

RECEIVED
D.C. OFFICE OF ZONING
2012 APR - 3 PM 12:35

Zoning Variance Submission

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

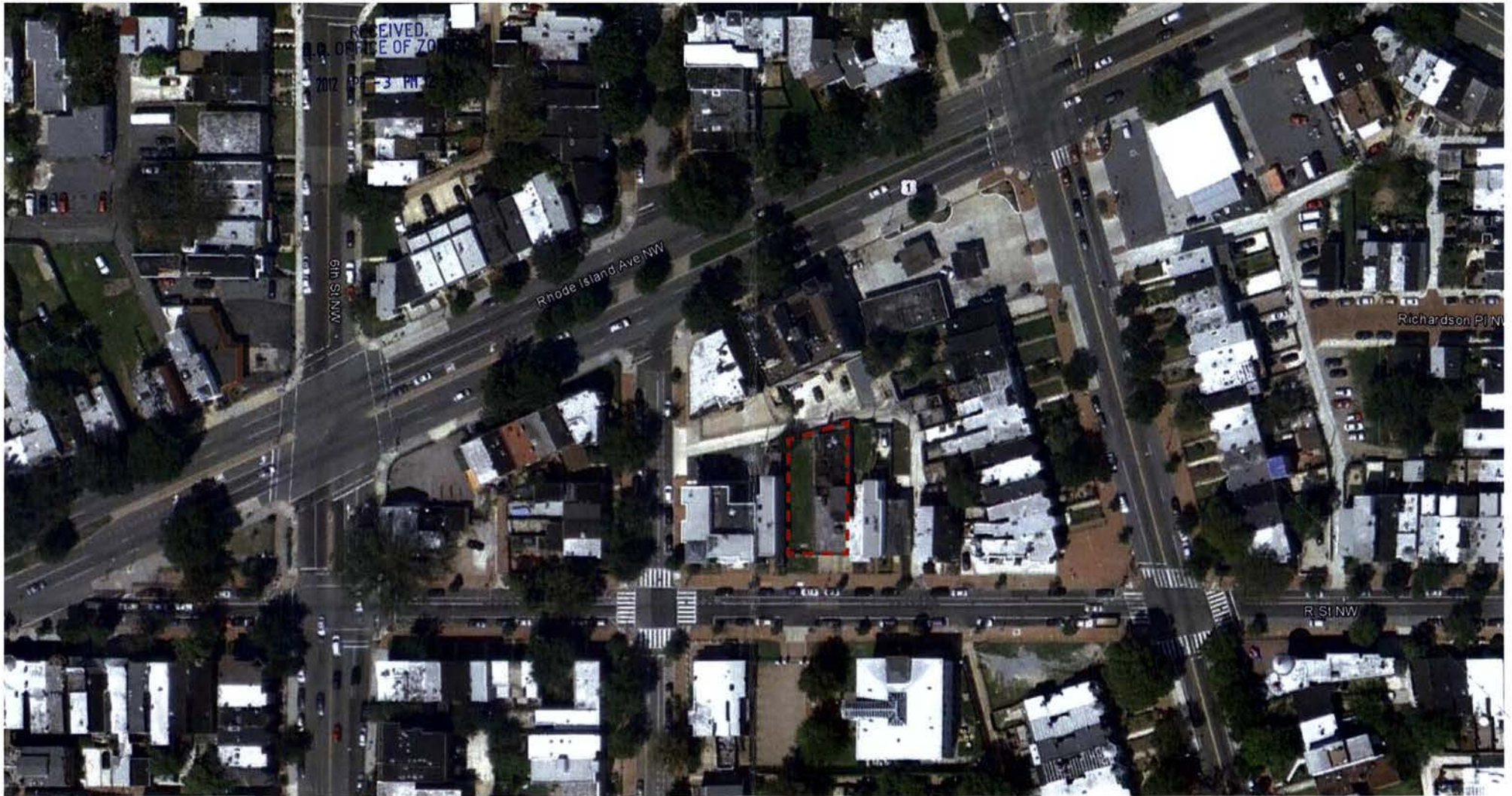
BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18390
EXHIBIT NO. 9



March 27, 2012

© Community Three Development, LLC • 515 Eighth Street SE • Second Floor • Washington, DC 20003 • 202.545.8002

Board of Zoning Adjustment
District of Columbia
CASE NO.18390
EXHIBIT NO.9





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

Site Photographs





Existing Parking: 0 Spaces
 Required Parking Spaces: 12 Spaces (1 per 2 dwellings)¹
 Proposed Parking Spaces: 6 Spaces (1 per 4 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 24 dwelling units are proposed, resulting in a requirement of 12 total parking spaces.

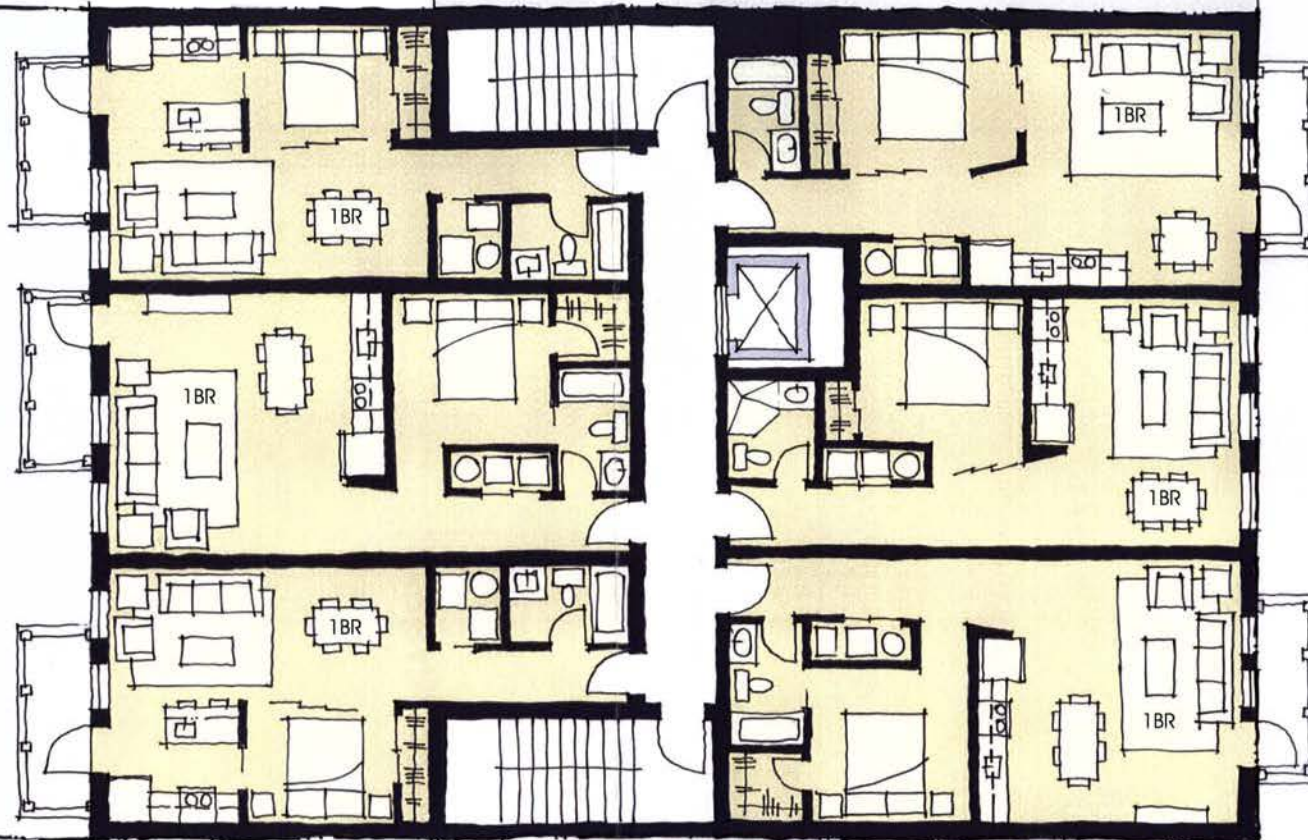
2012 APR - 3 PM 12: 36
 RECEIVED
 D.C. OFFICE OF ZONING

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

March 27th, 2012



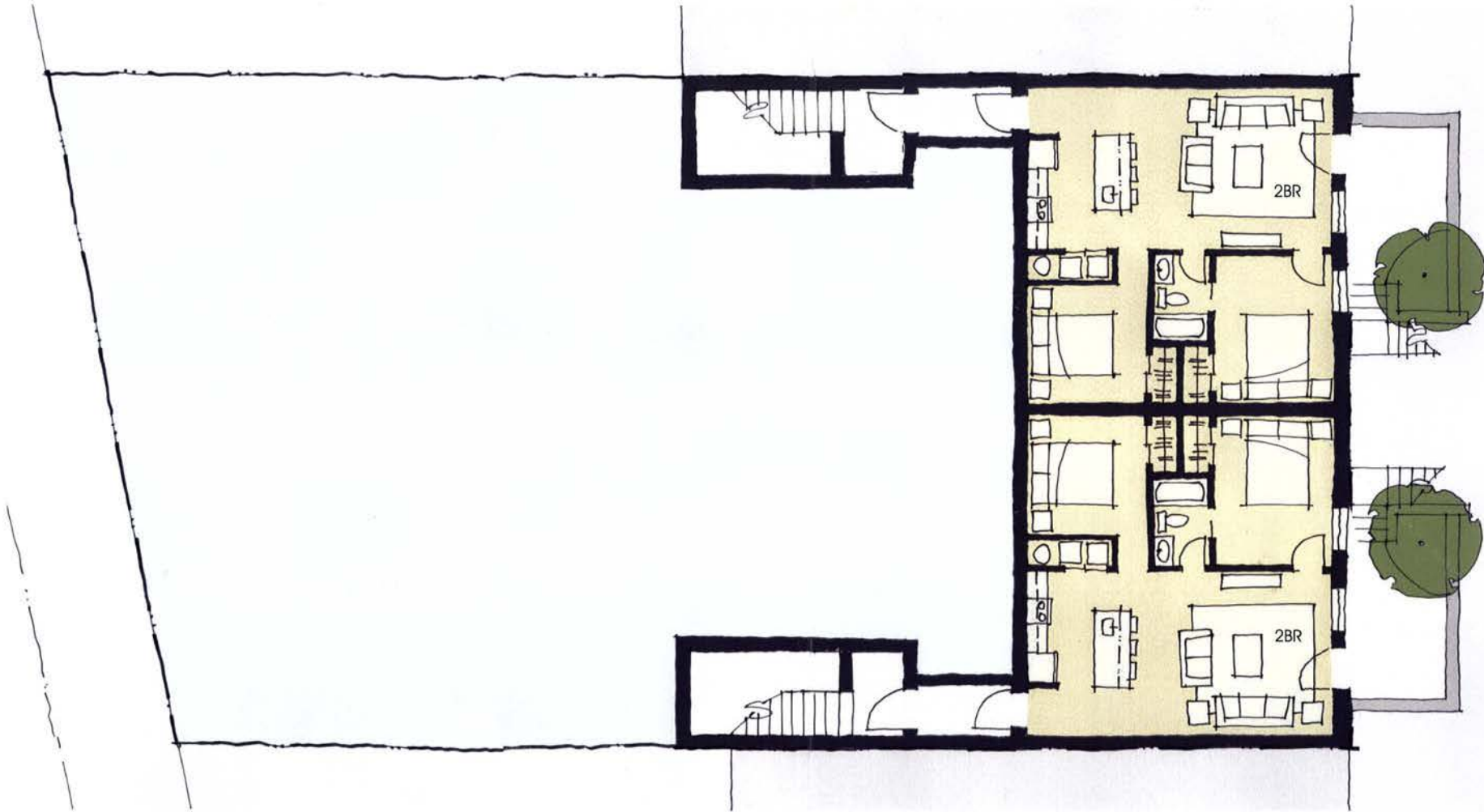
Proposed Typical Floor Plan

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

435 R Street, NW • Washington, DC • 20001

March 27th, 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 APR -3 PM 12:36



RECEIVED
D.C. OFFICE OF ZONING
2012 APR -3 PM 12:36

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18390
EXHIBIT NO. 9

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

March 27th, 2012