435 R Street, NW • Washington, DC • 20001

May 21st, 2012