



2800 SHERMAN AVE NW, WASHINGTON DC 20001

BZA APPLICATION PACKAGE

ZONING DISTRICT: R-4

NEIGHBORHOOD: COLUMBIA HEIGHTS

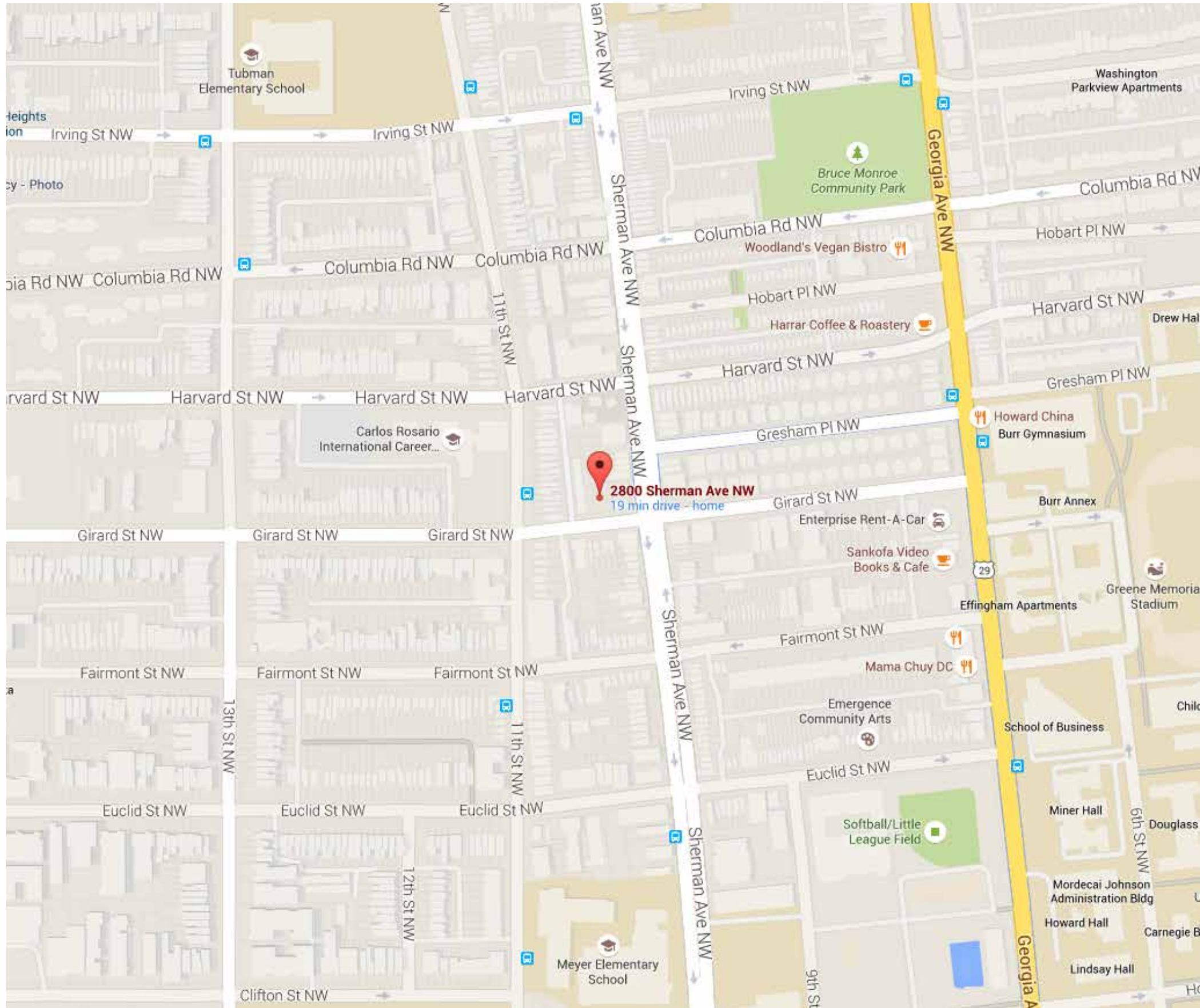
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LOT: 0818

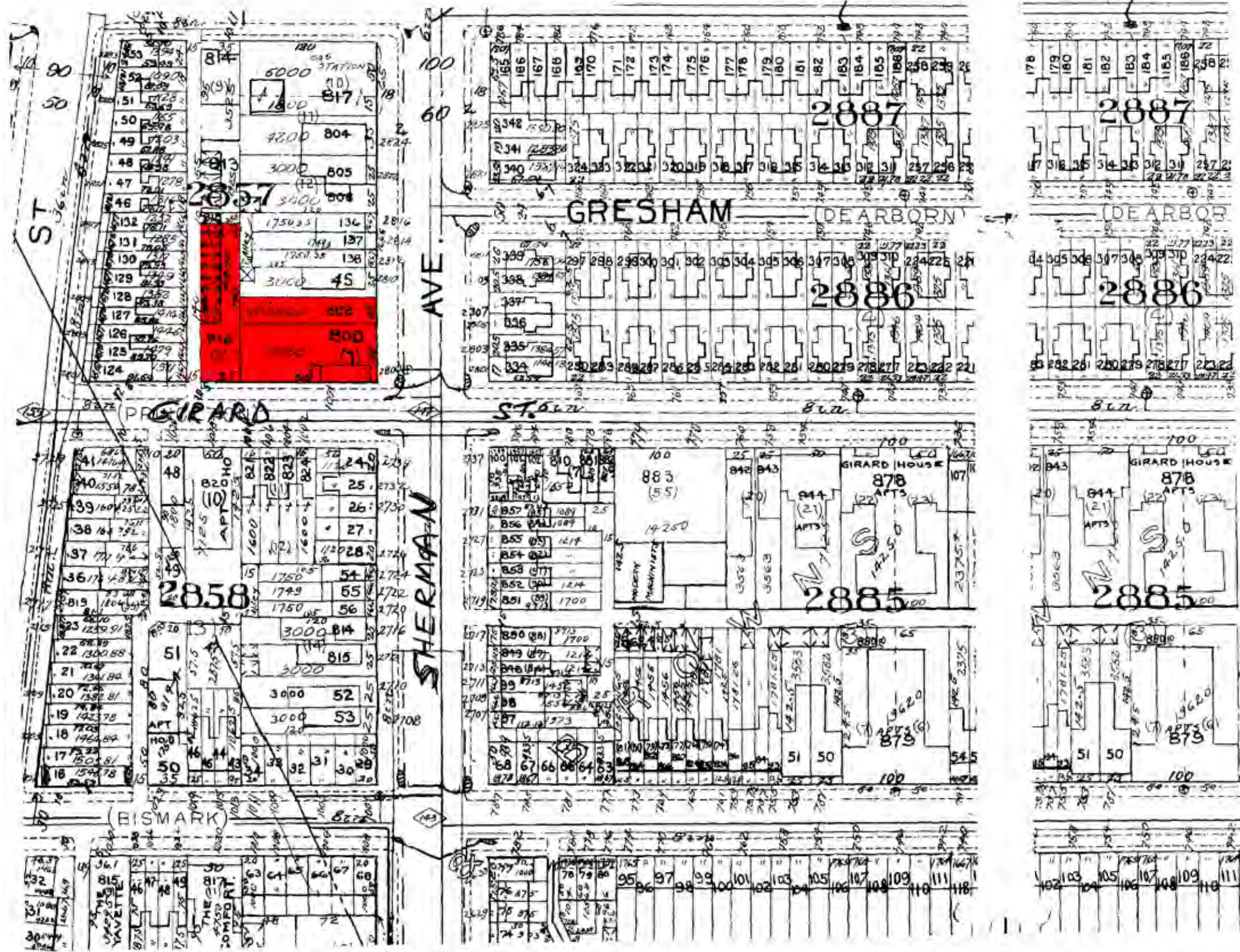
PROGRAM: 11 RESIDENTIAL ROW DWELLINGS



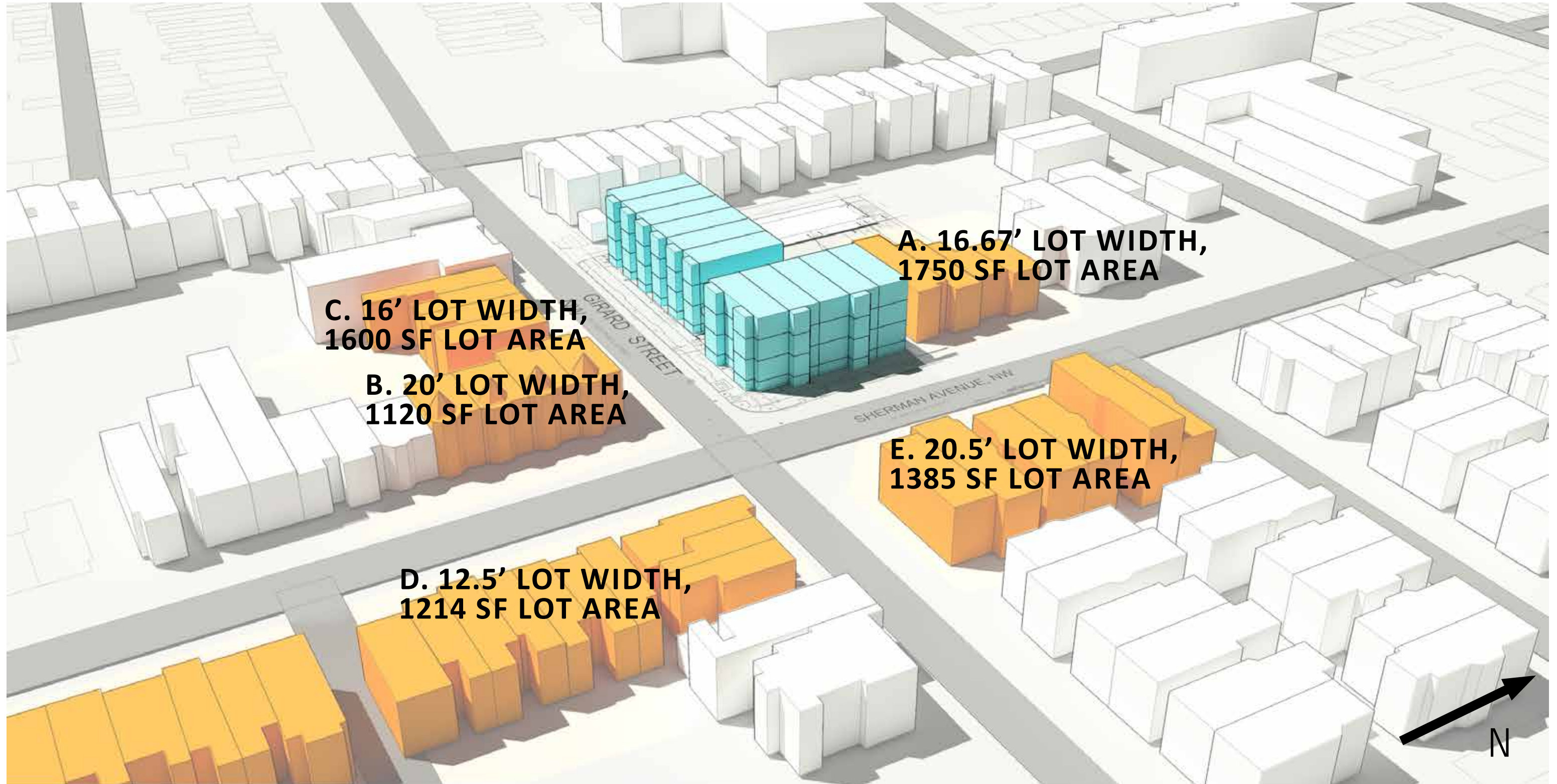
Board of Zoning Adjustment
District of Columbia
August 25, 2015
EXHIBIT NO. 12



SITE LOCATION



BAIST'S REAL ESTATE ATLAS SURVEY



**C. 16' LOT WIDTH,
1600 SF LOT AREA**

**B. 20' LOT WIDTH,
1120 SF LOT AREA**

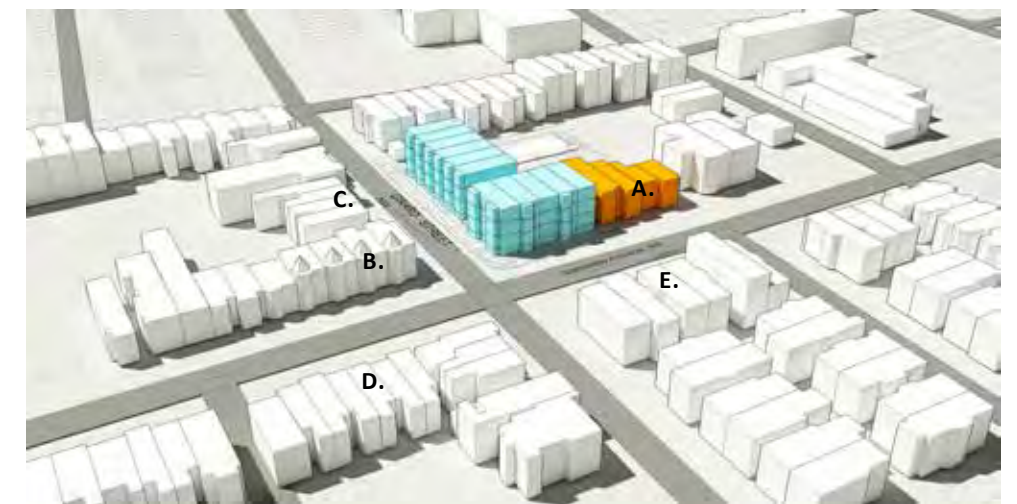
**D. 12.5' LOT WIDTH,
1214 SF LOT AREA**

**A. 16.67' LOT WIDTH,
1750 SF LOT AREA**

**E. 20.5' LOT WIDTH,
1385 SF LOT AREA**



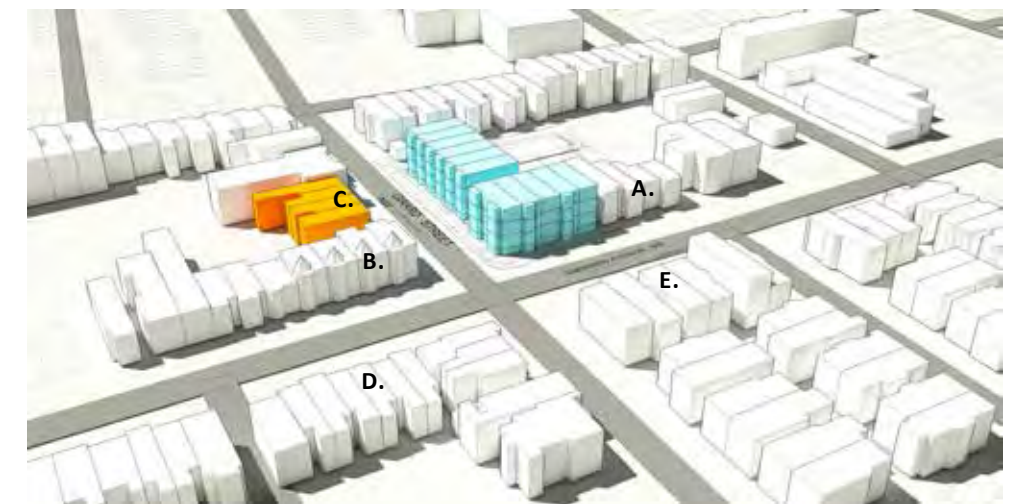
**AERIAL VIEW OF SITE:
CONTEXT STRUCTURES**



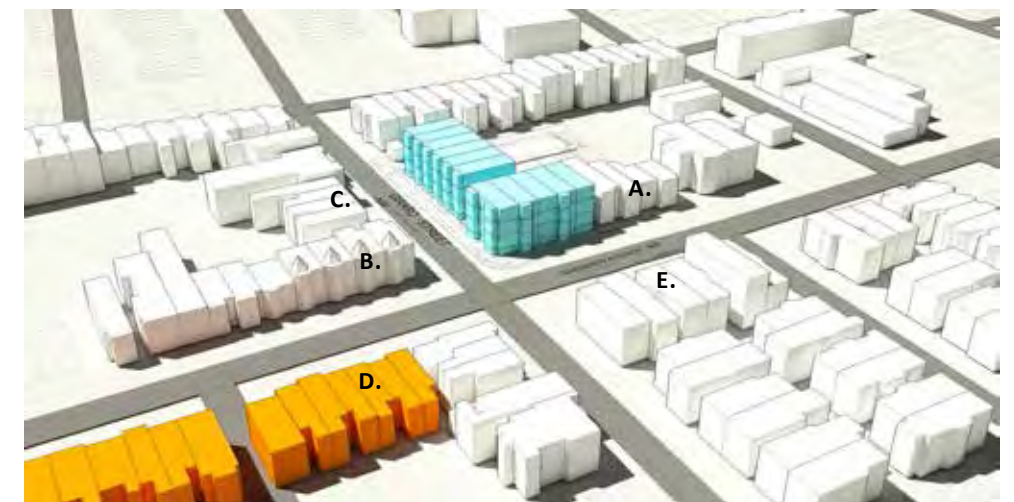
**A.) 4 TWO STORY ROWHOMES
LOT DIMENSIONS: 16'-9" X 105'-0"**



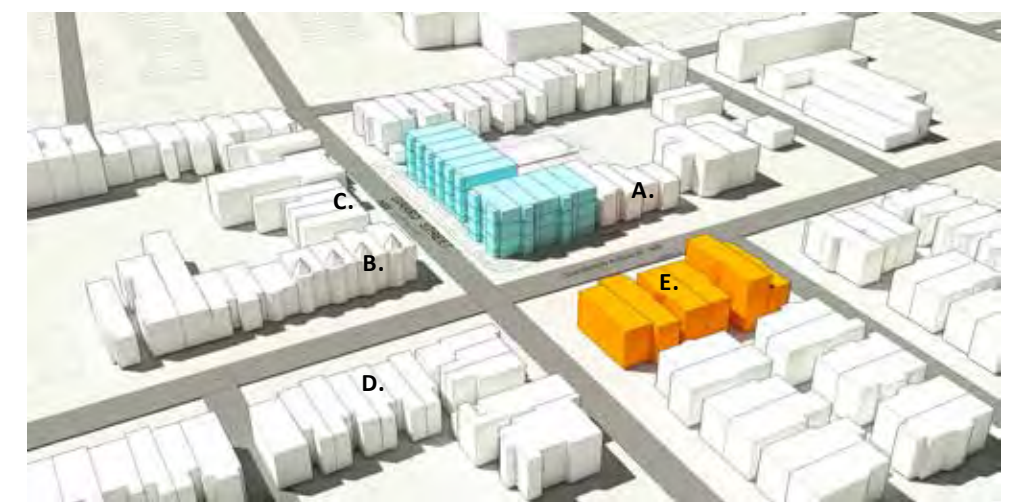
**B.) 5 TWO STORY TURRETTED ROWHOMES
LOT DIMENSIONS: 20'-0" X 56'-0"**



**C.) 4 THREE STORY ROWHOMES
LOT DIMENSIONS: 16'-0" X 100'-0"**



**D.) 14 TWO STORY ROWHOMES
LOT DIMENSIONS: 12'-6" X 97'-2"**



**E.) 6 TWO AND THREE STORY ROWHOMES
LOT DIMENSIONS: 20'-6" X 67'-6"**



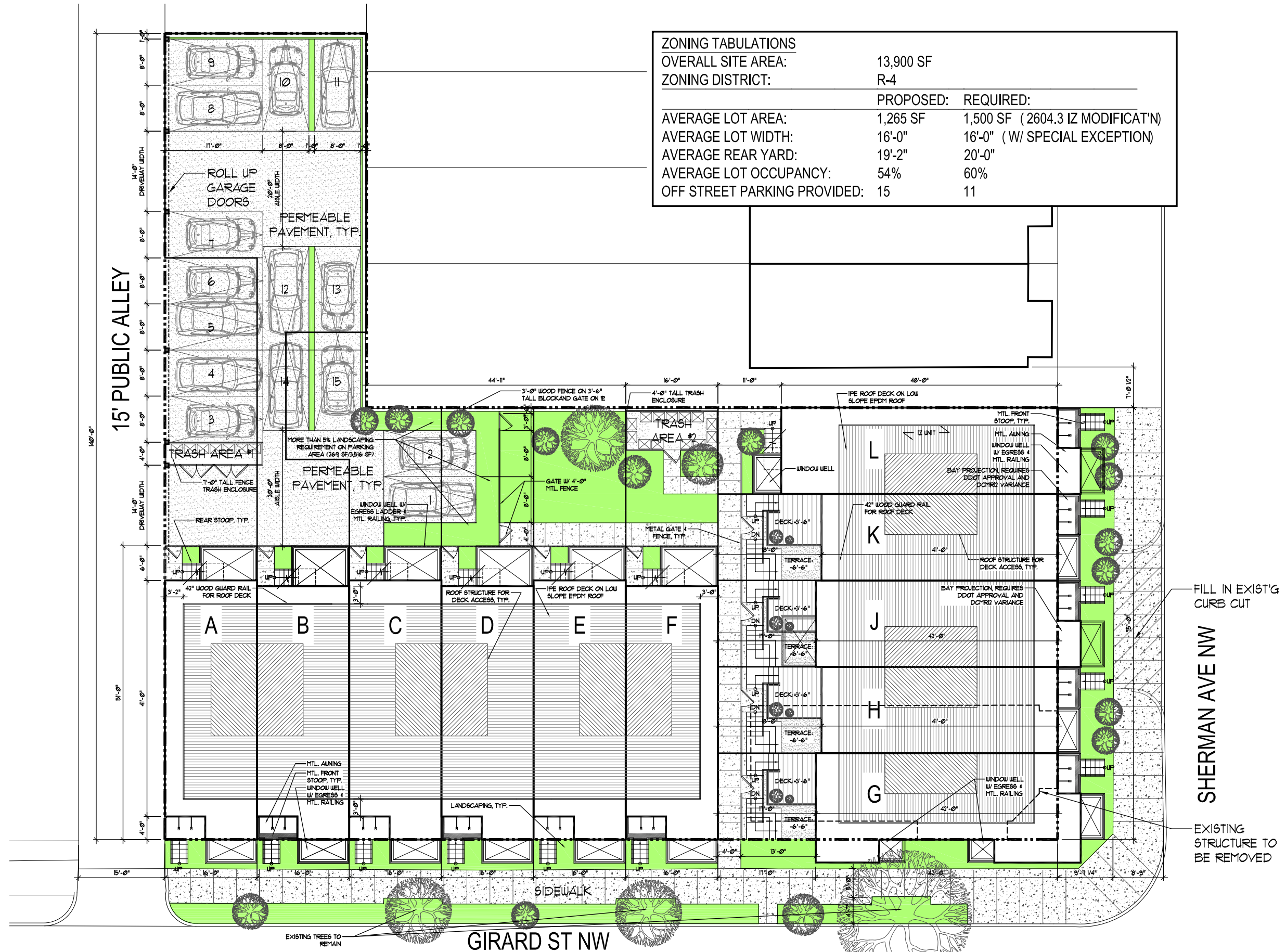
A.) VIEW OF SHERMAN AVE NW LOOKING NORTH FROM INTERSECTION OF HARVARD ST AND SHERMAN AVE

August 25, 2015

2800 SHERMAN AVE NW, WASHINGTON DC 20001



B.) VIEW OF SHERMAN AVE NW LOOKING SOUTH FROM INTERSECTION OF HARVARD ST AND SHERMAN AVE



ZONING TABULATIONS		
OVERALL SITE AREA:	13,900 SF	
ZONING DISTRICT:	R-4	
	PROPOSED:	REQUIRED:
AVERAGE LOT AREA:	1,265 SF	1,500 SF (2604.3 IZ MODIFICAT'N)
AVERAGE LOT WIDTH:	16'-0"	16'-0" (W/ SPECIAL EXCEPTION)
AVERAGE REAR YARD:	19'-2"	20'-0"
AVERAGE LOT OCCUPANCY:	54%	60%
OFF STREET PARKING PROVIDED:	15	11





**DESIGN PRECEDENT:
CAP CITY RE PREVIOUS WORK**



**DESIGN PRECEDENT:
CAP CITY RE PREVIOUS WORK**



301 H STREET
CONDOS
COMING FALL 2015

FLOORS PLANS

Thank you for your interest in 301 H Street! This 25-unit loft style building is well appointed with custom designed finishes and thoughtful floor plans. Located near Union Station in the burgeoning H Street Corridor, 301 H Street offers an ideal location for work, play and travel.

Sign up below to be the first to receive project updates and sales information. We look forward to working with you.



301 H Street, NE
Washington, DC
20002

First	Last
Email *	Phone
How interested are you? ▼	When do you plan to buy? ▼
How did you hear about us? ▼	What is your price range? ▼
Message	

SUBMIT

Capital City Real Estate
1515 14th Street NW, Suite 201



**DESIGN PRECEDENT:
CAP CITY RE PREVIOUS WORK**



301 H STREET
CONDOS
COMING FALL 2015

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Washington, DC
20002

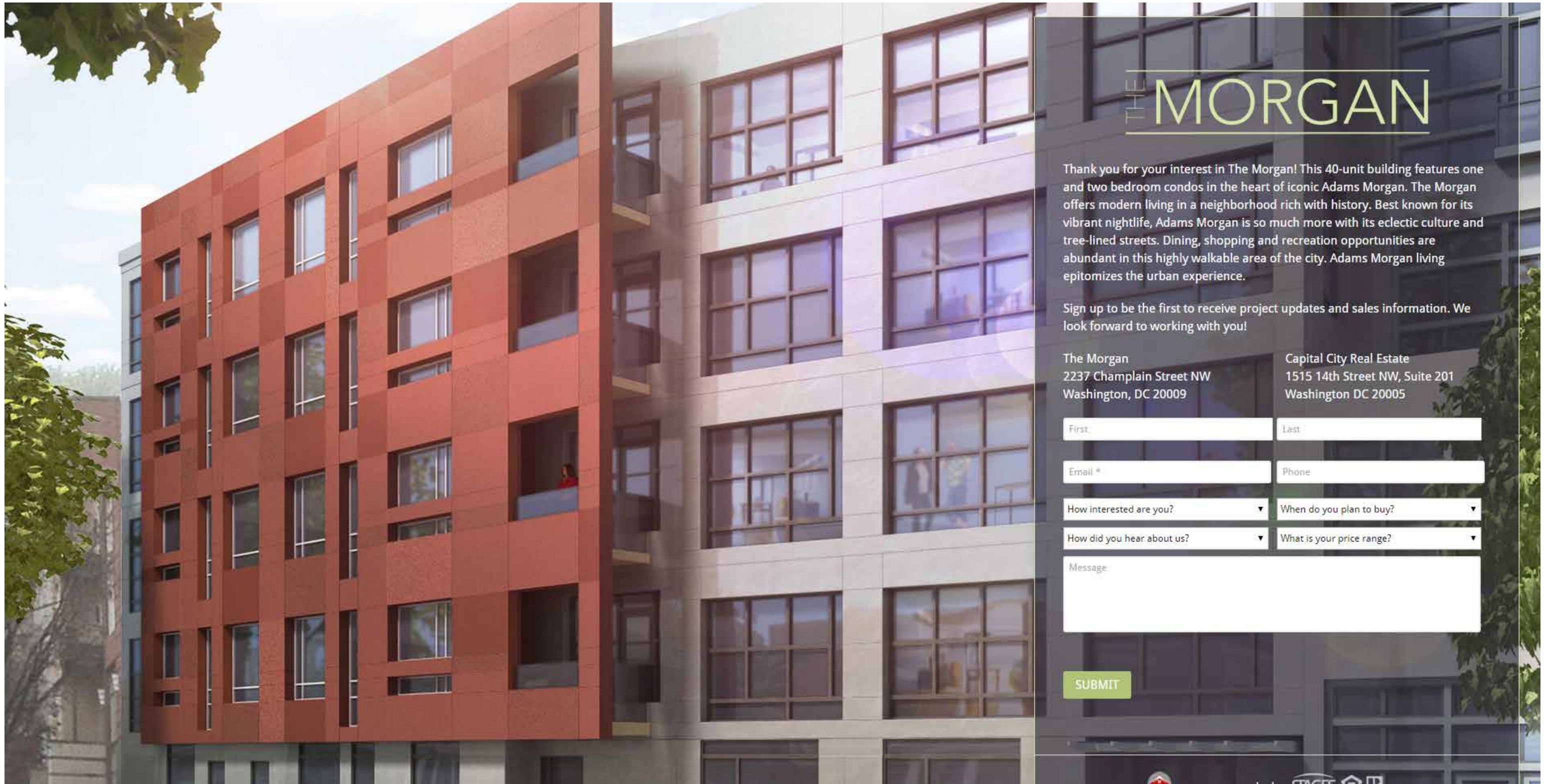
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<input type="text" value="How did you hear about us?"/>	<input type="text" value="What is your price range?"/>
<input type="text" value="Message"/>	

SUBMIT

Capital City Real Estate
1515 14th Street NW, Suite 201



**DESIGN PRECEDENT:
CAP CITY RE PREVIOUS WORK**



THE MORGAN

Thank you for your interest in The Morgan! This 40-unit building features one and two bedroom condos in the heart of iconic Adams Morgan. The Morgan offers modern living in a neighborhood rich with history. Best known for its vibrant nightlife, Adams Morgan is so much more with its eclectic culture and tree-lined streets. Dining, shopping and recreation opportunities are abundant in this highly walkable area of the city. Adams Morgan living epitomizes the urban experience.

Sign up to be the first to receive project updates and sales information. We look forward to working with you!

The Morgan
2237 Champlain Street NW
Washington, DC 20009

Capital City Real Estate
1515 14th Street NW, Suite 201
Washington DC 20005

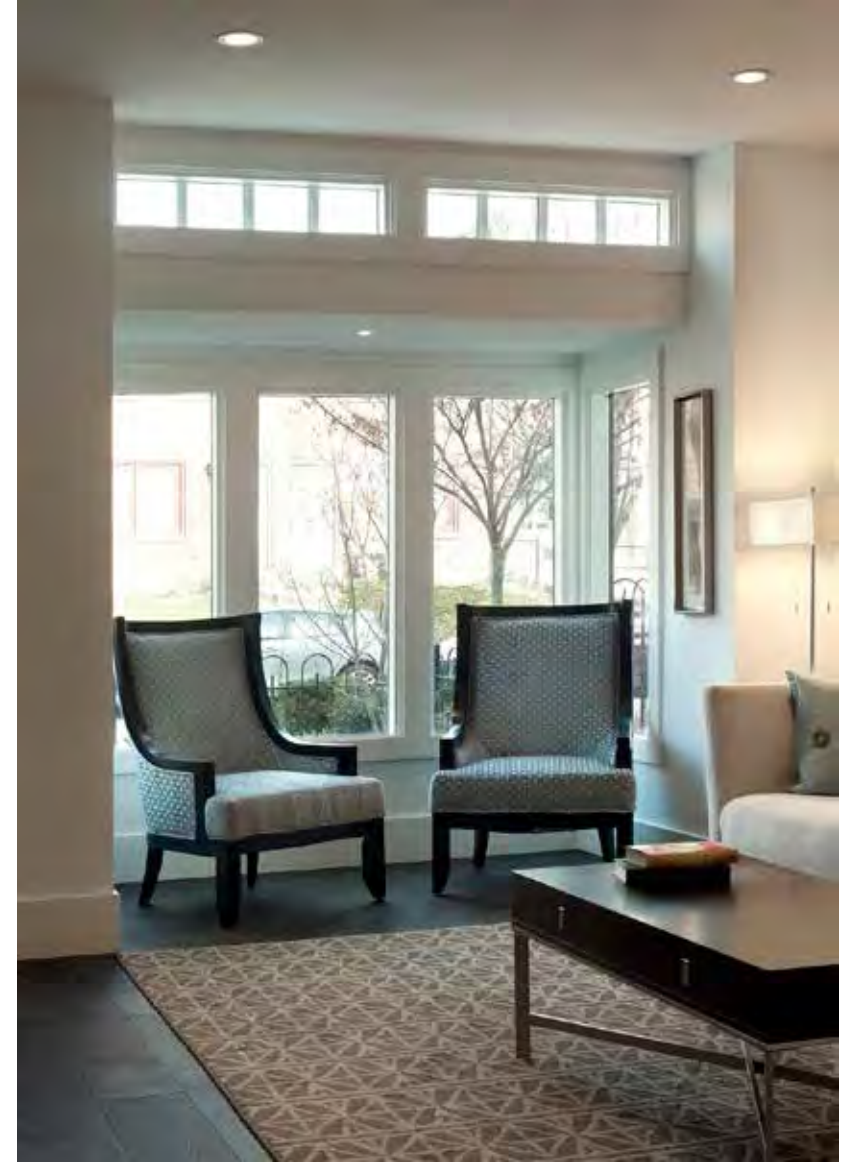
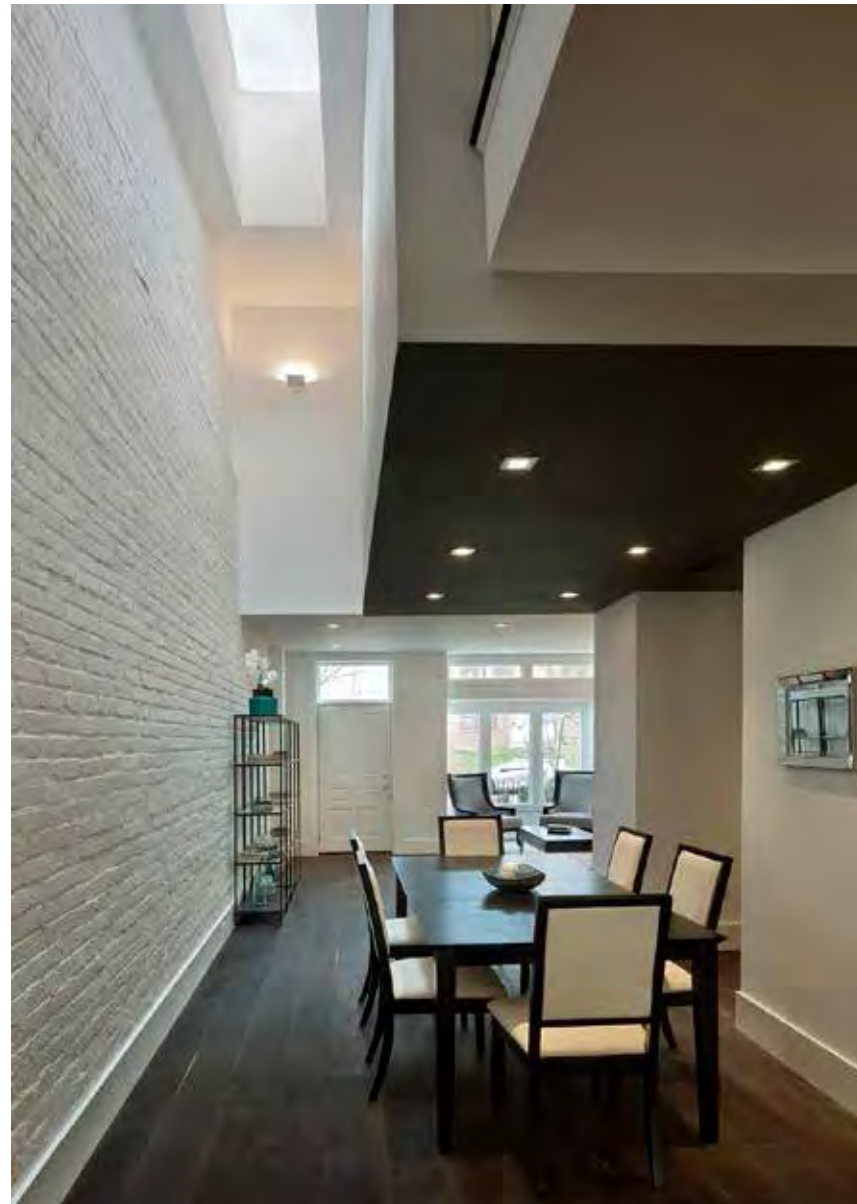
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SUBMIT

DESIGN PRECEDENT: CAP CITY RE PREVIOUS WORK



**DESIGN PRECEDENT:
5Q TOWNHOMES**



**DESIGN PRECEDENT:
1331 CONSTITUTION AVE NE**



August 25, 2015

DESIGN PRECEDENT:
1537-1541 6TH ST NW DITTO RESIDENTIAL
2800 SHERMAN AVE NW, WASHINGTON DC 20001





SHERMAN AVE NW ELEVATION



GIRARD ST NW ELEVATION

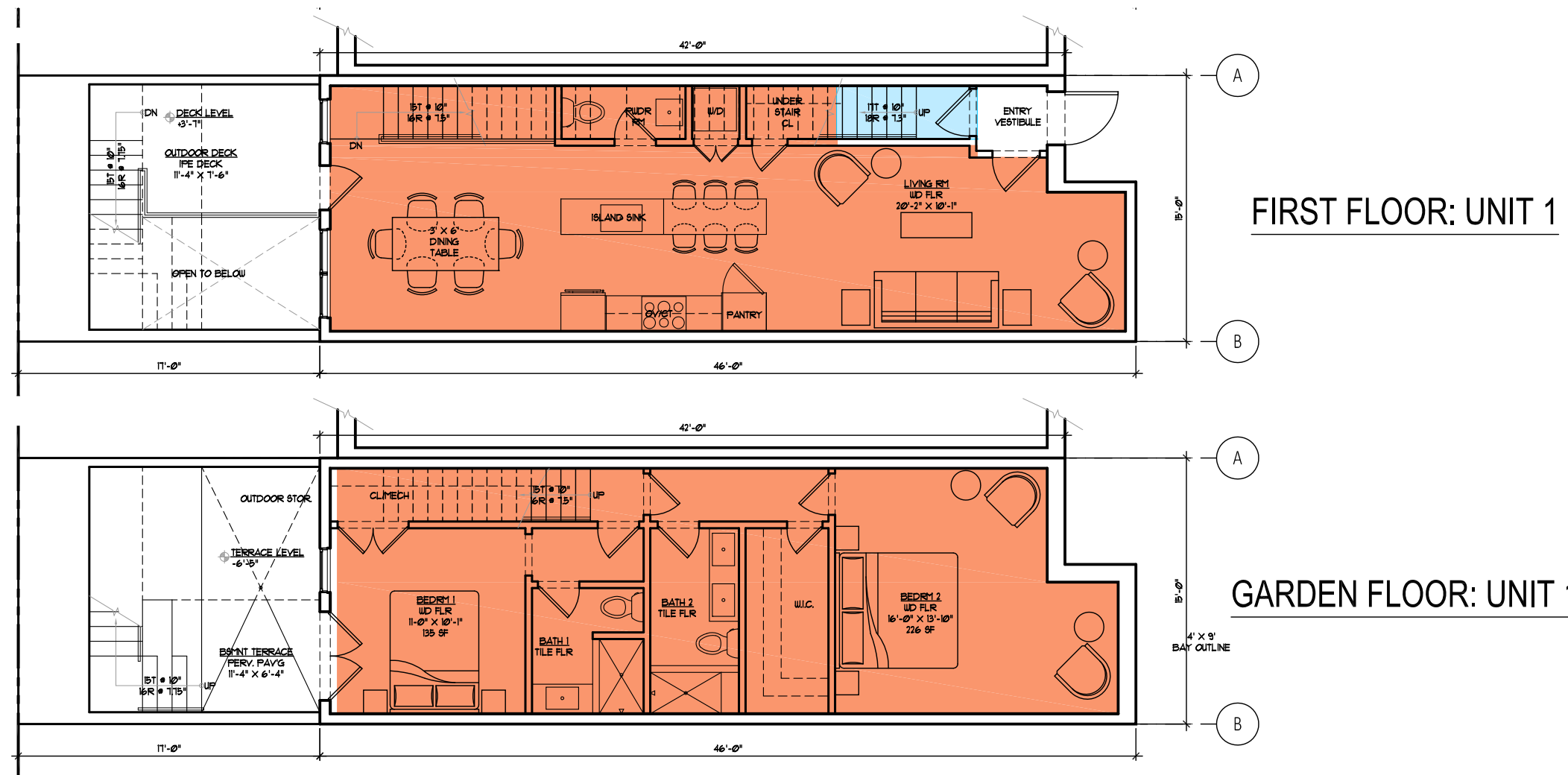


**SHERMAN AVE NW AND GIRARD ST NW
INTERSECTION LOOKING NORTH**

August 25, 2015

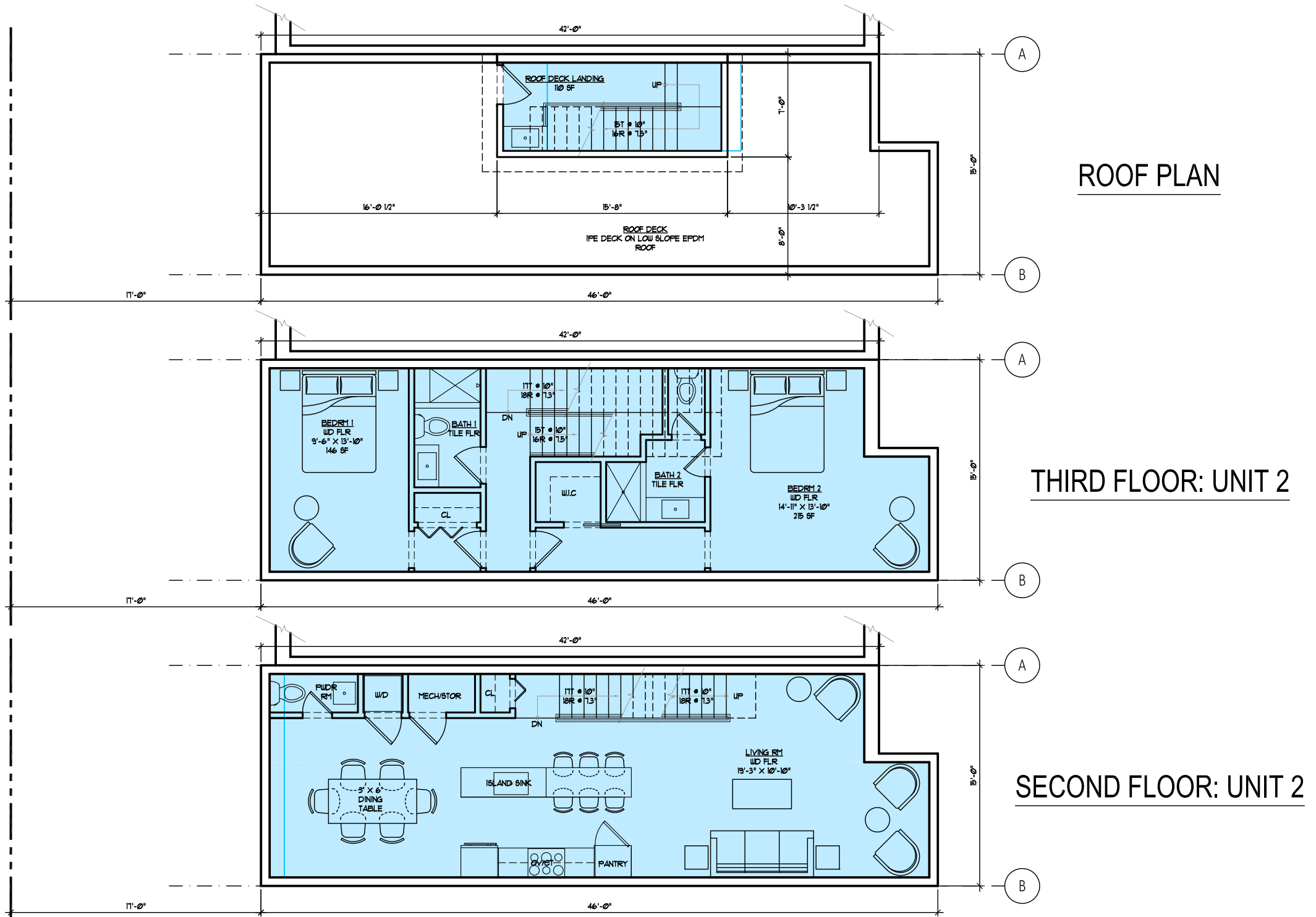
2800 SHERMAN AVE NW, WASHINGTON DC 20001

25



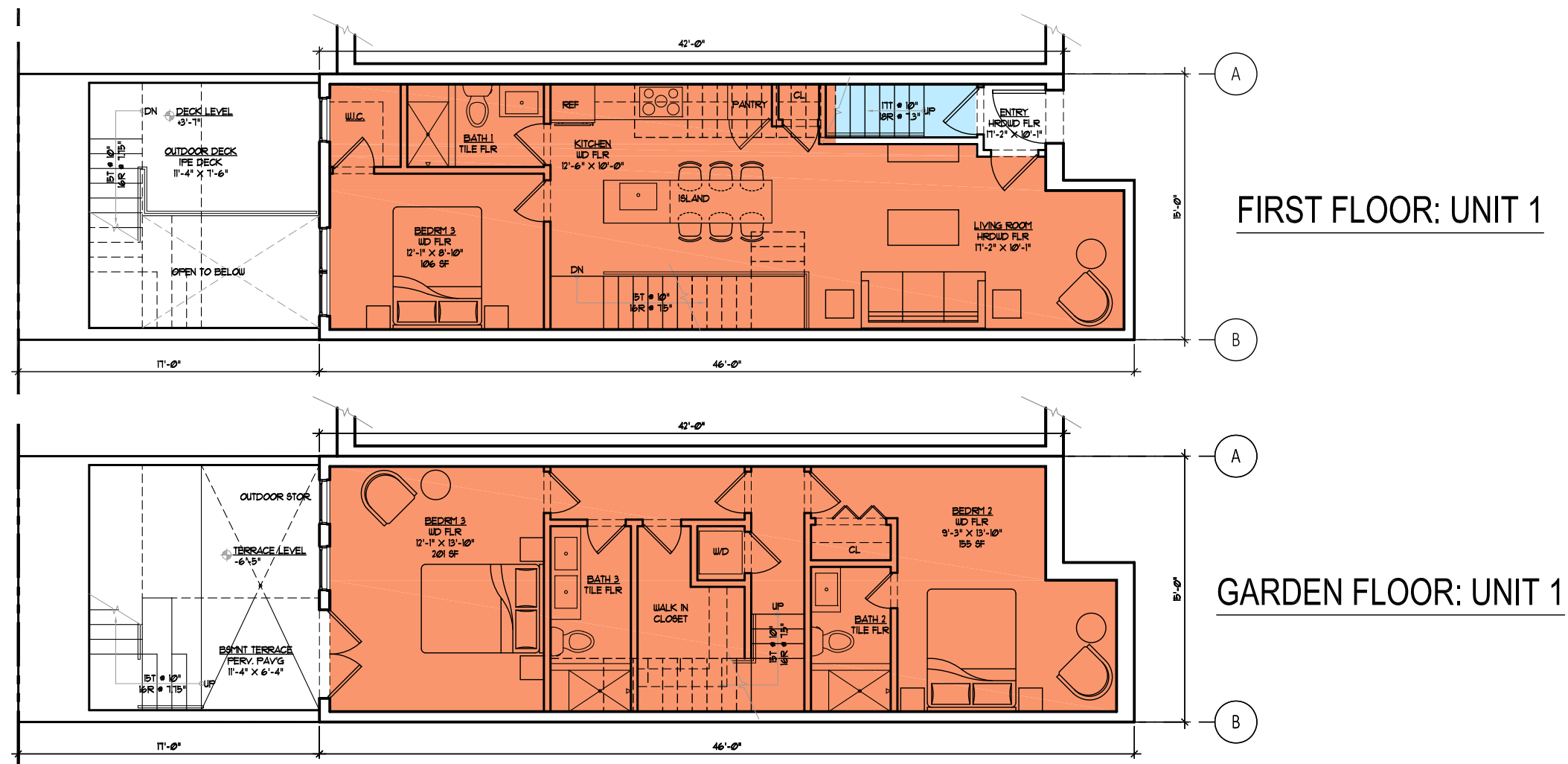
2 BED, 2.5 BATHS, W/ ROOF ACCESS
UNIT 1: 1,184 NSF
UNIT 2: 1,462 NSF

SHERMAN AVE NW UNIT PLANS
15'-0" WIDTHS



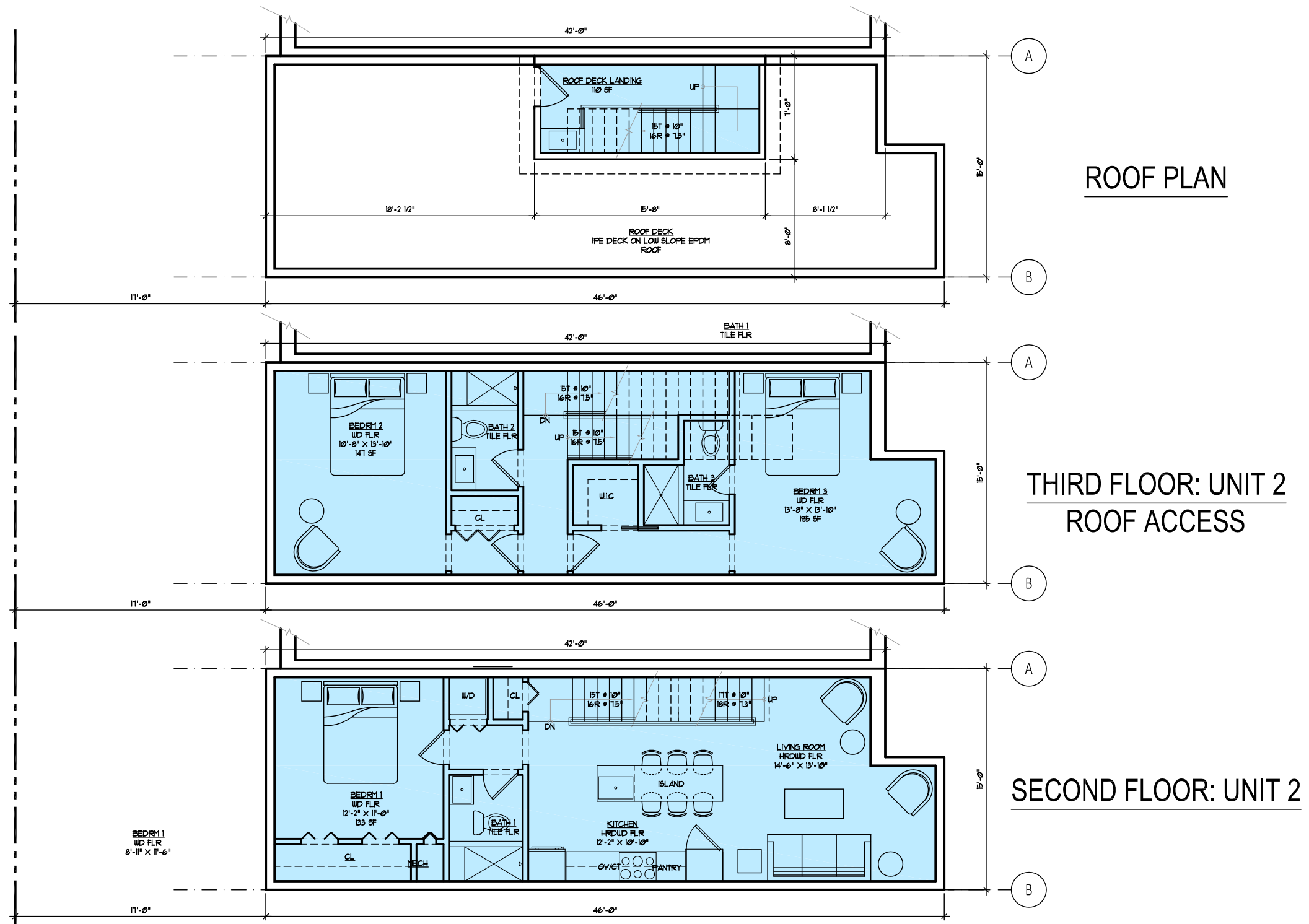
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SHERMAN AVE NW UNIT PLANS
15'-0" WIDTHS



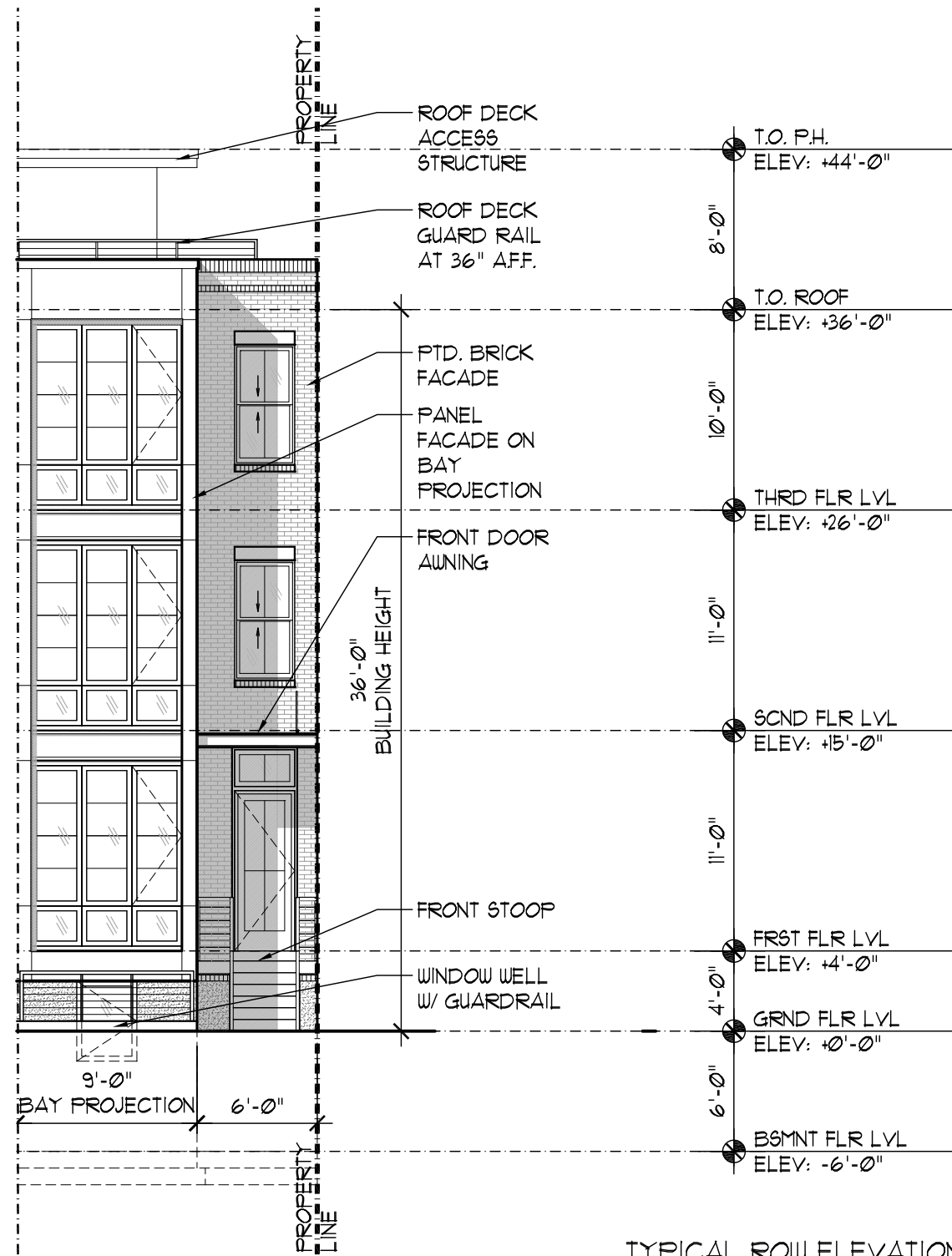
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UNIT 1: 1,184 NSF
UNIT 2: 1,462 NSF

SHERMAN AVE NW UNIT PLANS
15'-0" WIDTHS

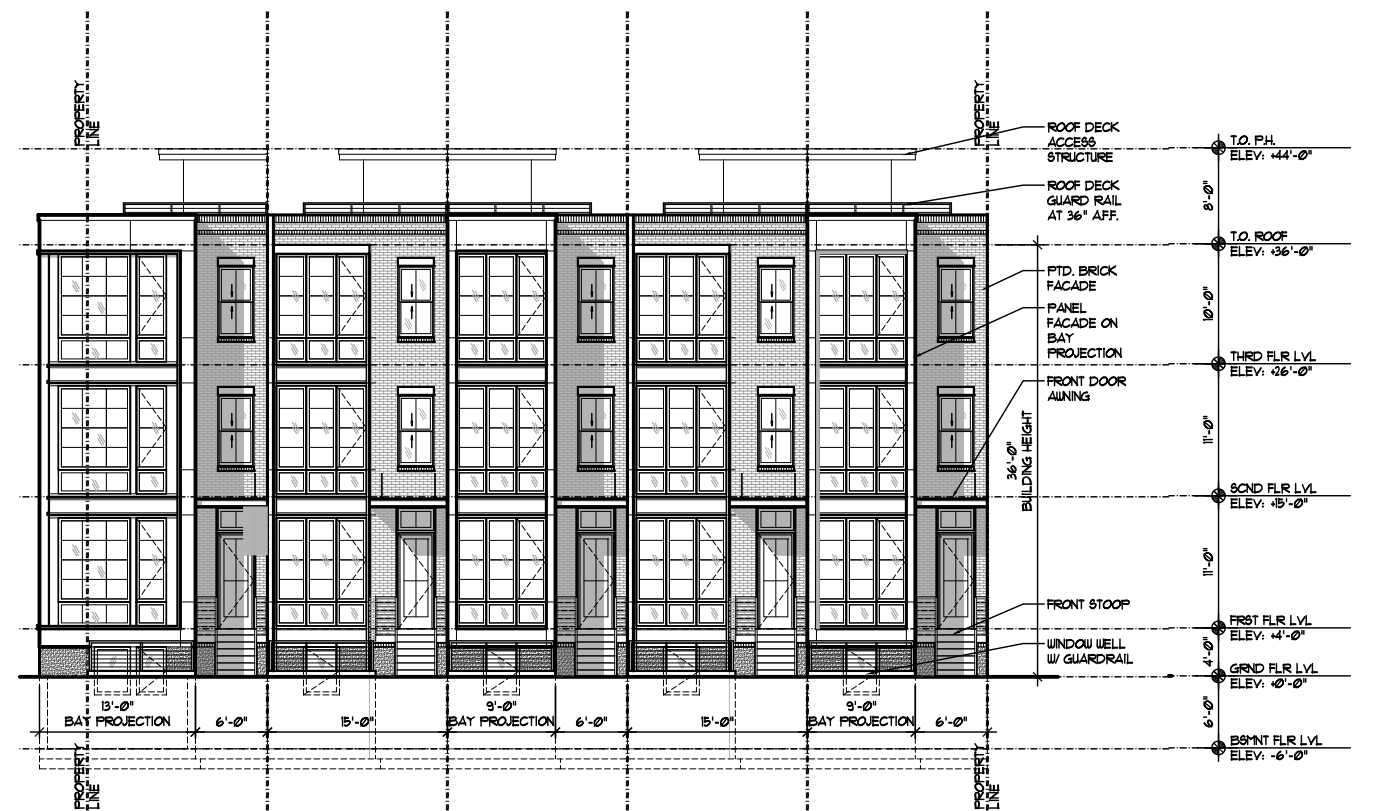


3 BED/3 BATHS, ROOF ACCESS
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UNIT 2: 1,462 NSF

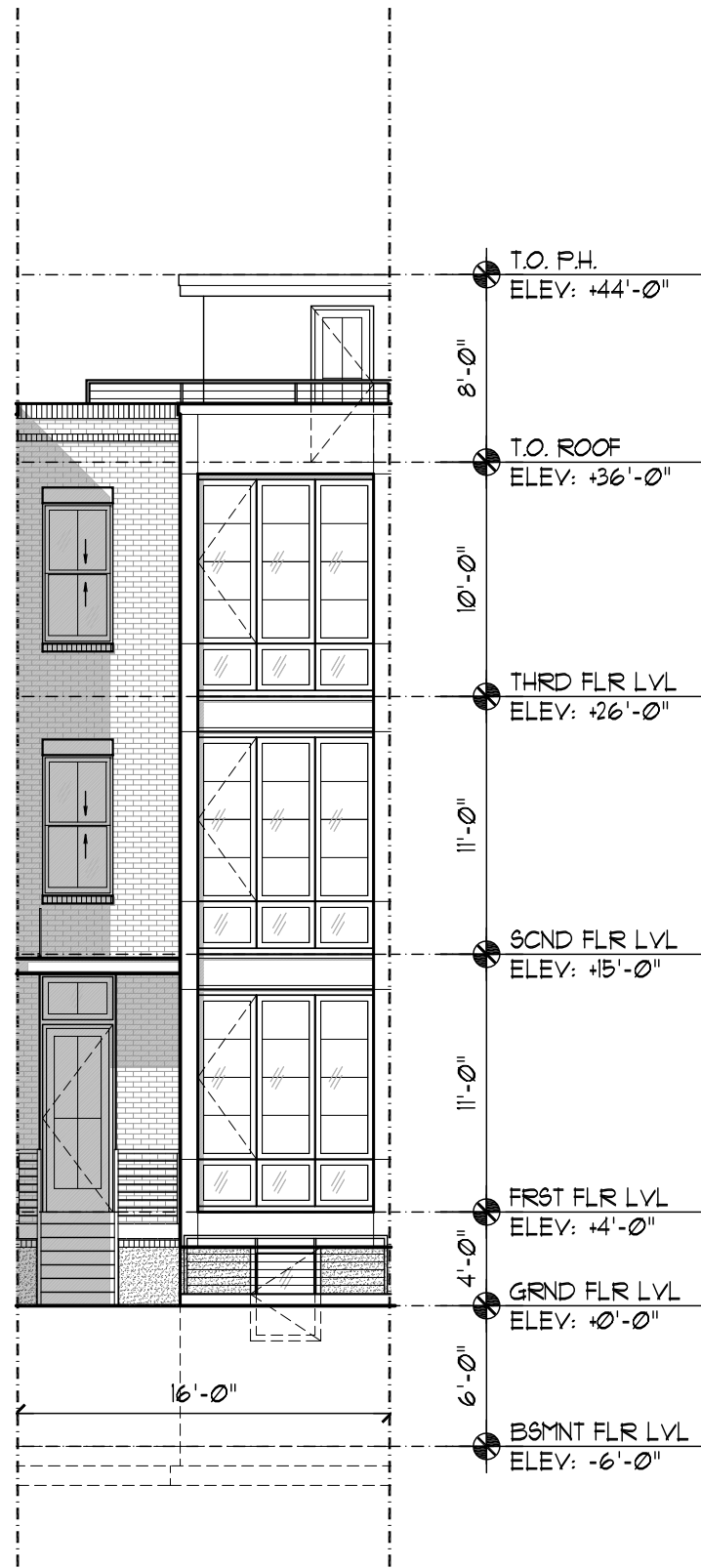
SHERMAN AVE NW UNIT PLANS
15'-0" WIDTHS



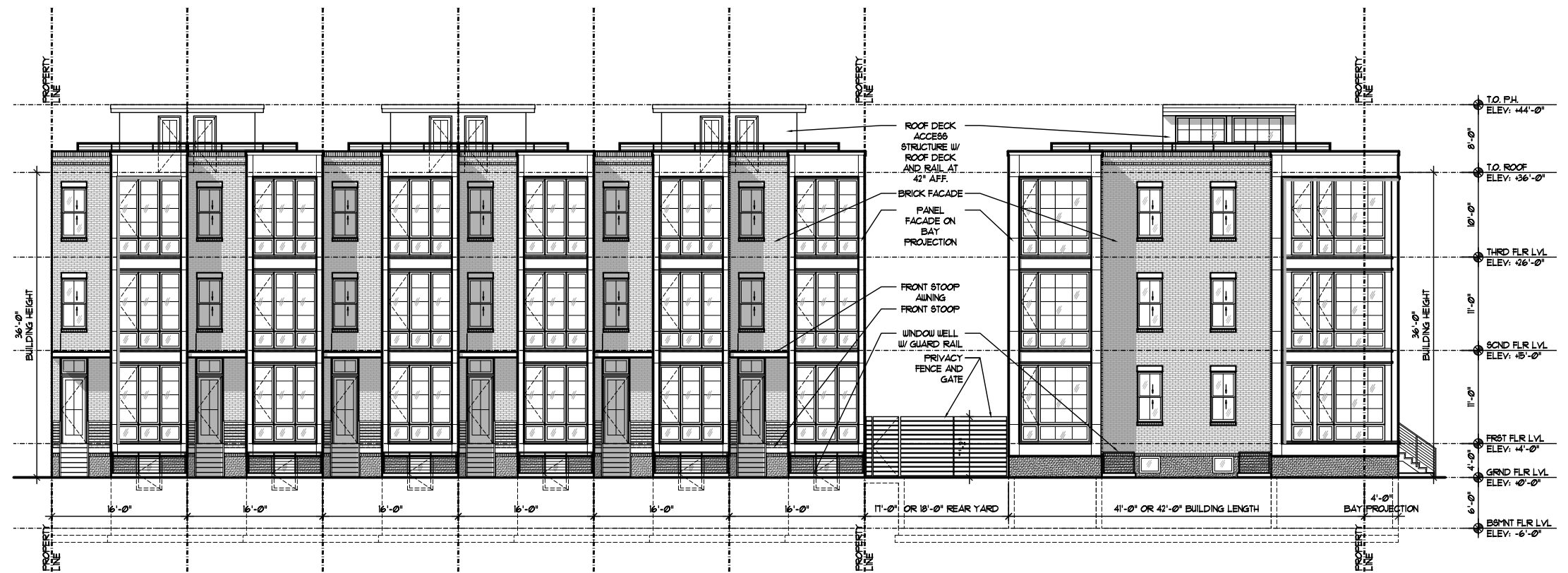
TYPICAL ROW ELEVATION
SCALE: 1/8" = 1'-0"



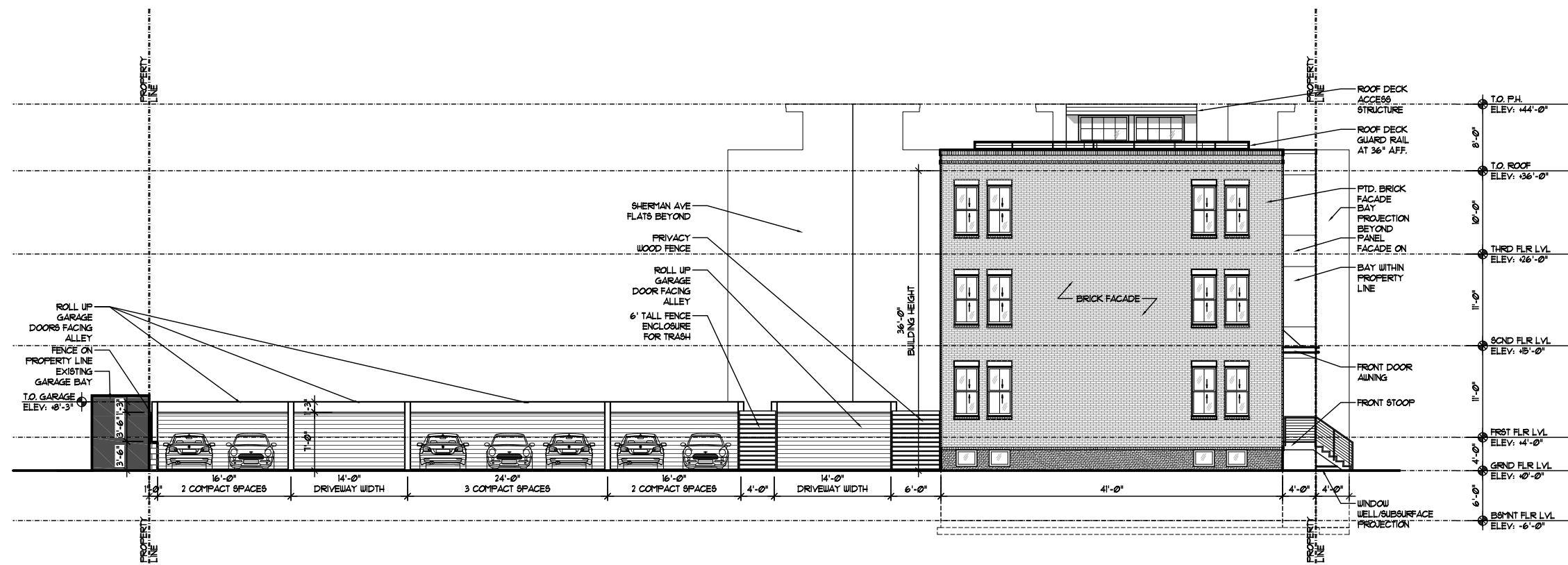
SHERMAN AVE ELEVATION
SCALE: 1/16" = 1'-0"



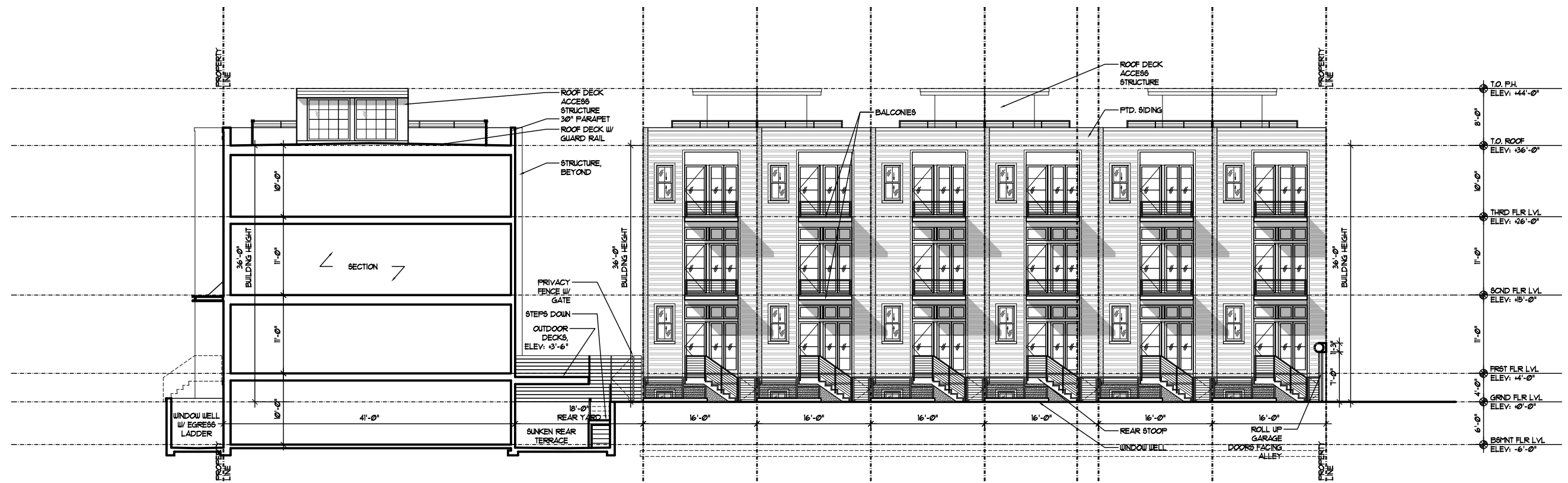
TYPICAL GIRARD ST ELEVATION
 SCALE: 1/8" = 1'-0"



GIRARD ST ELEVATION
 SCALE: 1/16" = 1'-0"



PUBLIC ALLEY ELEVATION
 SCALE: 1/16" = 1'-0"



NORTH ELEVATION AND SECTION
SCALE: 1/16" = 1'-0"