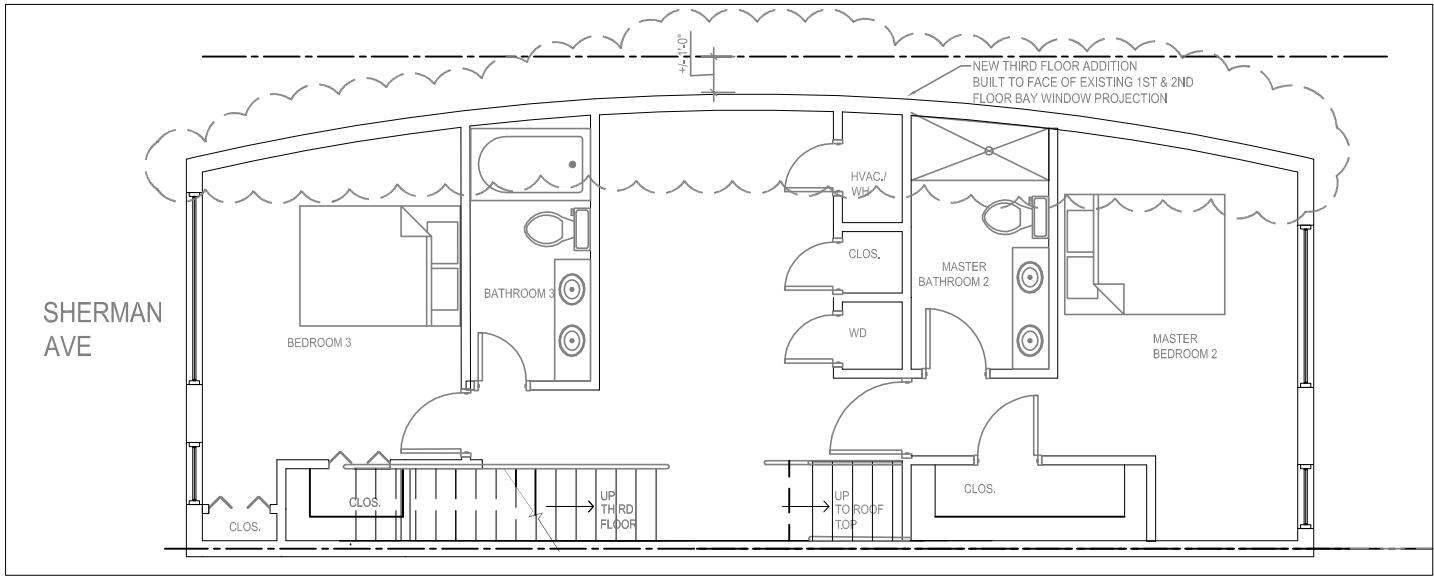
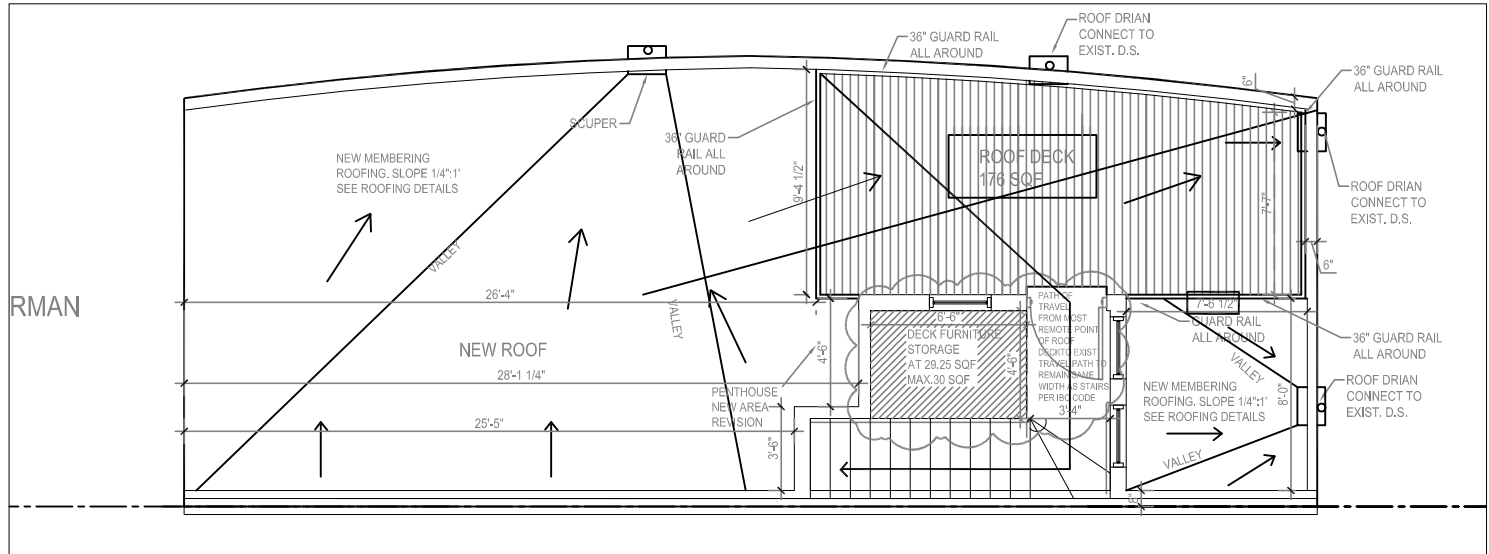




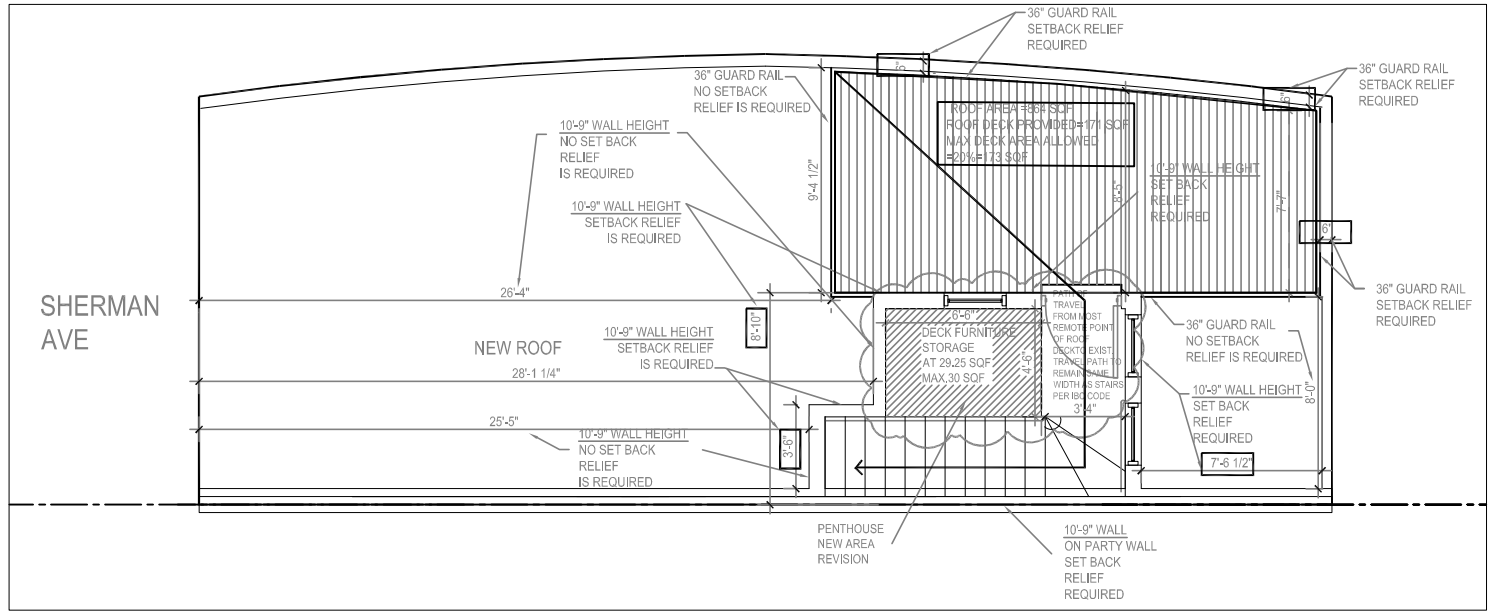
UNIT#2-NEW THIRD FLOOR ADDITION

SCALE 1/8"=1'-0"



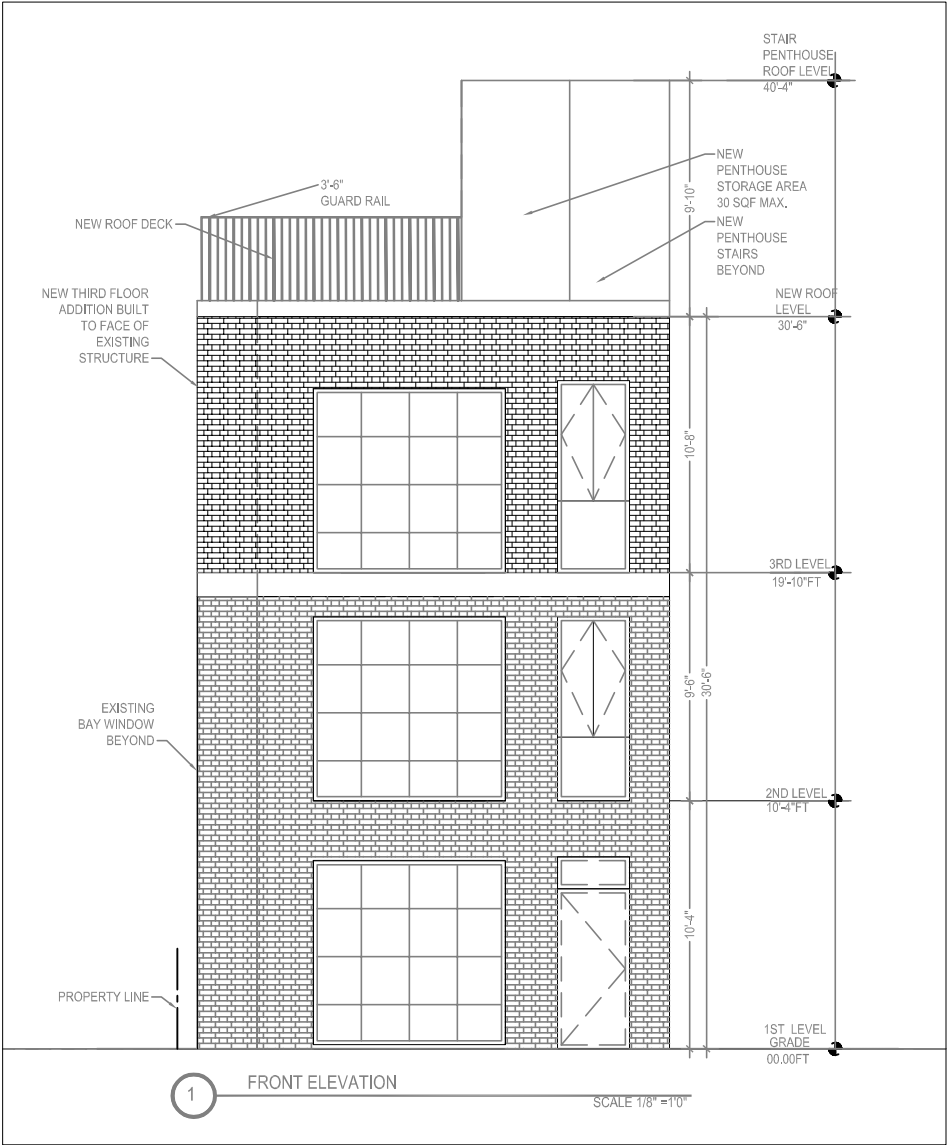
PENTHOUSE AND ROOF DECK LEVEL

SCALE 1/8"=1'-0"



PENTHOUSE SETBACK AREA OF RELIEF

SCALE 1/8"=1'-0"



FRONT ELEVATION/REVISED

SCALE 1/8"=1'-0"

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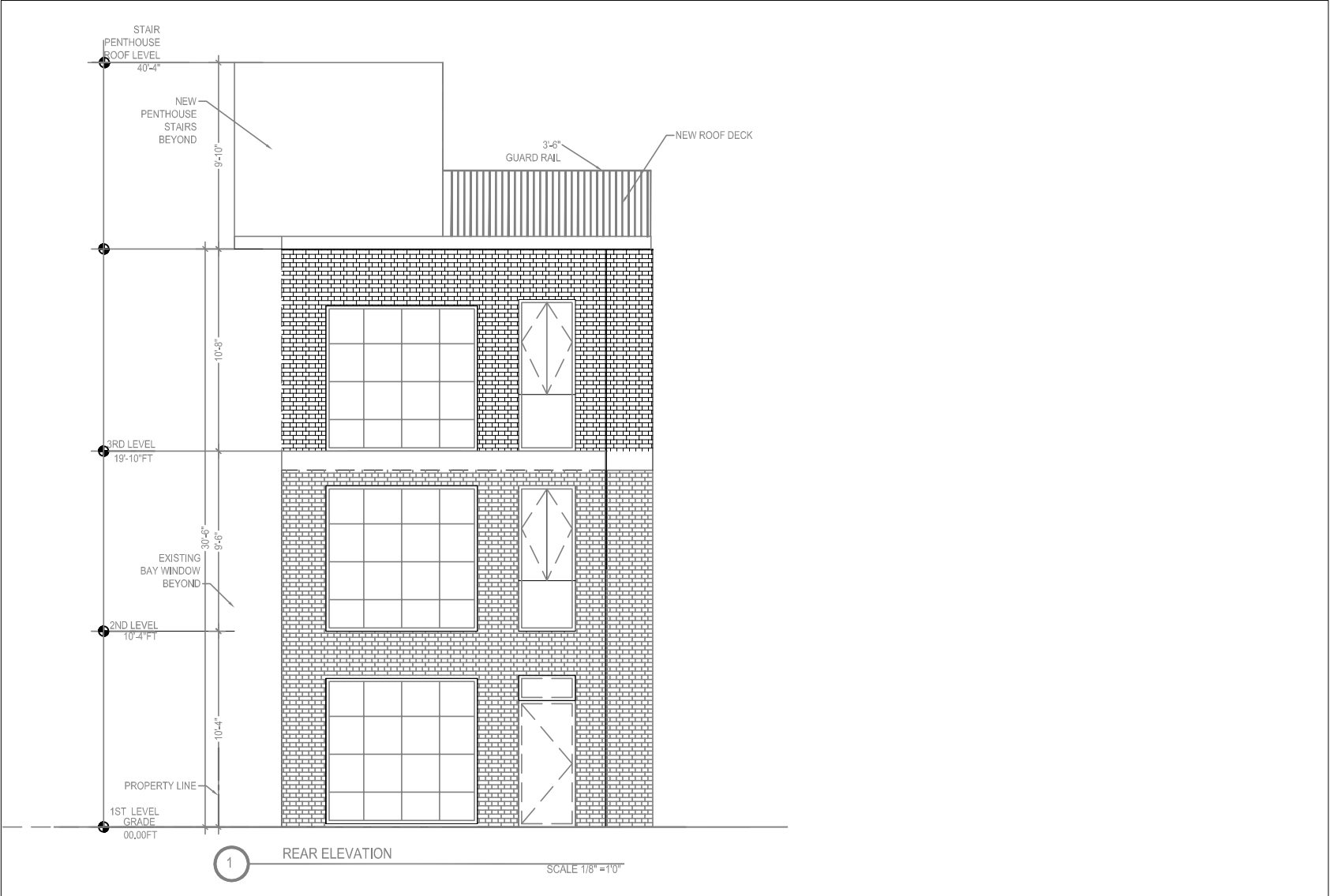
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PROJECT NAME
2803 SHERMAN AVE NW
Washington, DC

Board of Zoning Adjustment
District of Columbia
CASE NO.19202
EXHIBIT NO.29

A1.2



REAR ELEVATION
SCALE 1/8"=1'-0"

PROJECT NAME

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SHEET TITLE

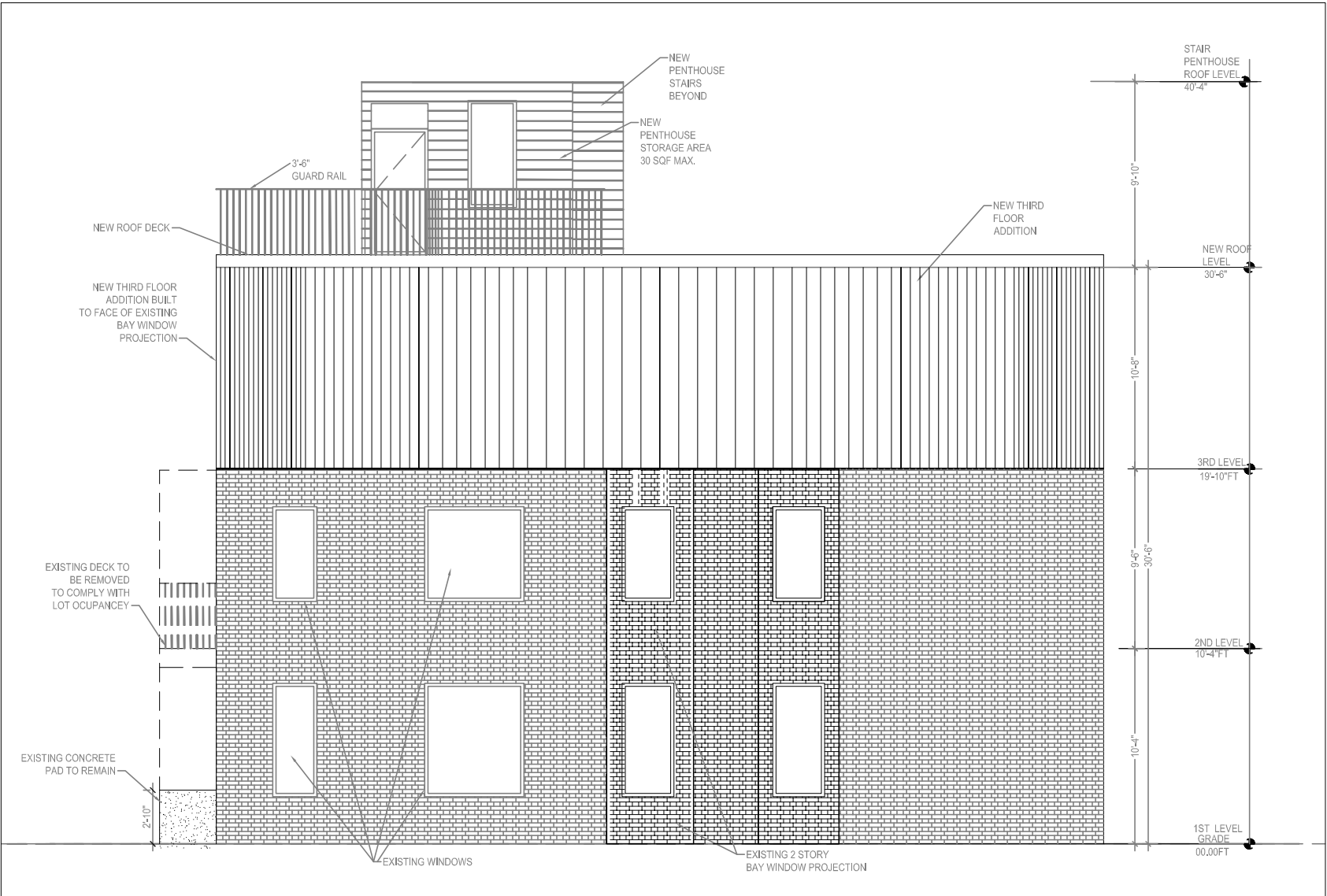
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A1.3



SIDE ELEVATION ALTER. 1
SCALE 1/8"=1'-0"

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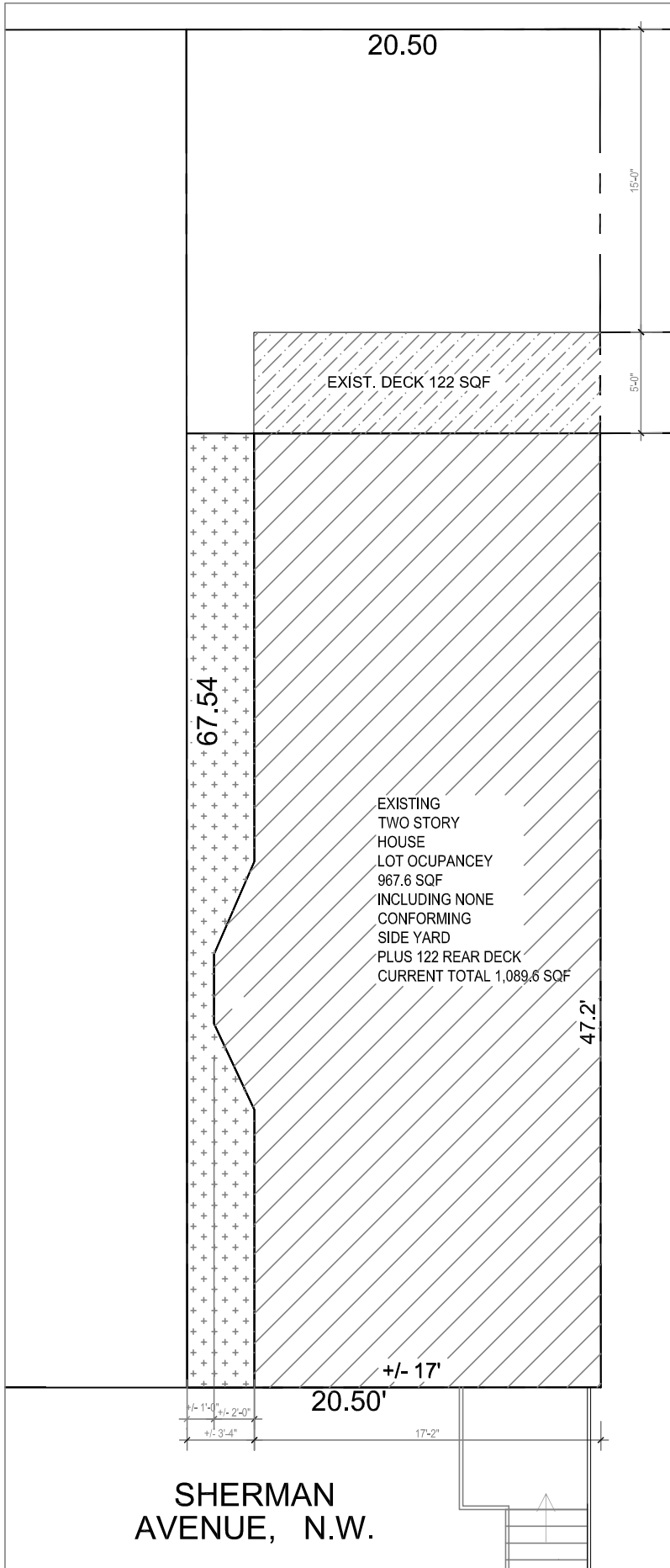
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A1.4



EXISTING SITE PLAN
SCALE 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE 1/8"=1'-0"

ZONING ANALYSIS:
ZONING R4 ROW DWELING
MIN. REAR YARD 20': PROVIDED
MAXIMUM BUILDING HEIGHT 35'
NEW BUILDING HEIGHT =30'-6"

MAXIMUM LOT OCCUPANCEY:%60
LOT AREA=1,385
MAX. LOT OCCUPANCEY=831

CURRENT LOT OCCUPANCEY:
EXISTING HOUSE (INCLUDING
NONE CONFORMING SIDE YARD): 967.6 SQF
EXISTING DECKS: 122 SQF

TOTAL EXISTING LOT OCUPANCEY 1,089.6 SQF

PROPOSED LOT OCCUPANCEY:
NEW THIRD FLOOR+ REMOVAL OF
REAR DECK

PROPOSED LOT OCCUPANCEY =967.6 SQF=69.9%
REQUIRES BZA SPECIAL EXCEPTION

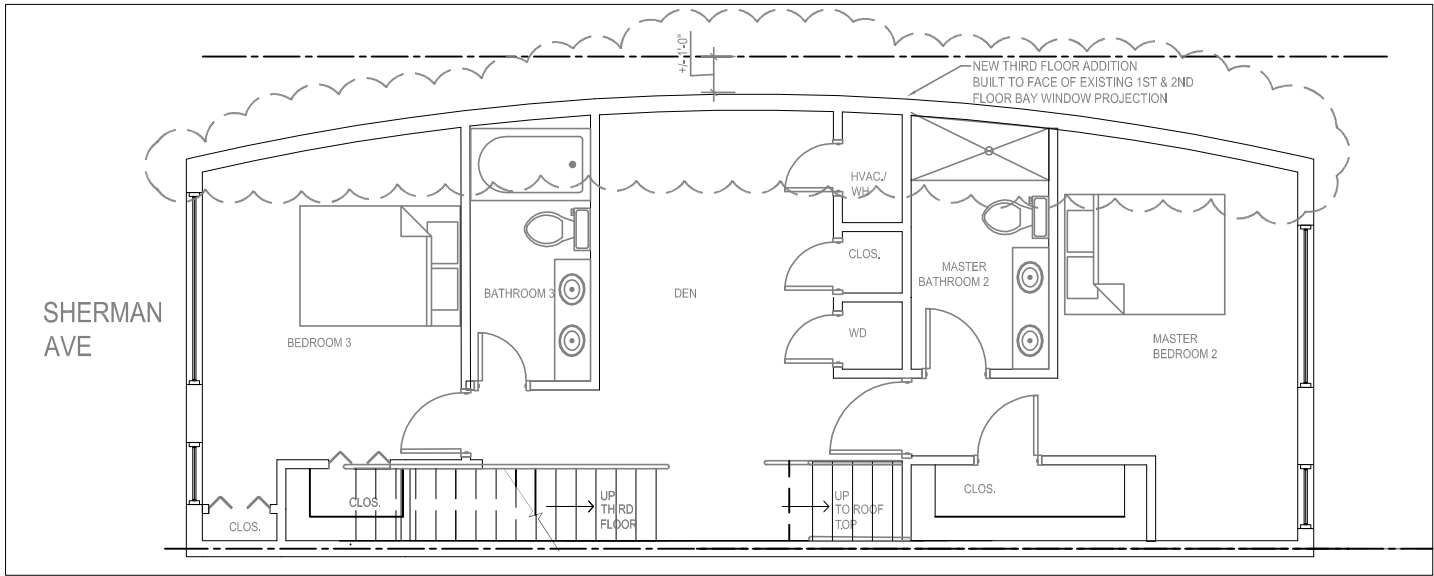
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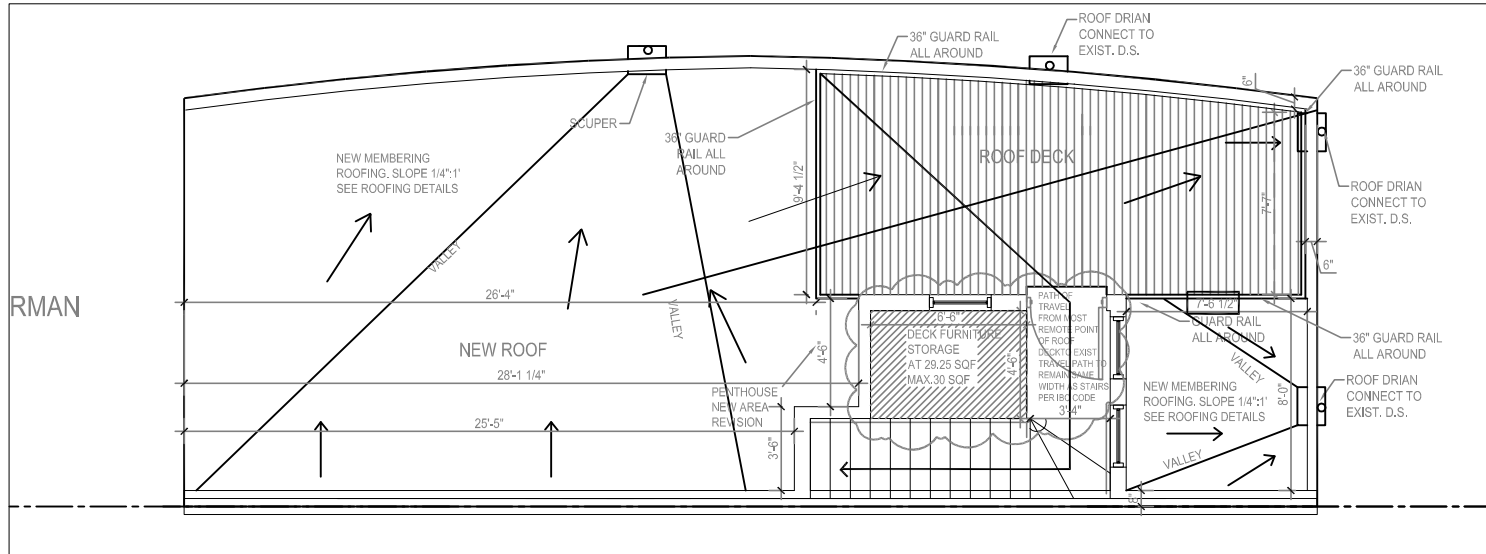
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A1.1



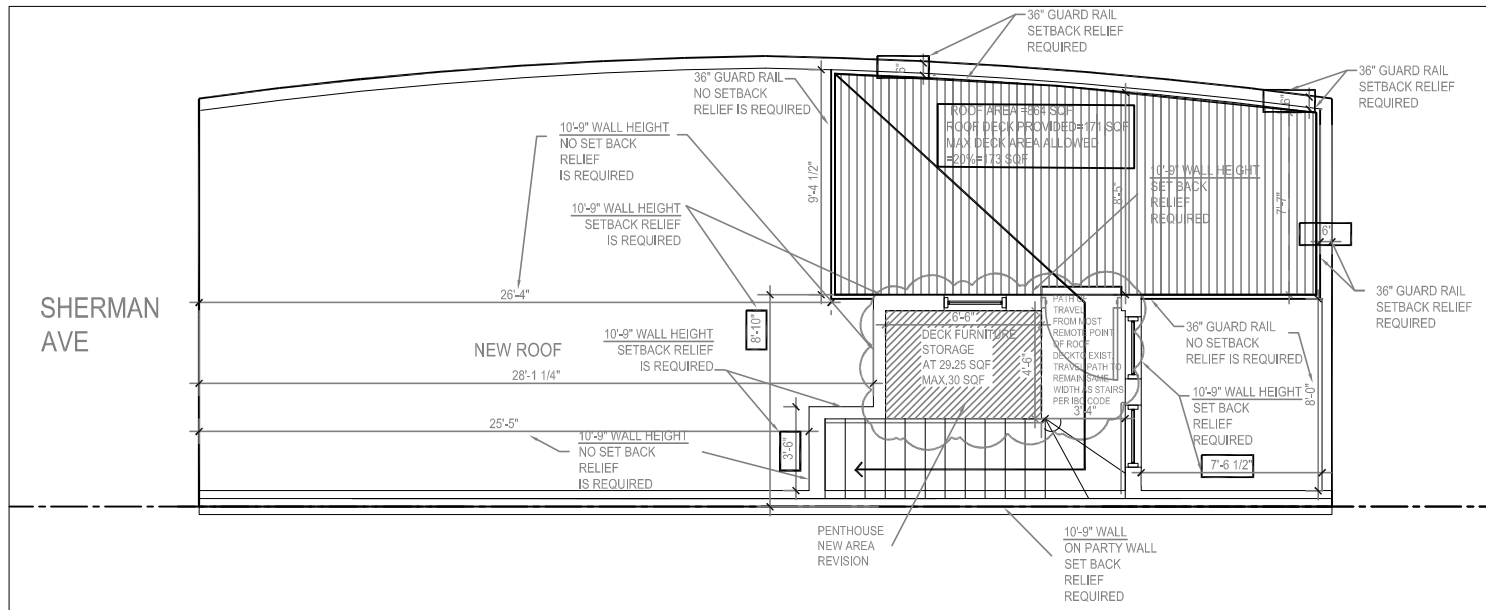
UNIT#2-NEW THIRD FLOOR ADDITION

SCALE 1/8"=1'-0"



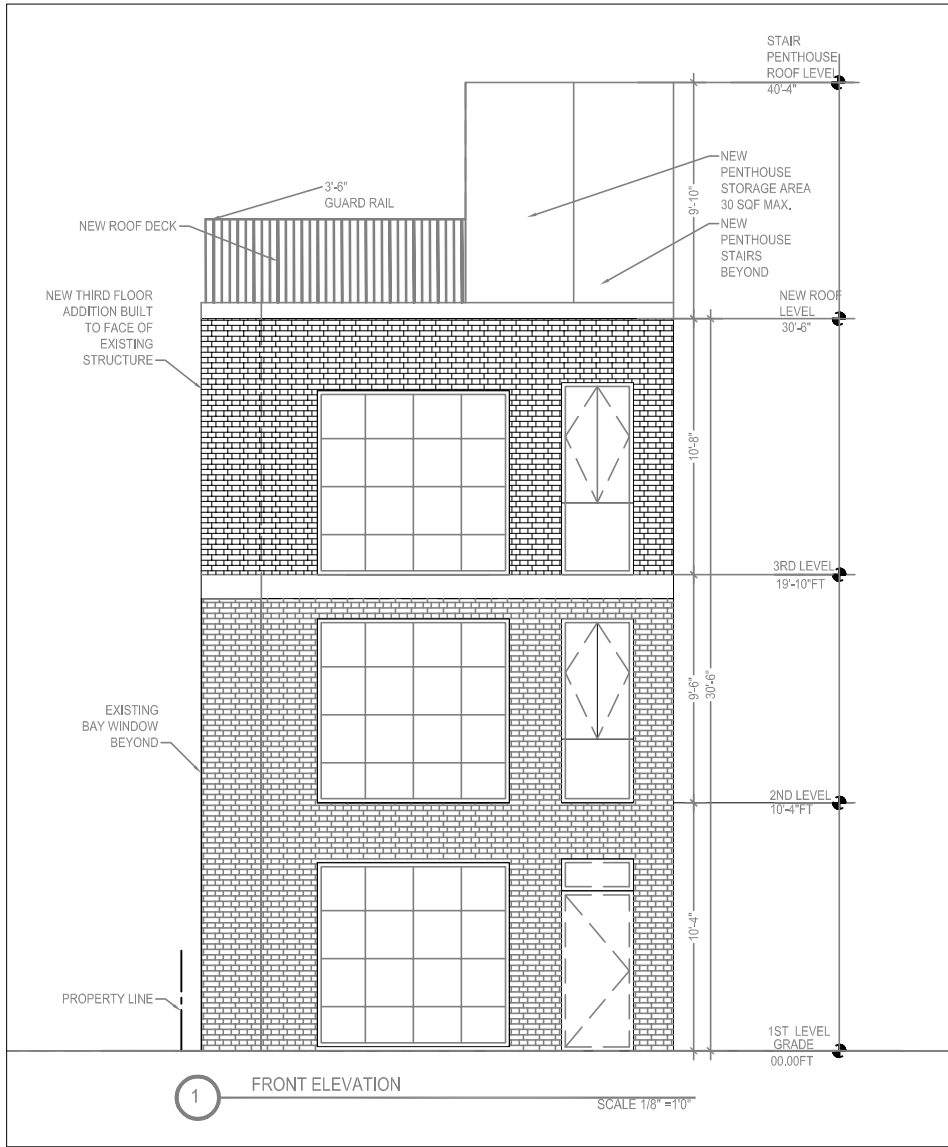
PENTHOUSE AND ROOF DECK LEVEL

SCALE 1/8"=1'-0"



PENTHOUSE SETBACK AREA OF RELIEF

SCALE 1/8"=1'-0"



FRONT ELEVATION/REVISED

SCALE 1/8"=1'-0"

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