



## **2424 POMEROY RD SE APARTMENTS**

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21058  
EXHIBIT NO.65

# SPECIAL EXCEPTION

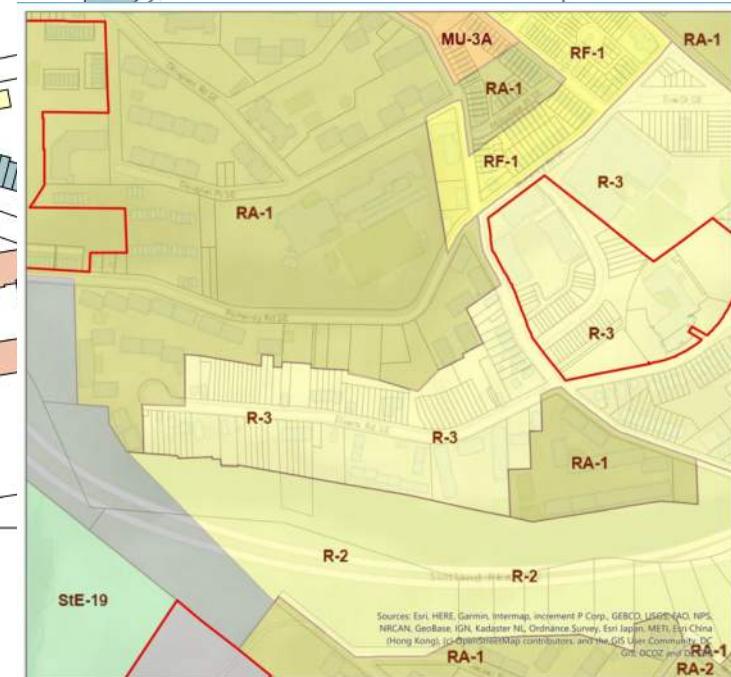
## 11 DCMR §U 421.1:

In any of the RA-1 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions pursuant to Subtitle X, Chapter 9, in accordance with the standards and requirements in this section.



#### LOCATION PLAN LEGEND

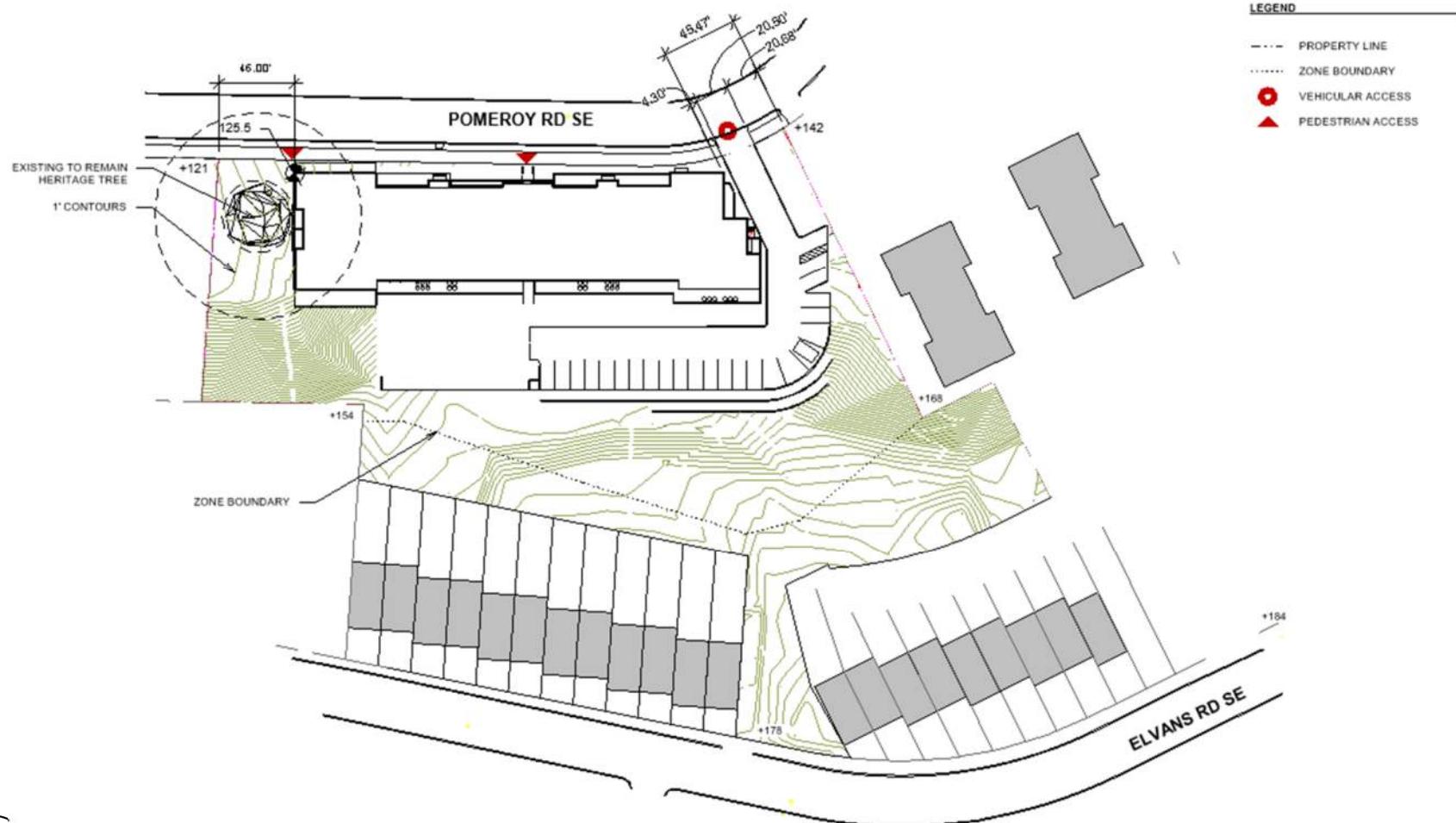
- SINGLE-FAMILY AND 2 DWELLING UNIT FLAT
- MULTI-FAMILY RESIDENTIAL
- EDUCATIONAL
- COMMUNITY
- SUBJECT PROPERTY
- PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING

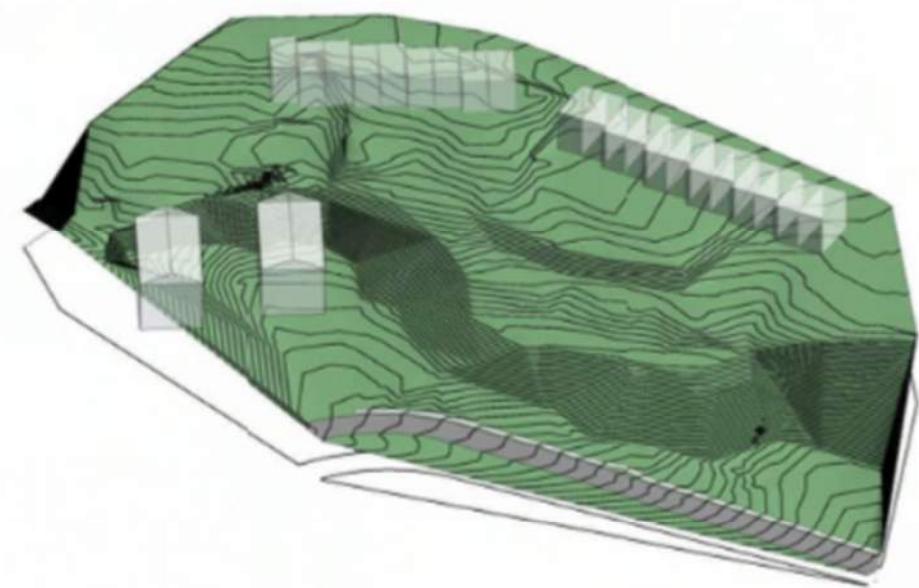


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCan, Geobase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Esri QuantumMap contributors, and the GIS User Community. © Esri. CC02 and CC03

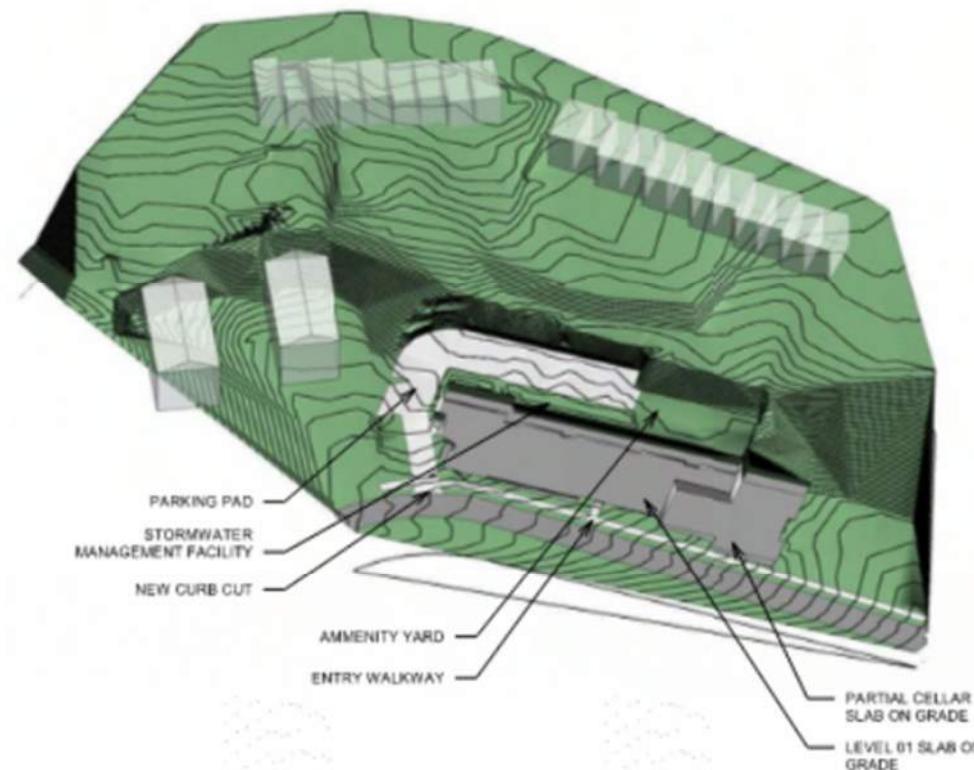
RA-1  
RA-2



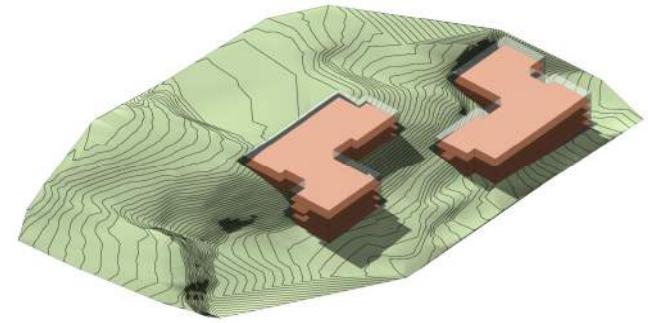
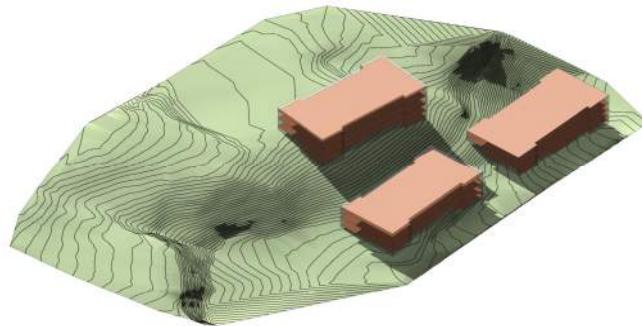
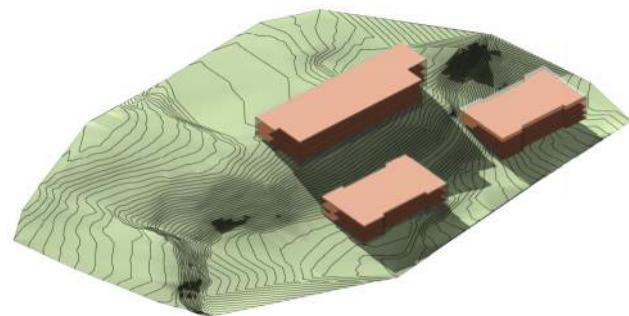
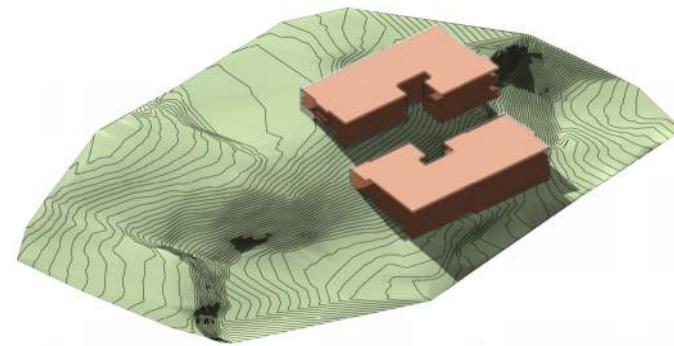
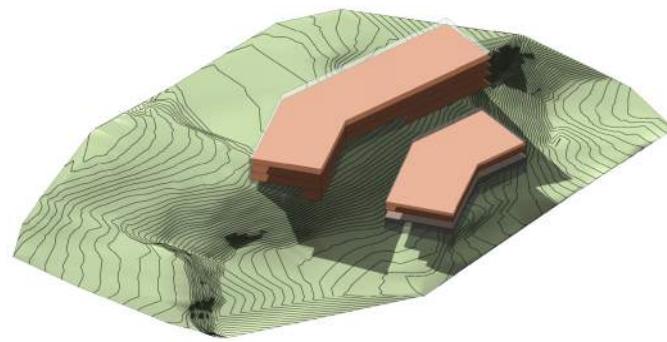
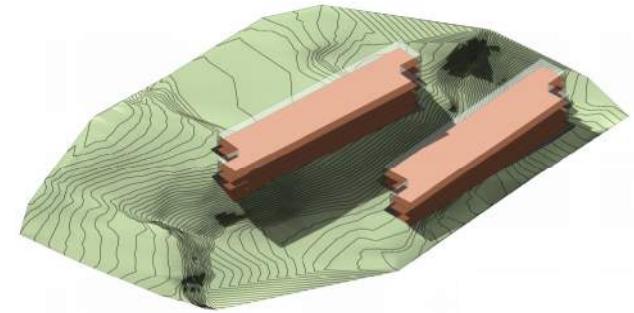
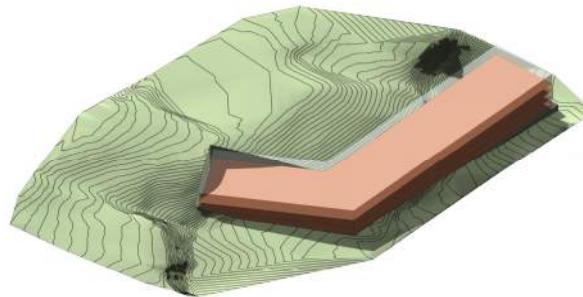
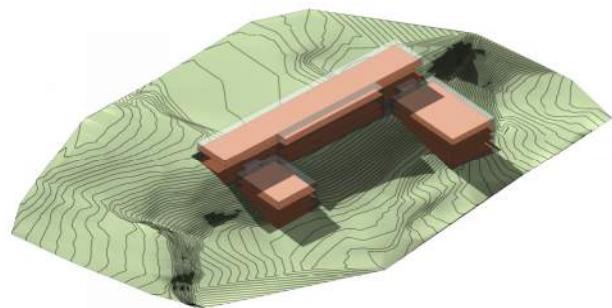




① PRE CONSTRUCTION GRADING



② POST CONSTRUCTION GRADING







③ EXTERIOR ELEVATION - EAST

1" = 20'-0"



④ EXTERIOR ELEVATION - WEST

1" = 20'-0"

MATERIAL LEGEND

- COMPOSITE WOOD SLAT
- ANCHORED BRICK VENEER
- VINYL SIDING



② FRONT ELEVATION

1" = 20'-0"



① EXTERIOR ELEVATION - SOUTH

1" = 20'-0"

VIEW OF ENTRY FROM POMEROY RD SE LOOKING WEST

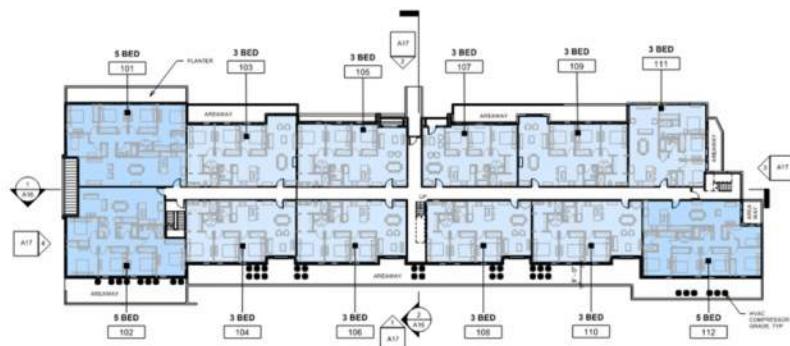


VIEW OF ENTRY FROM POMEROY RD SE

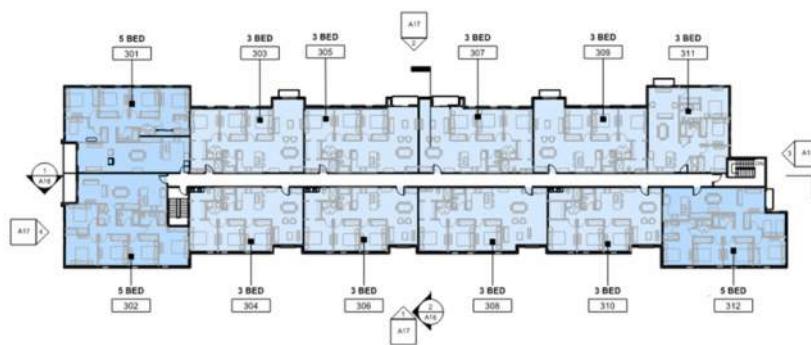


VIEW FROM POMEROY RD SE LOOKING WEST

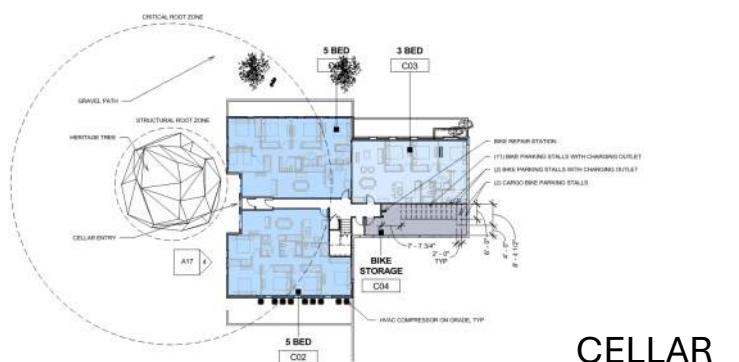




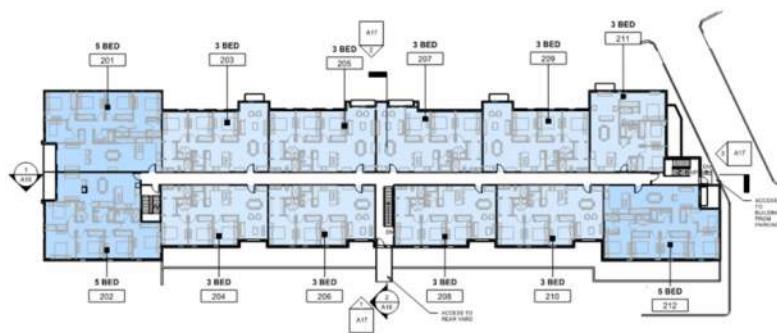
## LEVEL 01



## LEVEL 03



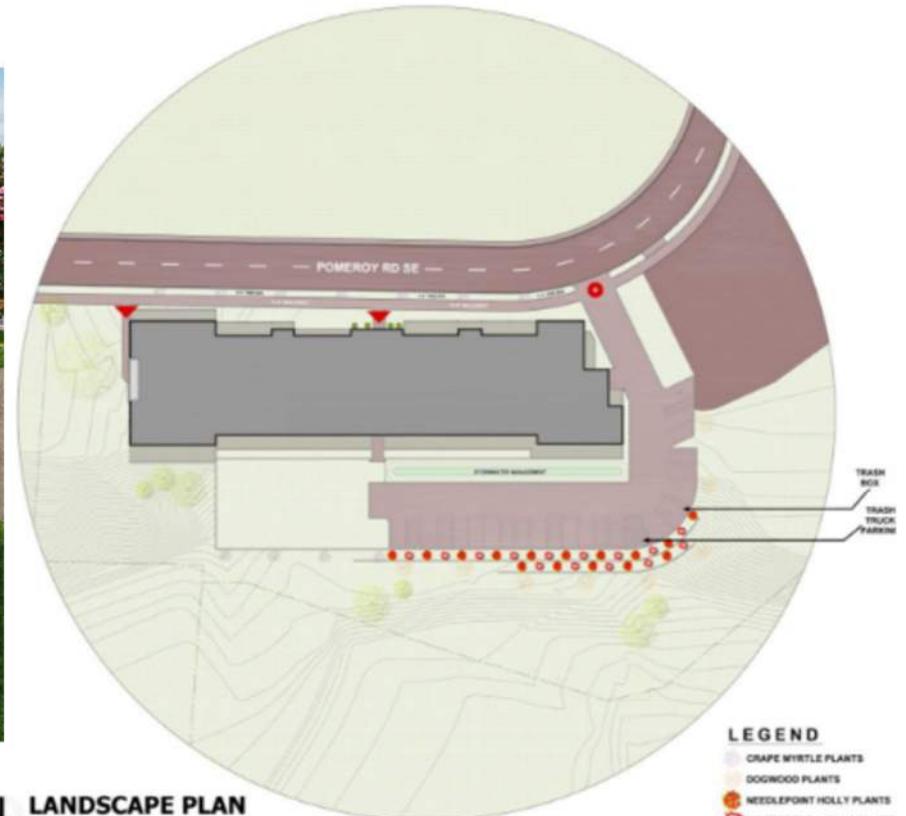
## CELLAR



## LEVEL 02



VIEW OF AMMENITY AREA IN REAR YARD



## LANDSCAPE PLAN

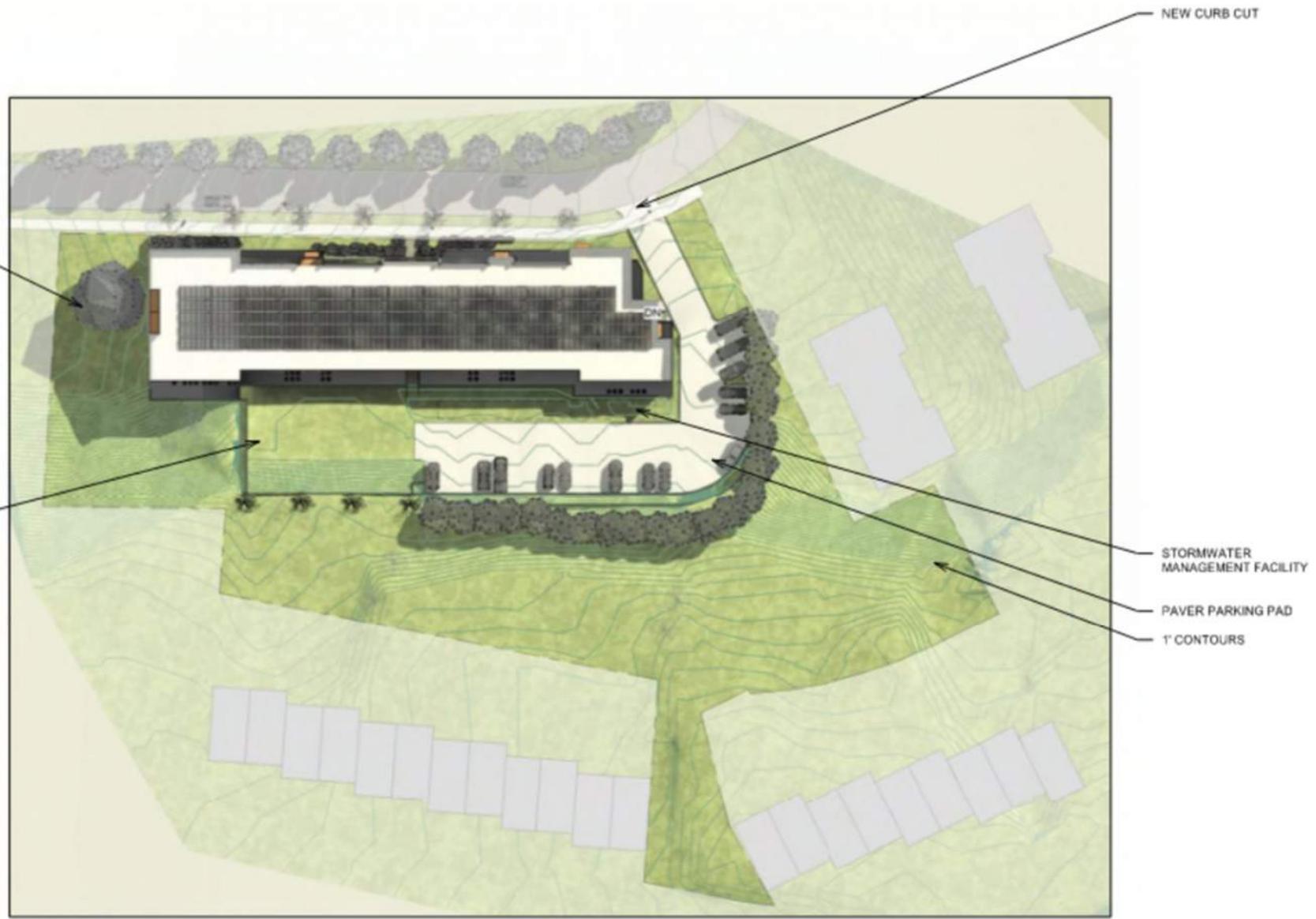
2424 POMEROY RD SE

NOT TO SCALE

LIST OF PLANTS				
SL. No.	Symbol	Plant Name	Number of Plant	Center to Center Gap
01	■	Crape Myrtle	11	30'-0" (Approx.)
02	■	Dogwood	8	30'-0" (Approx.)
03	●	Needlepoint Holly	15	10'-0" (Approx.)
04	●	Winter Berry Holly	14	10'-0" (Approx.)
05	●	Hydrangea	6	12'-0" (Approx.)

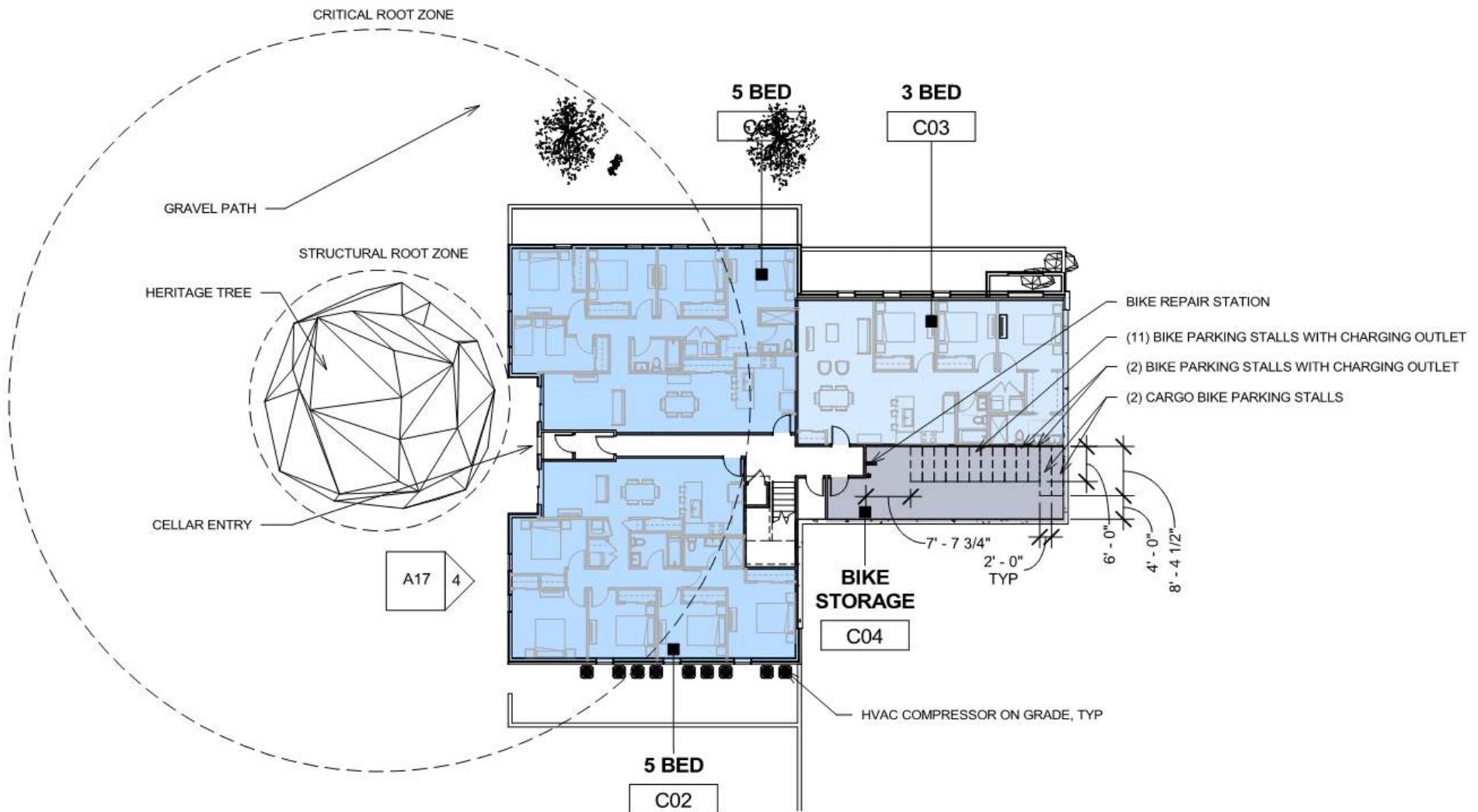
LEGEND

- Crape Myrtle Plants
- Dogwood Plants
- NEEDLEPOINT HOLLY PLANTS
- WINTERBERRY HOLLY PLANTS
- Hydrangea Plants
- Existing Trees to remain
- Zone Boundary
- Grass
- Vehicular Access
- ▼ Pedestrian Access
- Existing Building



VIEW OF POMEROY RD SE FROM PARKING LOT





VIEW OF ENTRY FROM POMEROY RD SE LOOKING EAST

