



2800 SHERMAN AVE NW, WASHINGTON DC 20001

BZA APPLICATION NO. 19127

ZONING DISTRICT: R-4

NEIGHBORHOOD: COLUMBIA HEIGHTS

SQUARE: 2857

LOT: 0818

PROGRAM: 11 RESIDENTIAL ROW BUILDINGS

22 DWELLING UNITS

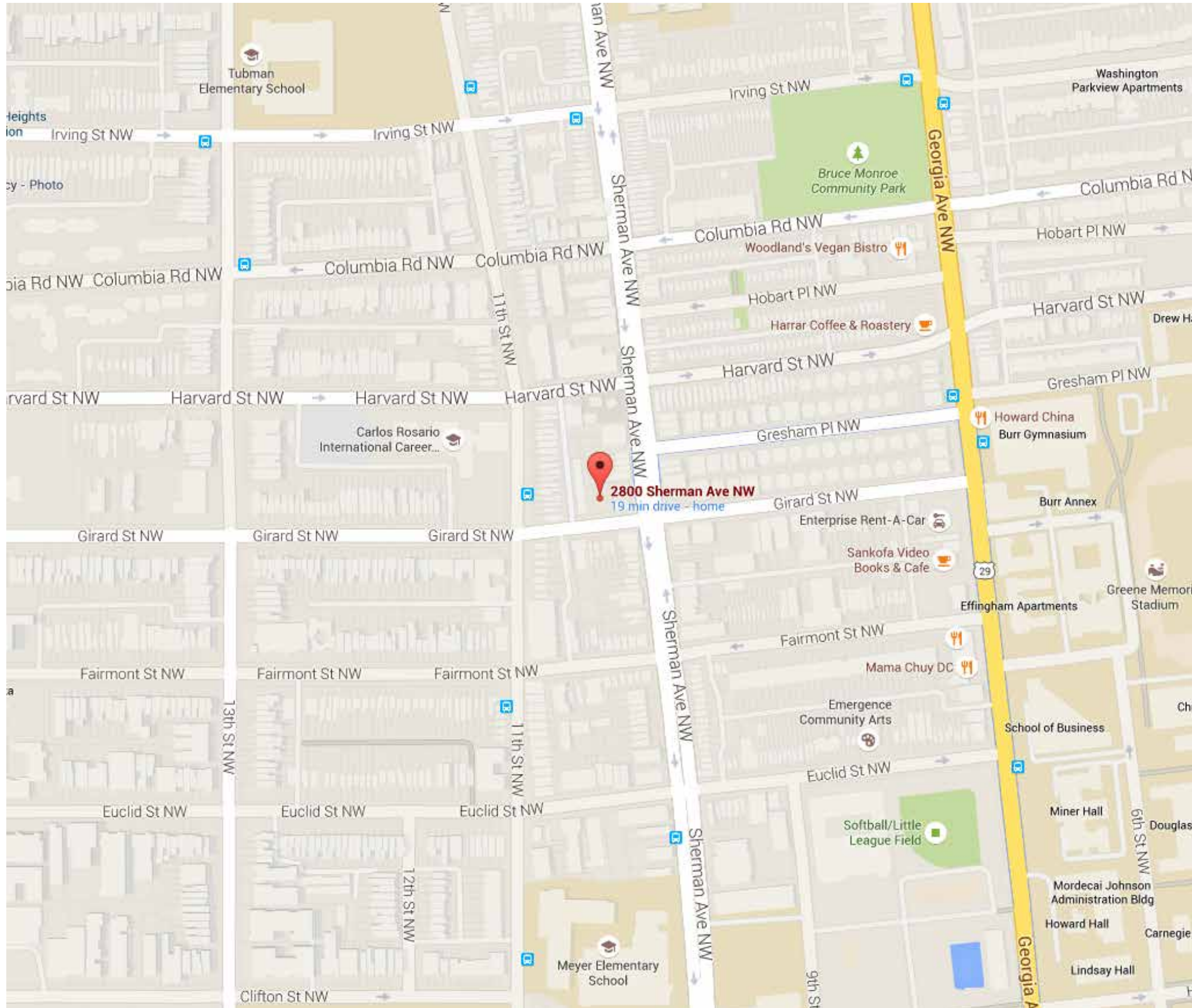


MB
ARCH

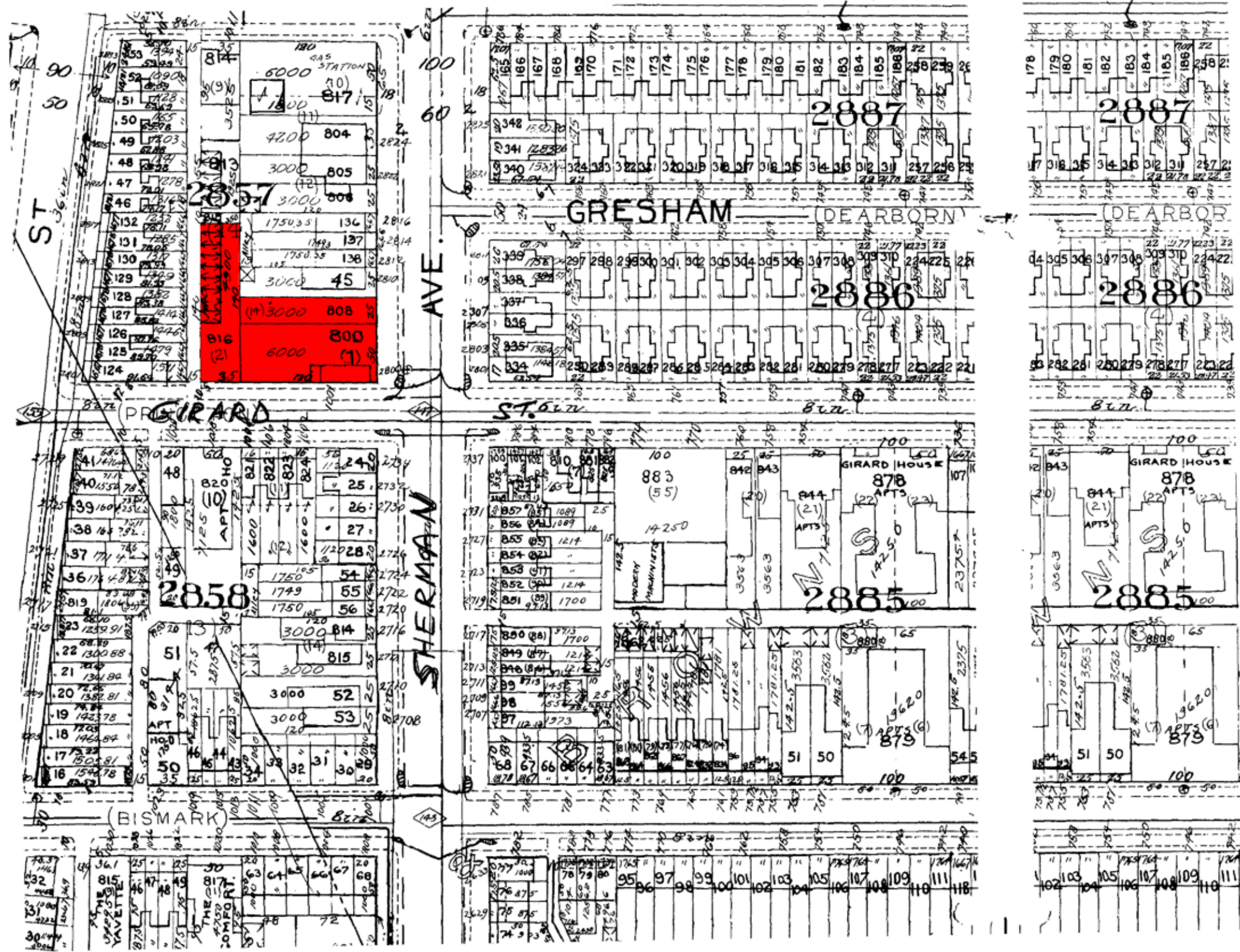
McGRAW BAGNOLI ARCHITECTS PLLC

1726 Connecticut Ave., NW Suite 400
Washington, DC 20009
202.506.7344 mcgrawbagnoli.com

Board of Zoning Adjustment
District of Columbia
November 24, 2015
EXHIBIT NO. 32B



SITE LOCATION



BAIST'S REAL ESTATE ATLAS SURVEY

GENERAL NOTES:

- PROPERTY ADDRESSES: 2800 SHERMAN AVENUE, N.W. WASHINGTON, DC 20001
- PROPERTY IS RECORDED AMONG THE LAND RECORDS OF THE OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA AS LOT 818 SQUARE 2857 IN A&T BOOK 2415.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS SHOWN ON COMMUNITY-PANEL No.1100010017C OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR DISTRICT OF COLUMBIA, WASHINGTON, D.C. DATED 09-27-2010. FLOOD ZONE "X" IS DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD.
- THE PROPERTY BOUNDARY LINES SHOWN ARE THE RESULT OF AN ACTUAL FIELD SURVEY; HOWEVER, PROPERTY LINES ARE NOT CONSIDERED OFFICIAL UNTIL THEIR DETERMINATION IS REVIEWED AND APPROVED BY THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA.
- THE TYPE AND NATURE OF ALL UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS OF VISIBLE EVIDENCE AND PLANS PROVIDED BY THE UTILITY COMPANIES. THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY PROVIDER AND LOCATED BY TEST PITTING PRIOR TO ANY CONSTRUCTION OR ENGINEERING DESIGN. CALL "MISS UTILITY" (1-800-257-7777) FOR THE LOCATION OF ALL UTILITIES 48 HOURS PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- THE HORIZONTAL COORDINATE DATUM IS ASSUMED. BEARINGS ARE BASED UPON THE RECORDS OF THE OFFICE OF THE SURVEYOR OF THE DISTRICT OF COLUMBIA (D.C.S.O.). RECORD BEARINGS EQUAL SURVEY.

LEGAL DESCRIPTION:

All of Lot numbered 1 in block numbered 14 (known as Square 2857) in Todd and Brown's subdivision of parts of the tracts of land known as "MOUNT PLEASANT" and "PLEASANT PLAINS" and as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber Levy Court 2 at Folio 24; excepting the East 30 feet by full width of said lot condemned and taken for the widening of Sherman Avenue, by proceedings in District Court case No.555 in the Supreme Court of the District of Columbia.

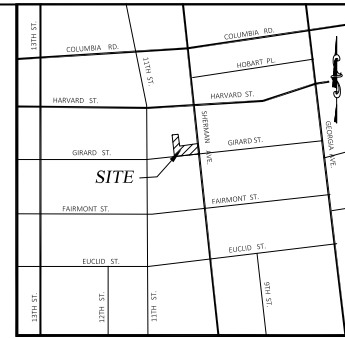
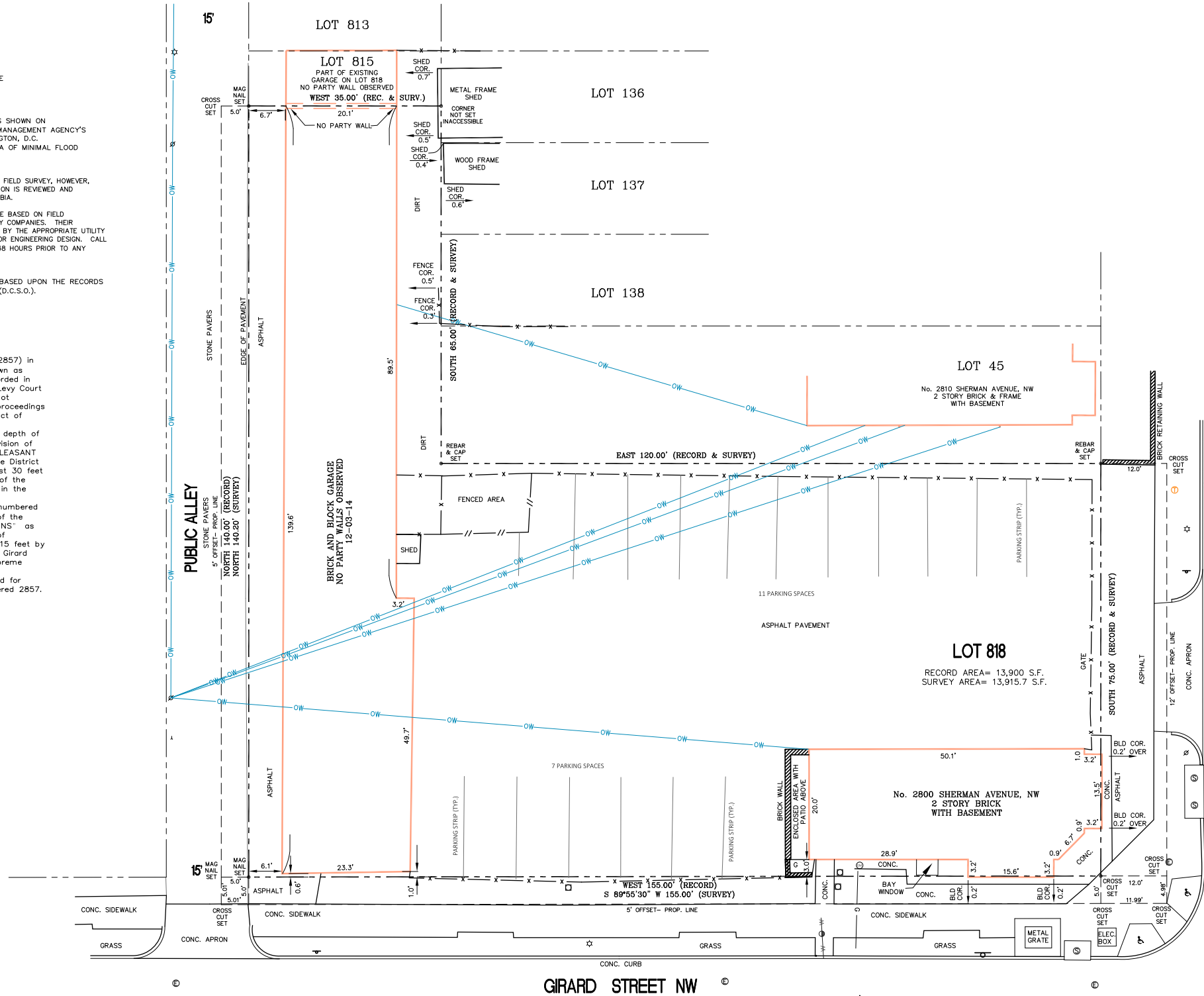
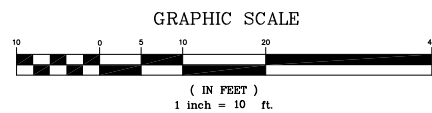
Also, the South 25 feet fronting on Sherman Avenue by the full depth of Lot numbered 14 in block numbered 14 Todd and Brown's Subdivision of parts of the tracts of land known as "MOUNT PLEASANT" and "PLEASANT PLAINS" as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber Levy Court 2 at Folio 24; excepting the East 30 feet by full width of said lot condemned and taken for the widening of the Sherman Avenue, by proceedings in District Court Case No. 555 in the Supreme Court of the District of Columbia.

Also, all except the North 10 feet by the full depth of the Lot numbered 2 in Block numbered 14 Todd and Brown's Subdivision of parts of the tracts of land known as "MOUNT PLEASANT" and "PLEASANT PLAINS" as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber Levy Court 2 at Folio 24; excepting the West 15 feet by full width of said lot condemned and taken for the widening of Girard Street, by proceedings in District Court Case No. 977 in the Supreme Court of the District of Columbia.

NOTE: At the date hereof all the aforesaid property is designated for Assessment and Taxation as Lot numbered 818 in square numbered 2857.

LEGEND

- SIGN
- PHONE MANHOLE
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC MANHOLE
- GAS METER
- CLEAN OUT
- SANITARY MANHOLE
- WATER METER
- WATER MANHOLE
- HC PARKING SPACE
- GAS LINE
- WATER LINE
- OVERHEAD WIRE
- WOOD FENCE
- CHAIN LINK FENCE
- DC.S.O. OFFICE
- GATE
- CONCRETE OR BRICK RETAINING WALL



VICINITY MAP
SCALE: 1" = 2,000

MADDOX
Engineers & Surveyors, Inc.
3204 Tower Oaks Boulevard, Suite 200-A, Rockville, MD 20852
(301) 765-9001 www.maddoxinc.com

ALTA/ACSM
LAND TITLE SURVEY

No. 2800 SHERMAN AVENUE, N.W.,
LOT 818
SQUARE 2857
WASHINGTON
DISTRICT OF COLUMBIA

DATE	REVISION
12/29/14	FINAL DRAFT
12/29/14	DRAFT ISSUED

SCALE 1" = 10'
DRAWN F.Y.D.
DATE DECEMBER, 2014
SHEET 1 OF 1
FILE NO. 14127

SURVEYOR'S CERTIFICATE

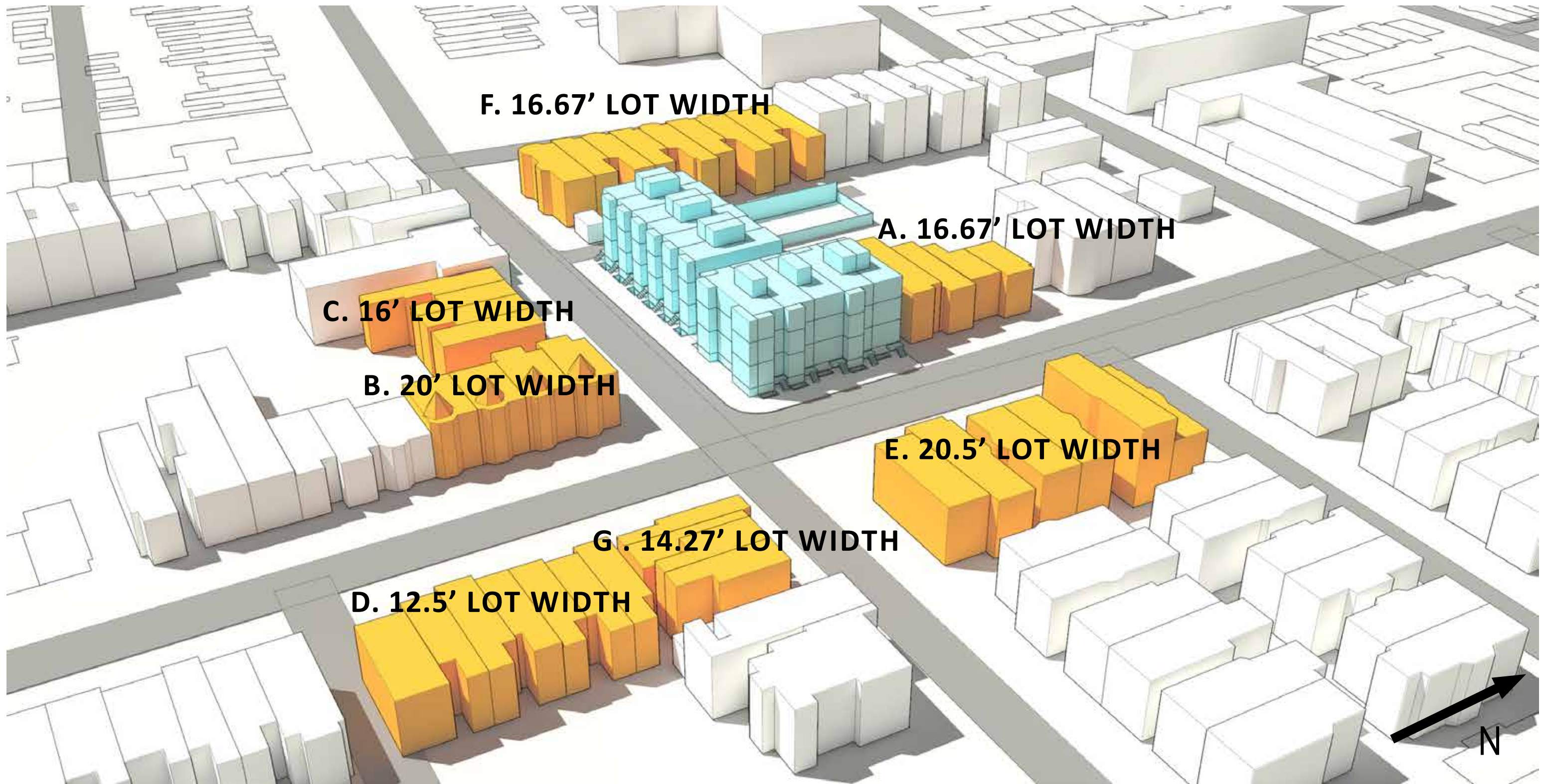
To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 5, 7(a), 8, 9, 11(a), 16, 17 and 18 of Table A thereof. The field work was completed December 3, 2014.

Daniel T. Caywood, District of Columbia
Licensed Land Surveyor No. LS900265
Registered Land Surveyor No. 96-6

CONTEXTUAL LOT AREAS





F. 16.67' LOT WIDTH

A. 16.67' LOT WIDTH

C. 16' LOT WIDTH

B. 20' LOT WIDTH

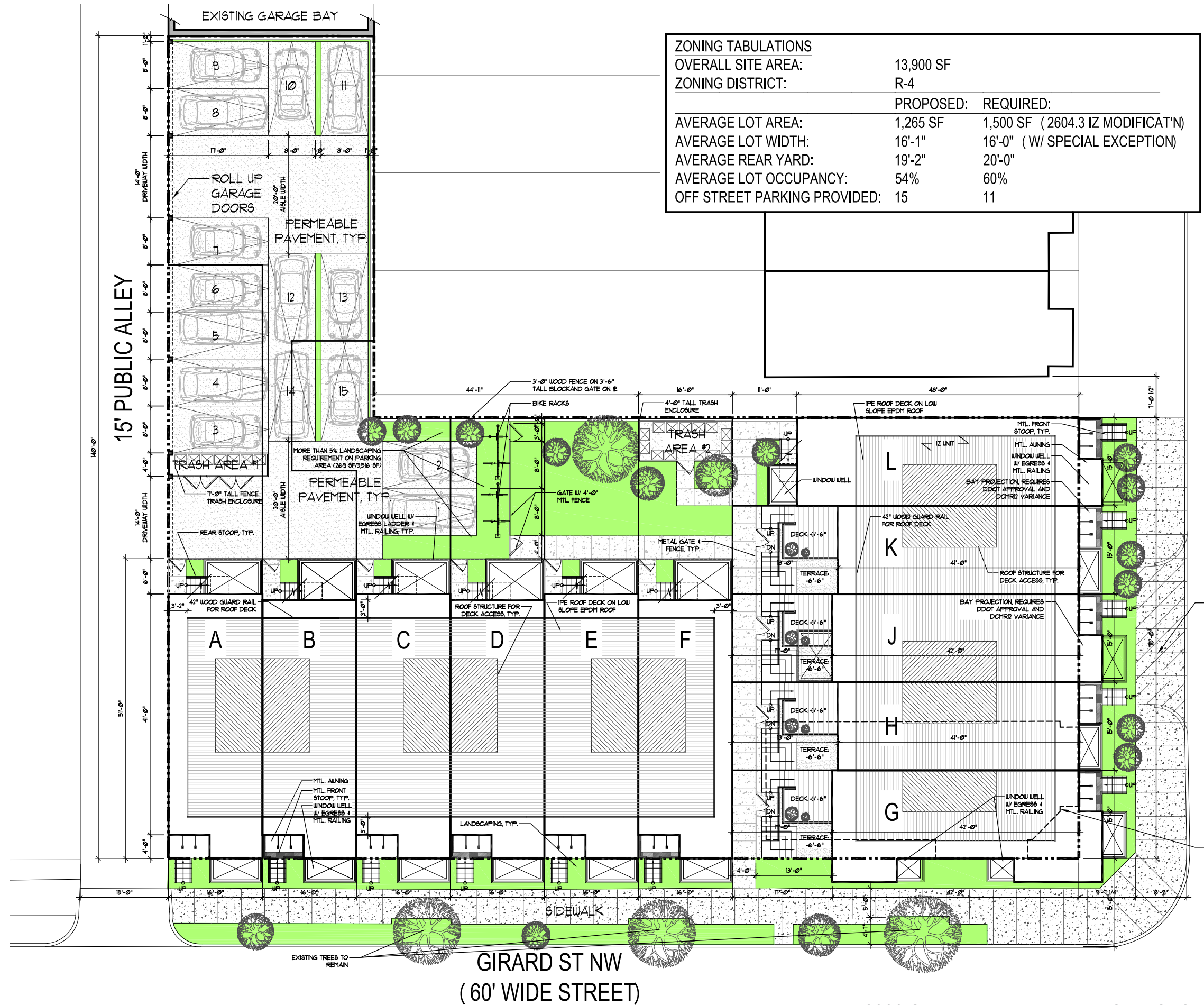
E. 20.5' LOT WIDTH

G. 14.27' LOT WIDTH

D. 12.5' LOT WIDTH

N

**AERIAL VIEW OF SITE:
CONTEXT STRUCTURES**







GIRARD ST AND SHERMAN AVE INTERSECTION



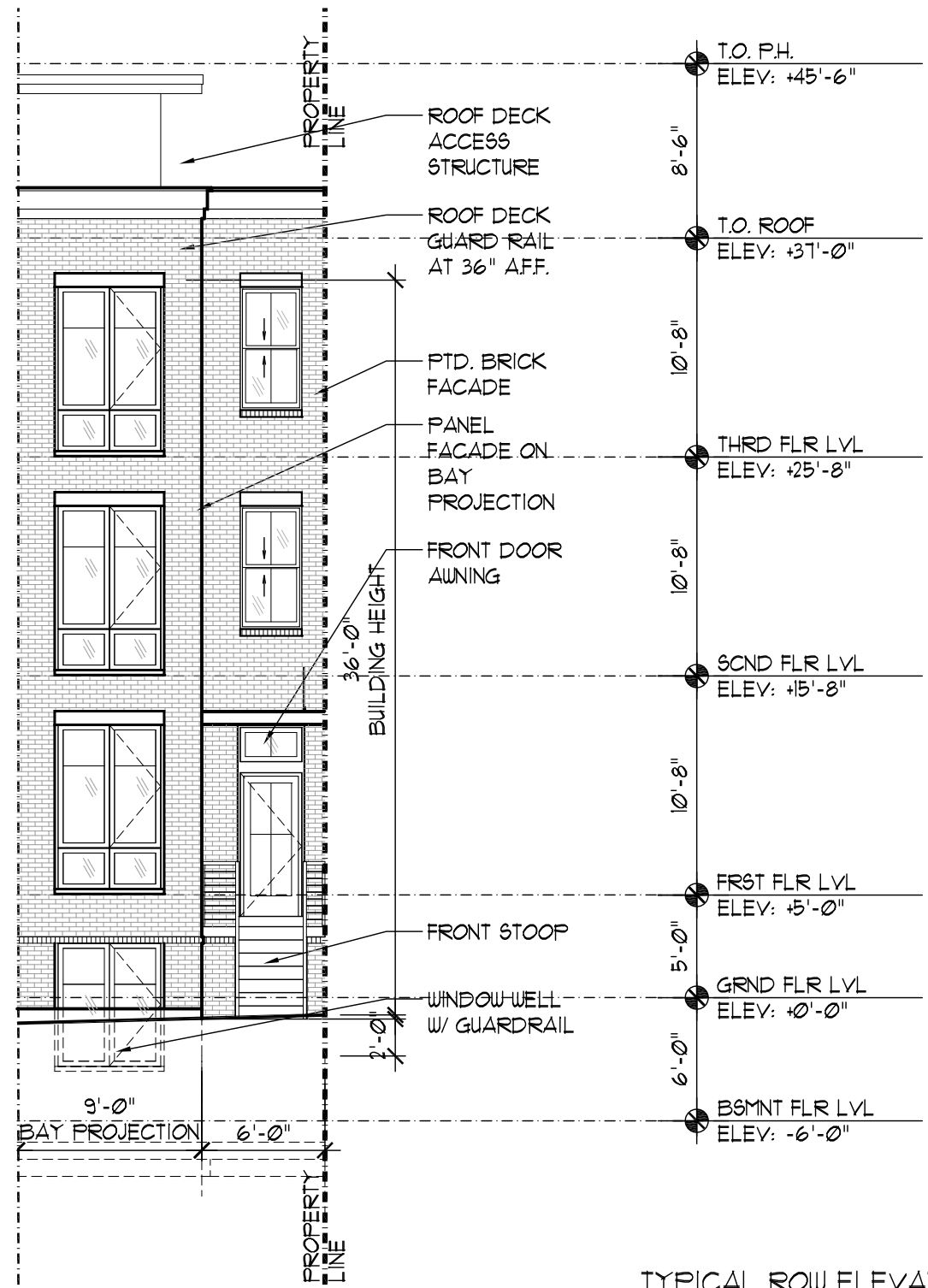
GIRARD ST NW ELEVATION



GIRARD ST ELEVATION LOOKING EAST



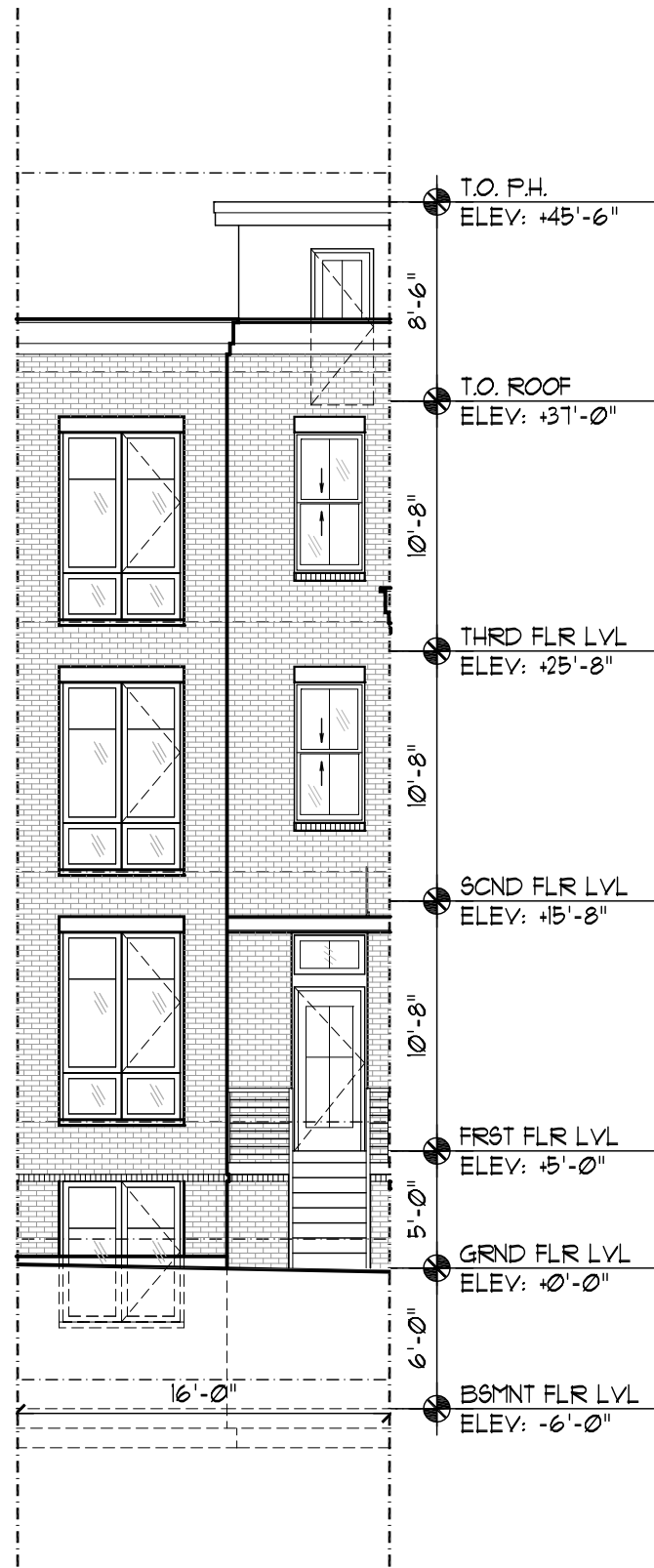
SHERMAN AVE ELEVATIO



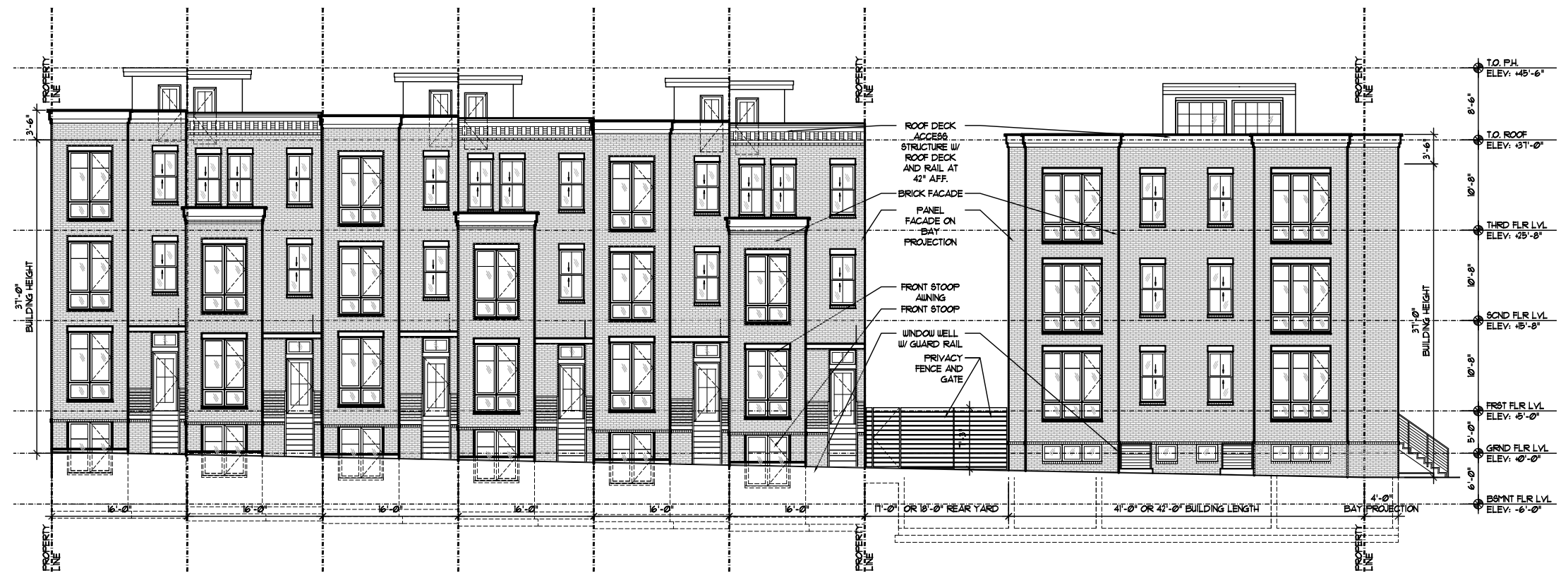
TYPICAL ROW ELEVATION
 SCALE: 1/8" = 1'-0"



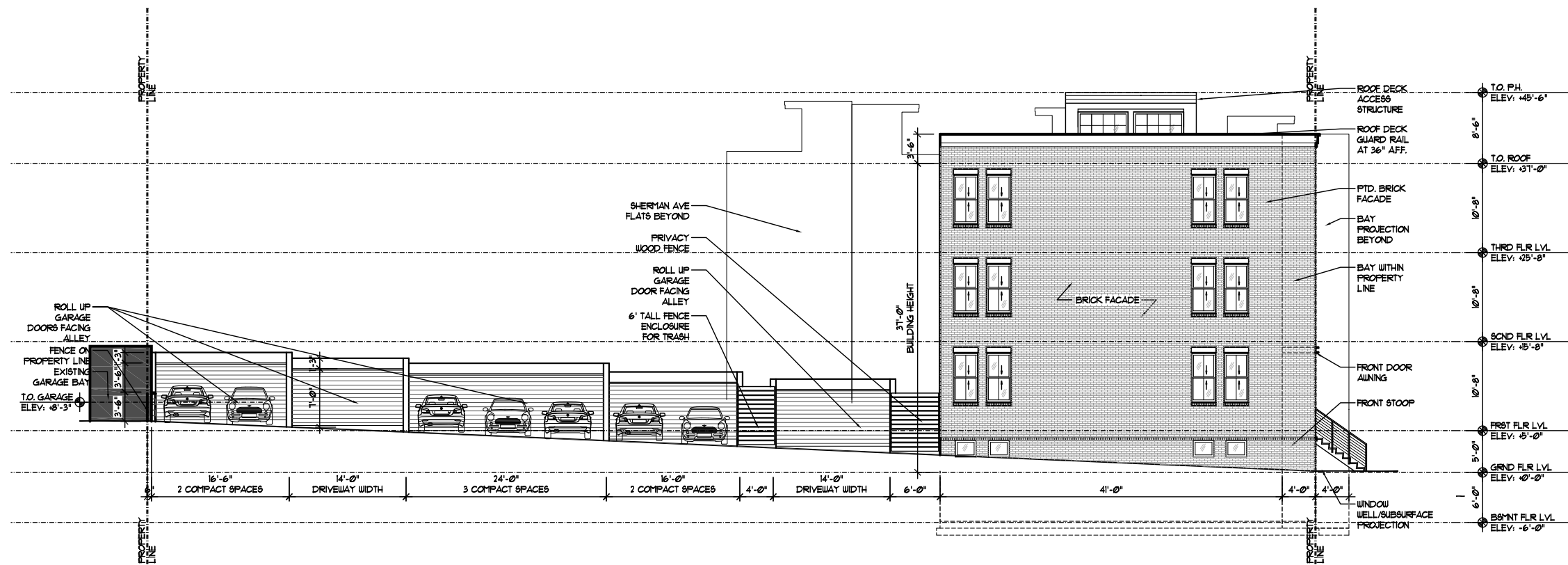
SHERMAN AVE ELEVATION
 SCALE: 1/16" = 1'-0"



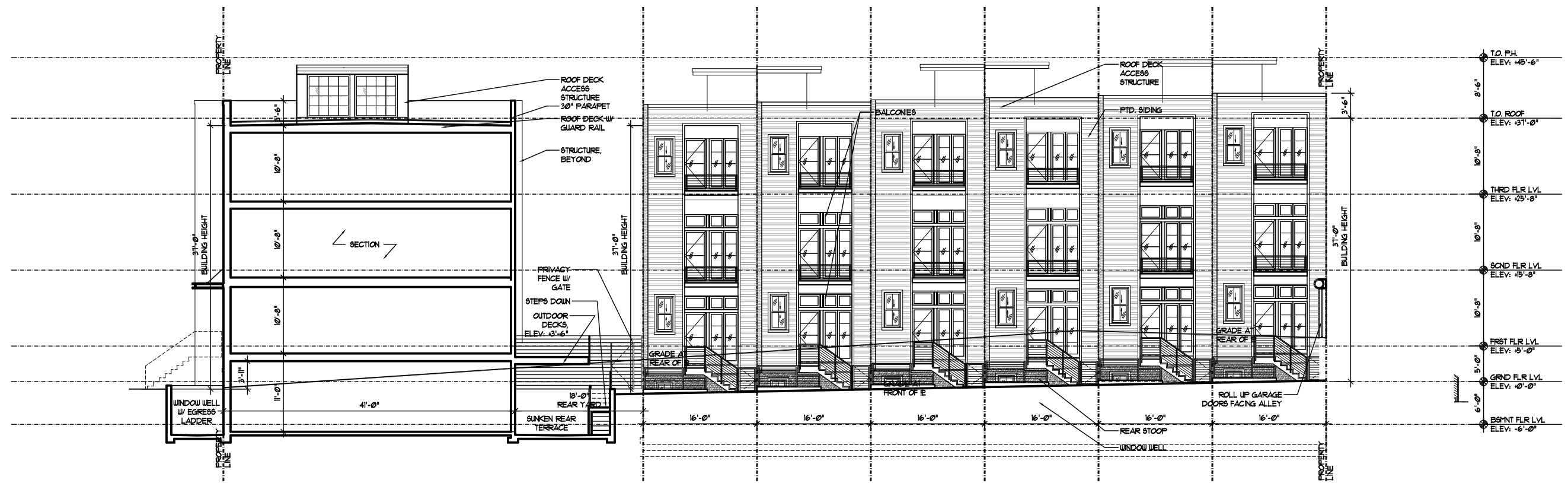
TYPICAL GIRARD ST ELEVATION
SCALE: 1/8" = 1'-0"



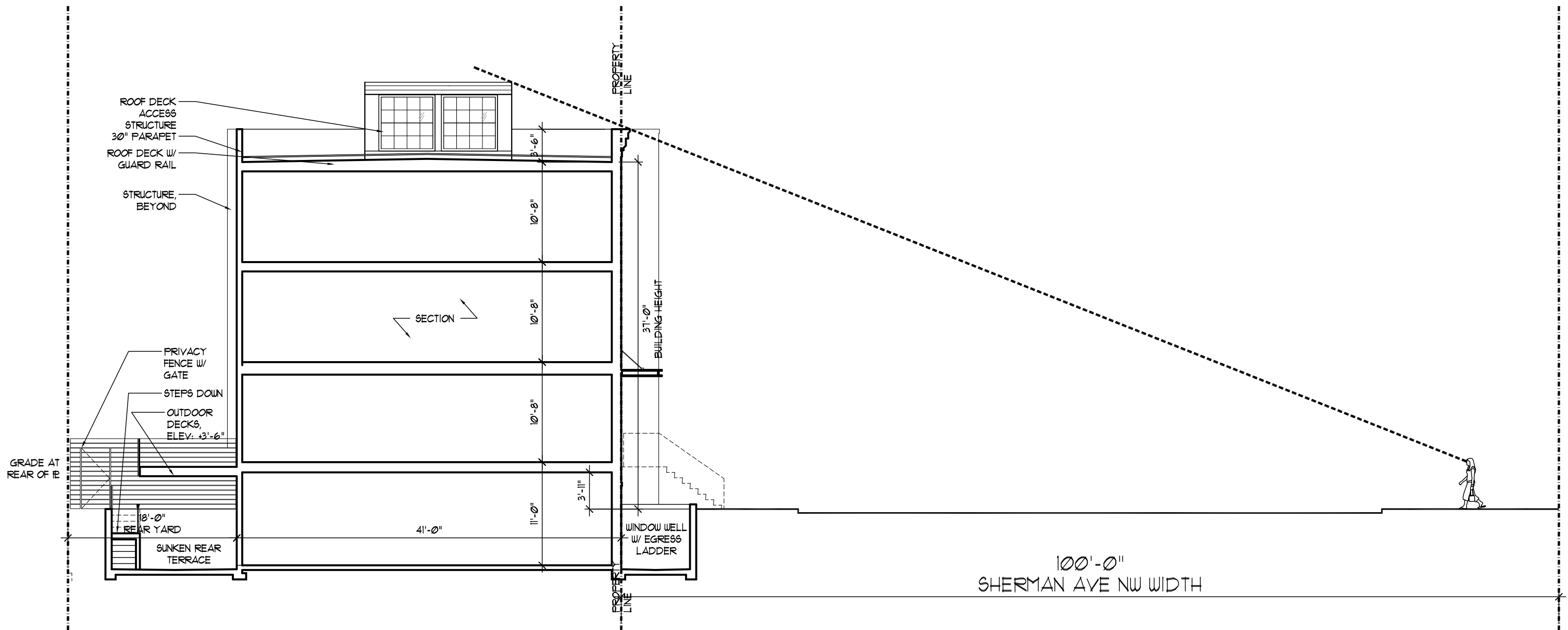
GIRARD ST ELEVATION
SCALE: 1/16" = 1'-0"



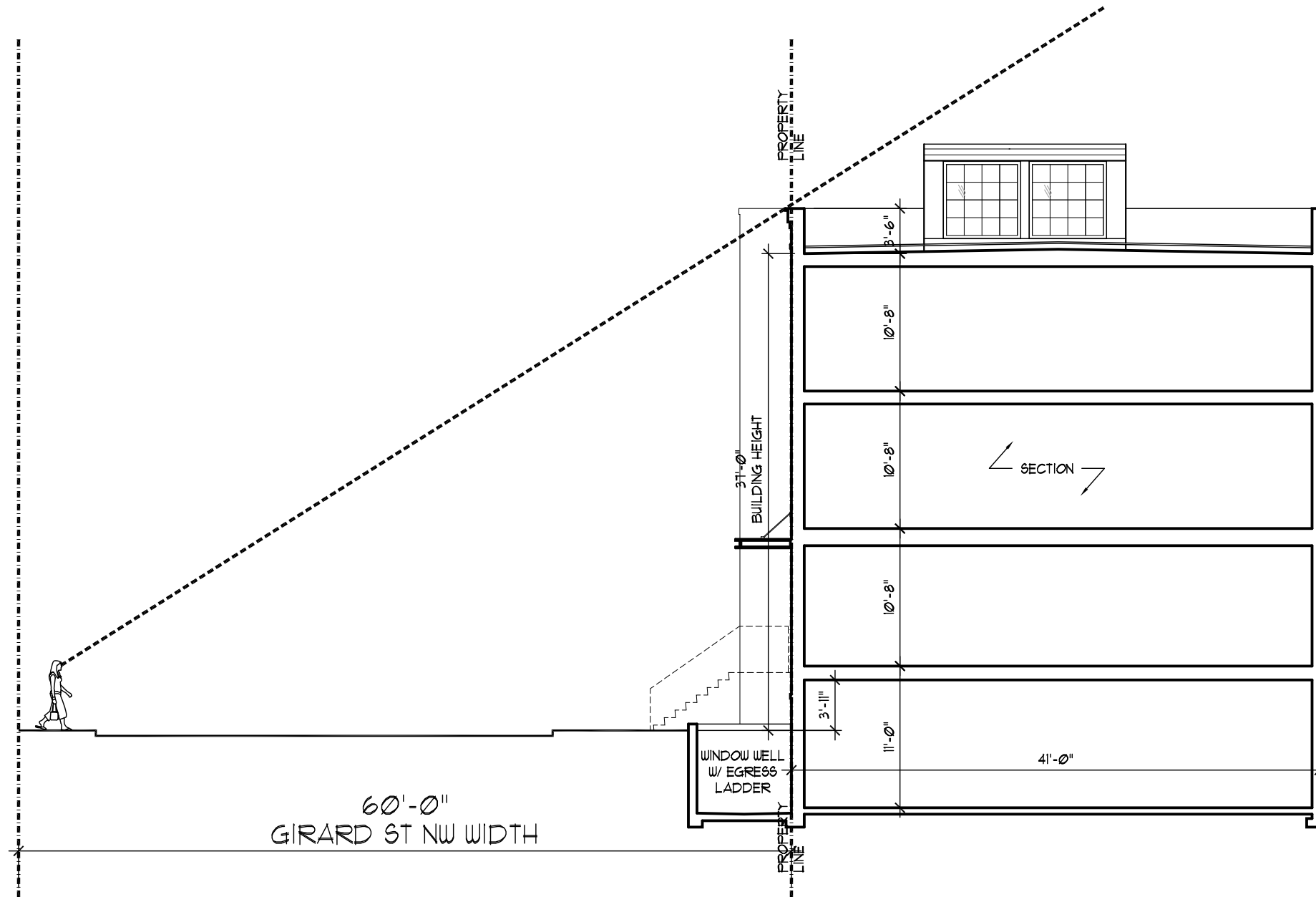
PUBLIC ALLEY ELEVATION
 SCALE: 1/16" = 1'-0"



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



SHERMAN AVE SIGHT LINE STUDY



GIRARD ST SIGHT LINE STUDY
5'-7" EYE LEVEL LOCATED 60' AWAY FROM PROPERTY LINE
GIRARD ST NW STREET WIDTH = 60'

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., March 19, 2015

Plat for Building Permit of SQUARE 2857 LOT 818

Scale: 1 inch = 30 feet Recorded in Book A&T Page 2415

Receipt No. 15-03319

Furnished to: VASAL JAHANBIN

[Signature]
Surveyor, D.C.

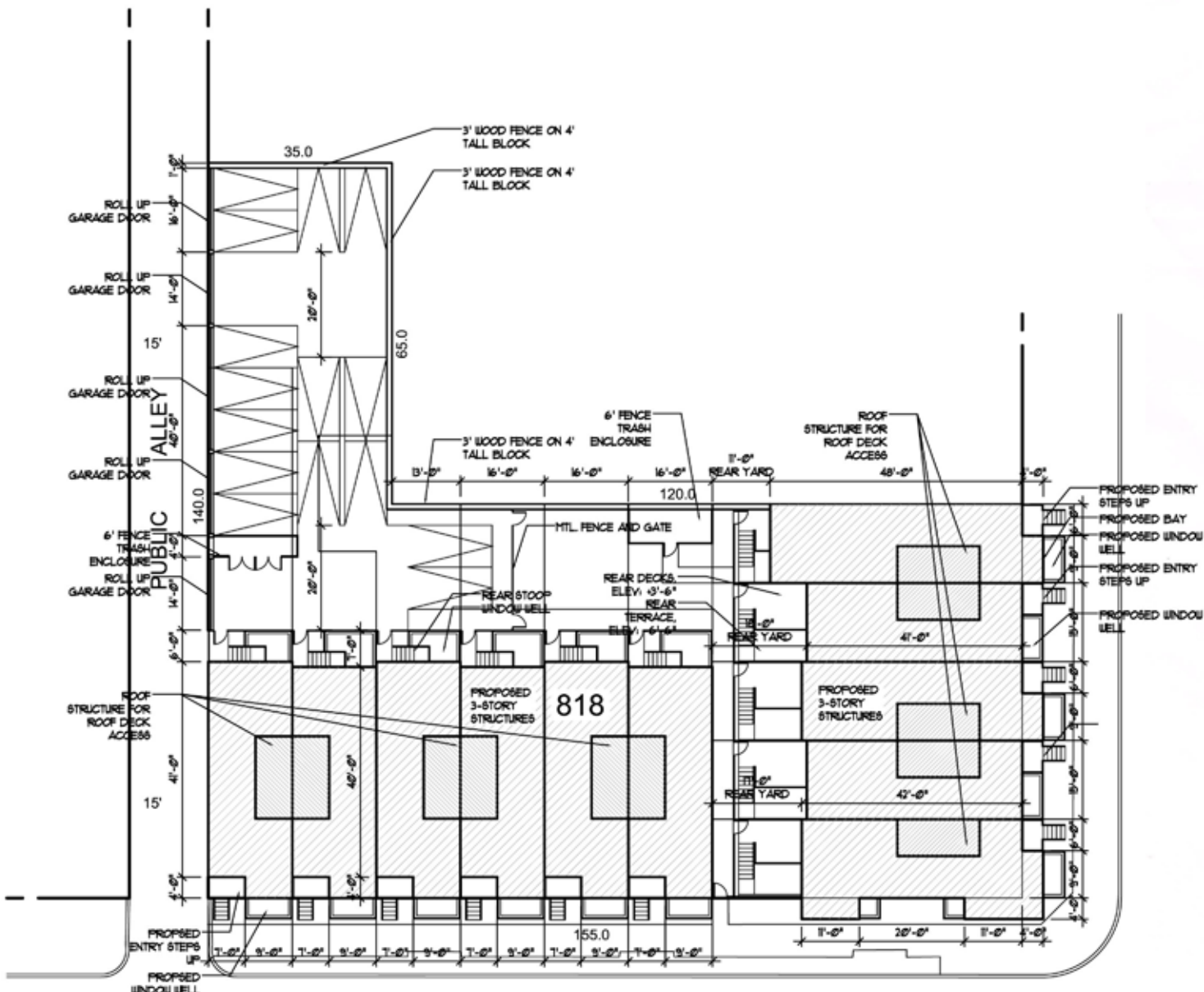
By: A.S. *[Signature]*

I hereby certify that all existing improvements shown thereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining Lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents.

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.



GIRARD STREET, N.W.

SHERMAN AVENUE, N.W.

IMPROVED BUILDING PLAT