



**2424 POMEROY RD SE  
APARTMENTS**

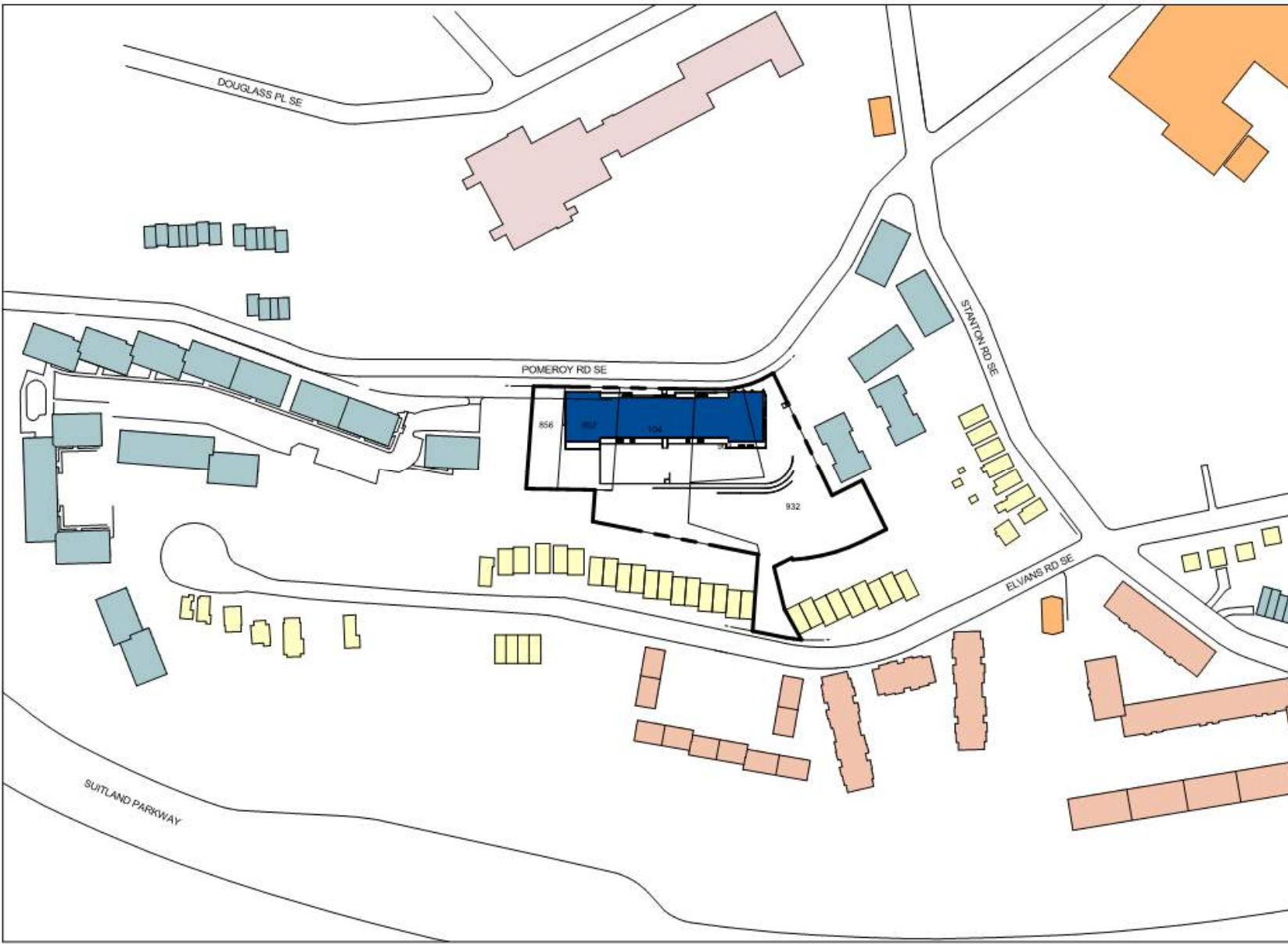
Board of Zoning Adjustment  
District of Columbia  
CASE NO.21058  
EXHIBIT NO.76

# SPECIAL EXCEPTION

## 11 DCMR §U 421.1:

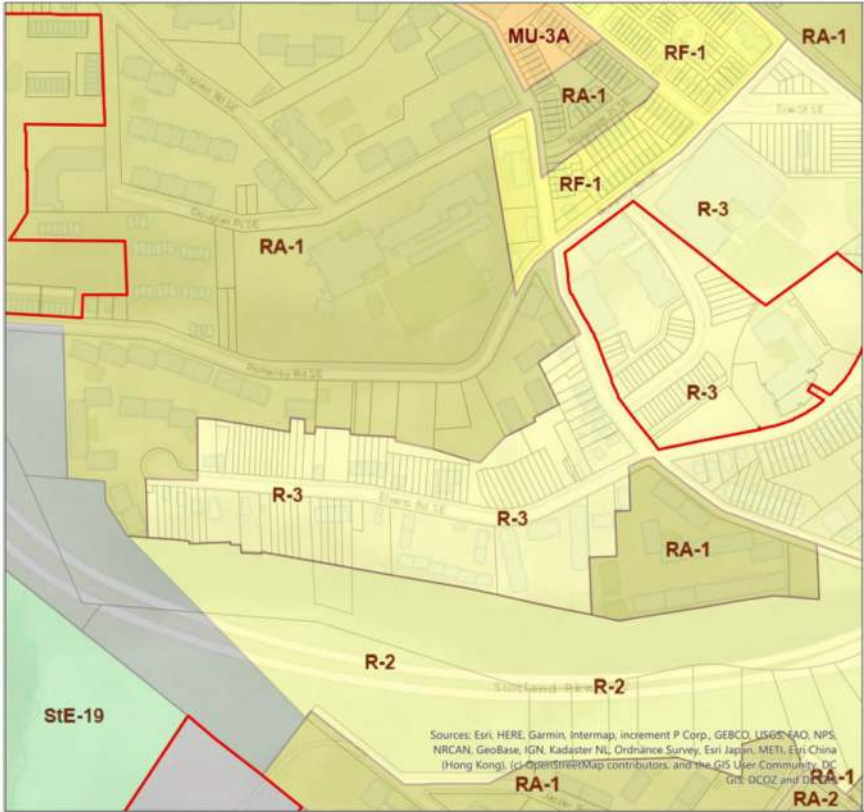
In any of the RA-1 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions pursuant to Subtitle X, Chapter 9, in accordance with the standards and requirements in this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





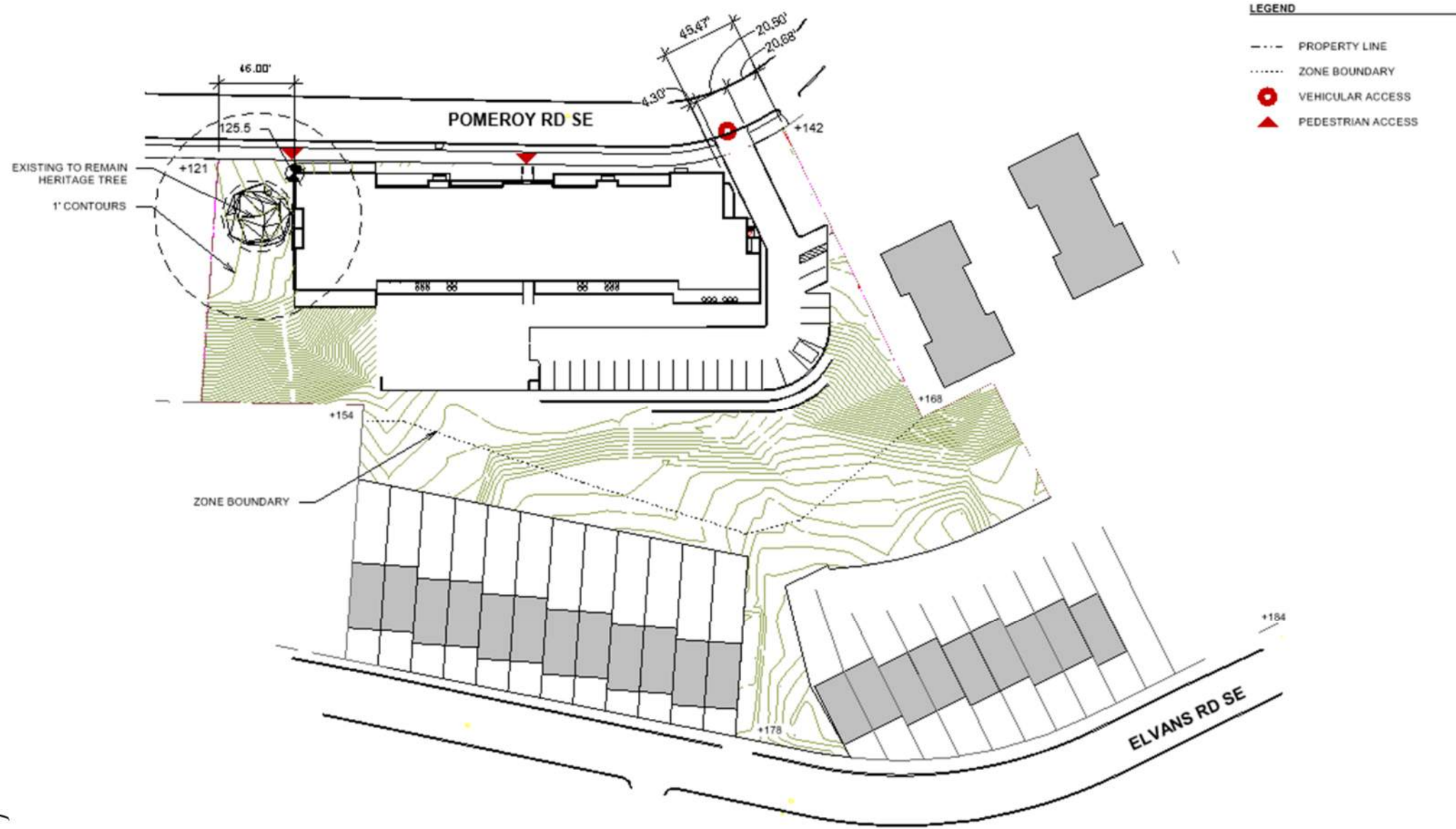
# **LOCATION PLAN LEGEND**

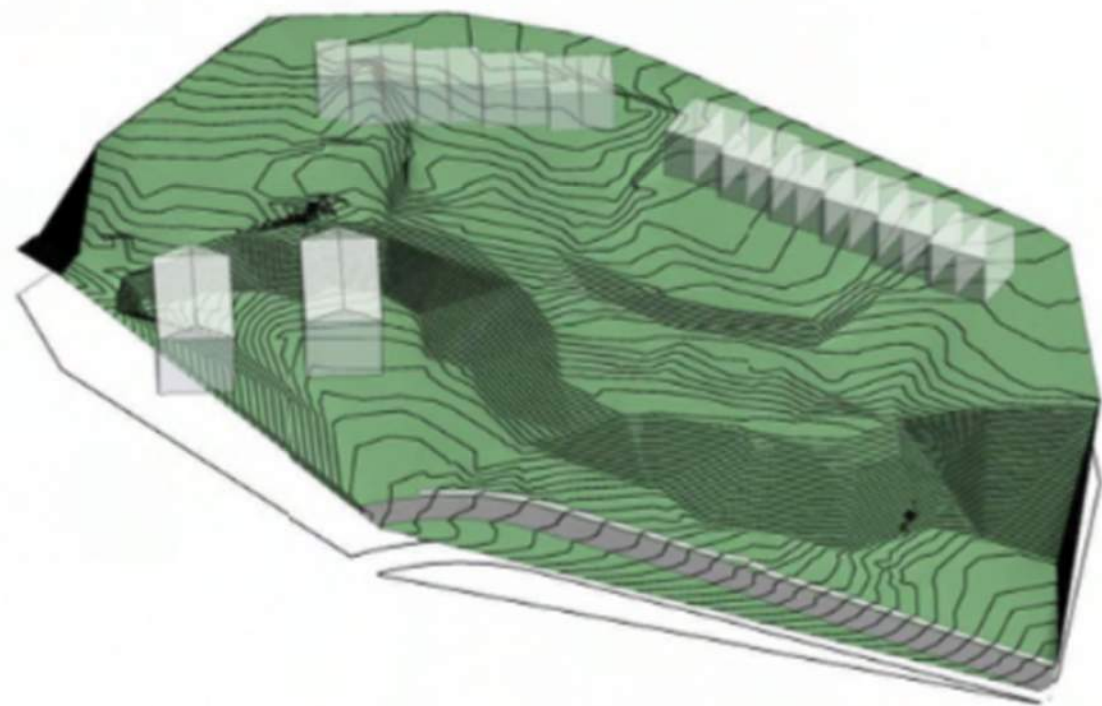
- SINGLE-FAMILY AND 2 DWELLING UNIT FLAT
- MULTI-FAMILY RESIDENTIAL
- EDUCATIONAL
- COMMUNITY
- SUBJECT PROPERTY
- PROPOSED MULTI-FAMILY RESIDENTIAL BUILDING



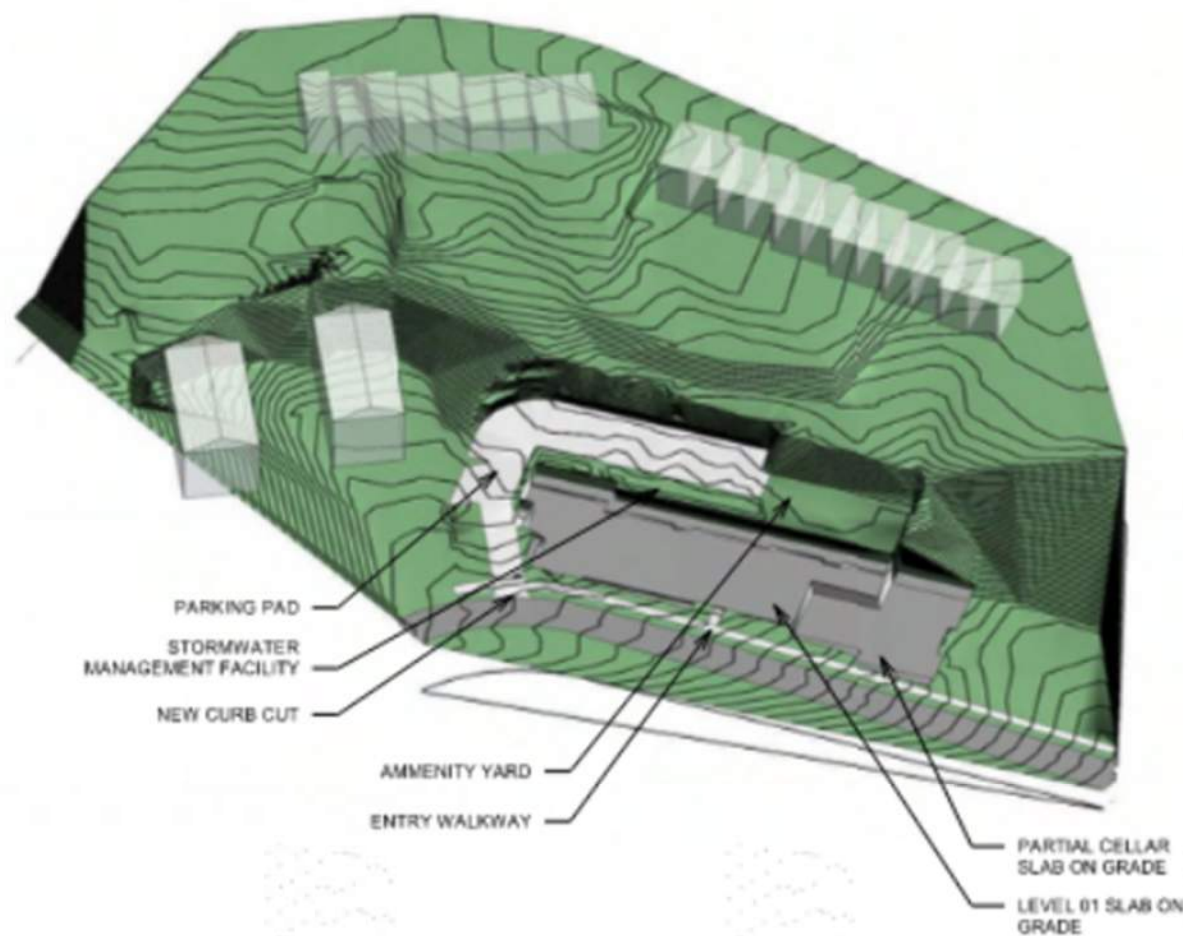






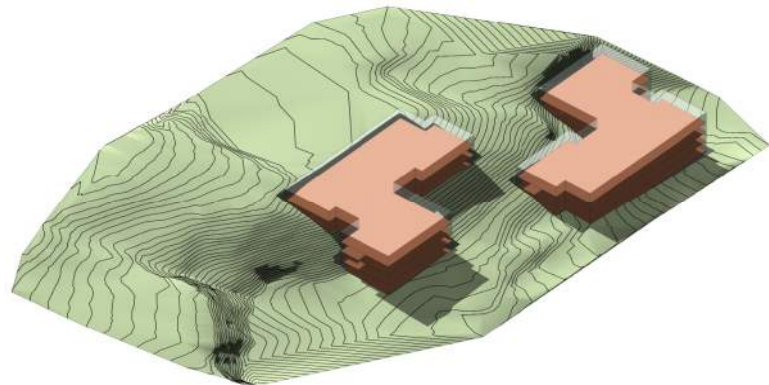
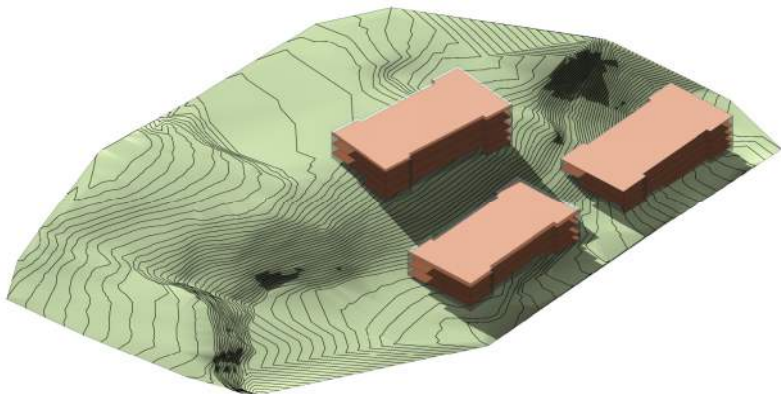
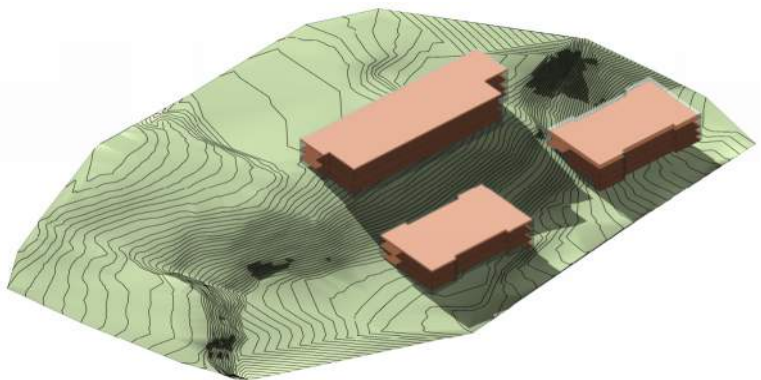
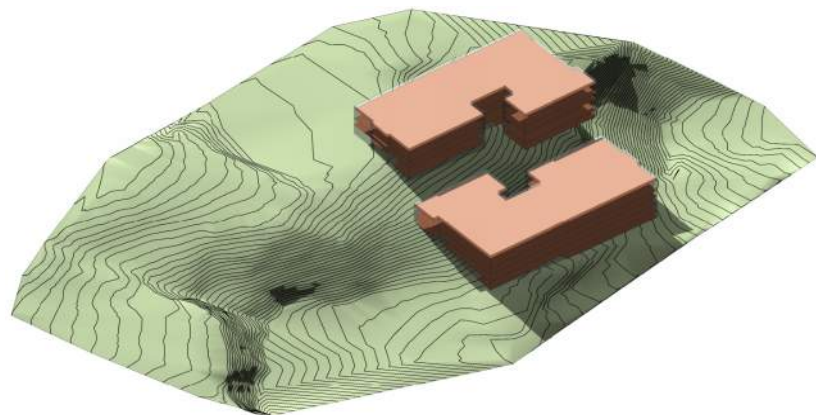
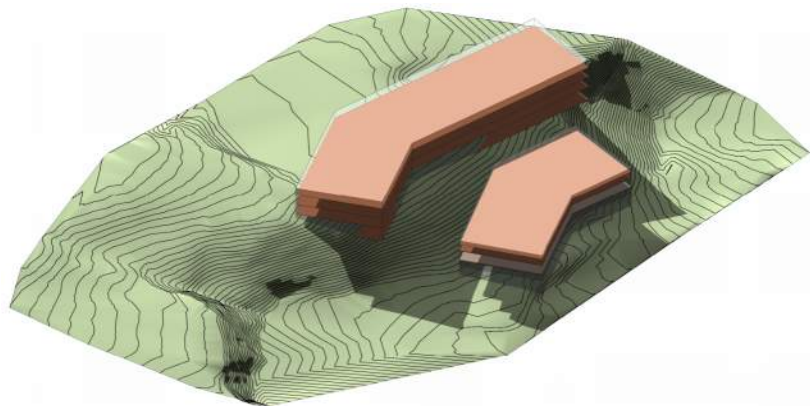
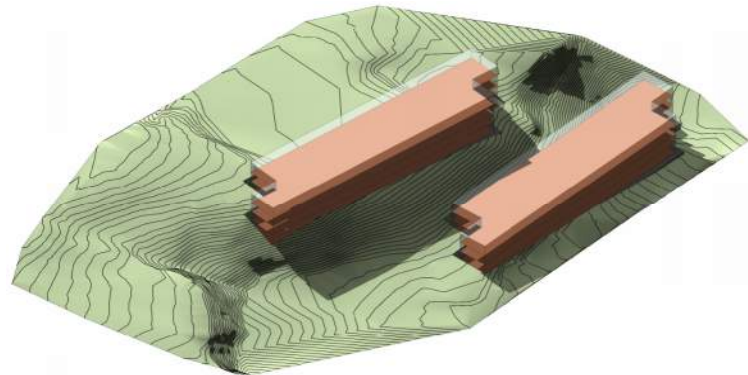
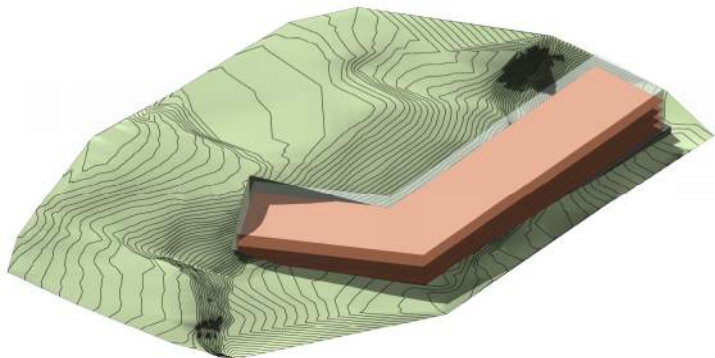
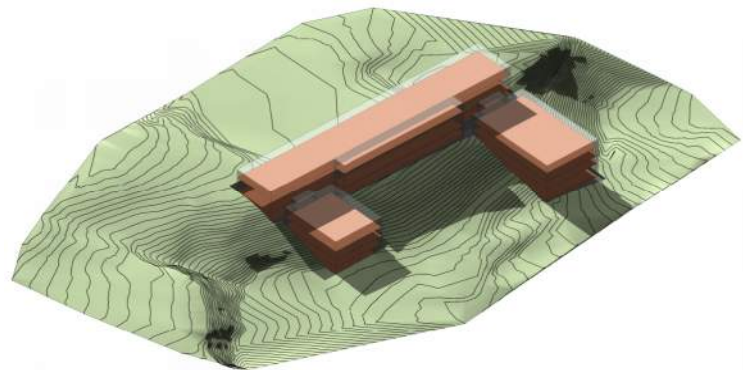


① PRE CONSTRUCTION GRADING



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

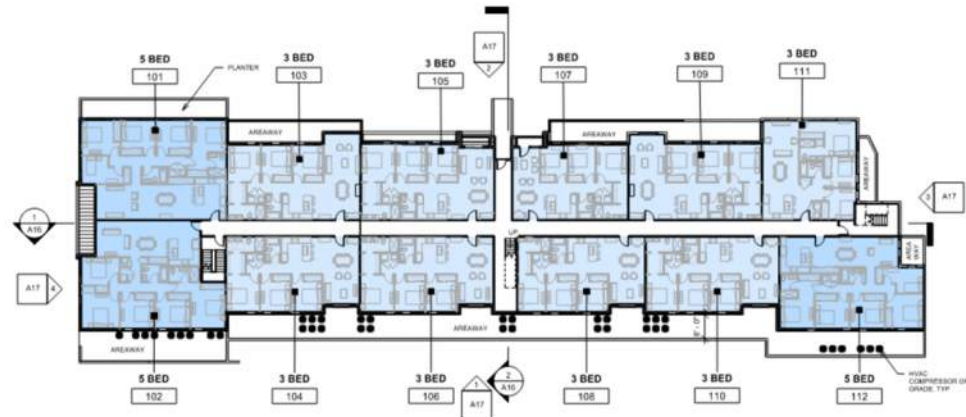




VIEW FROM POMEROY RD SE LOOKING WEST



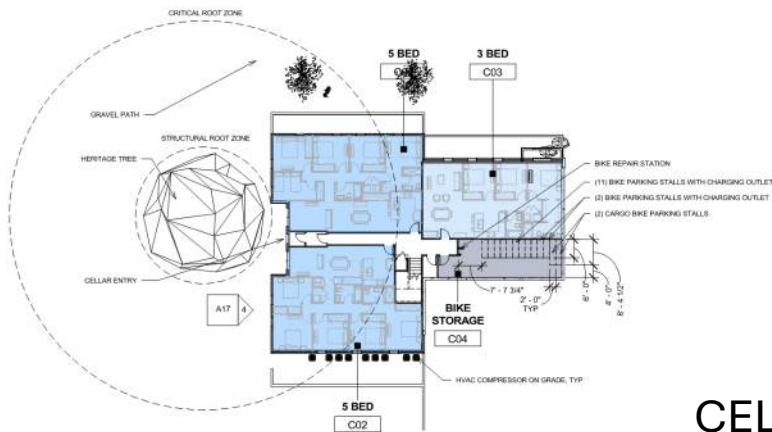




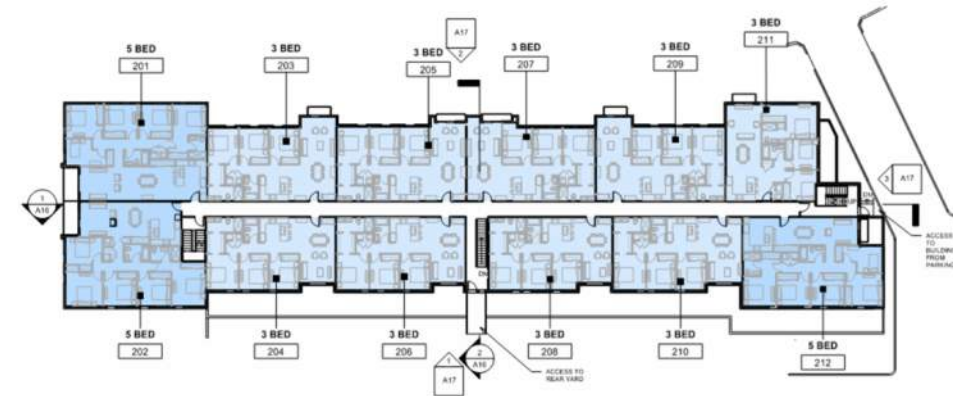
LEVEL 01



LEVEL 03



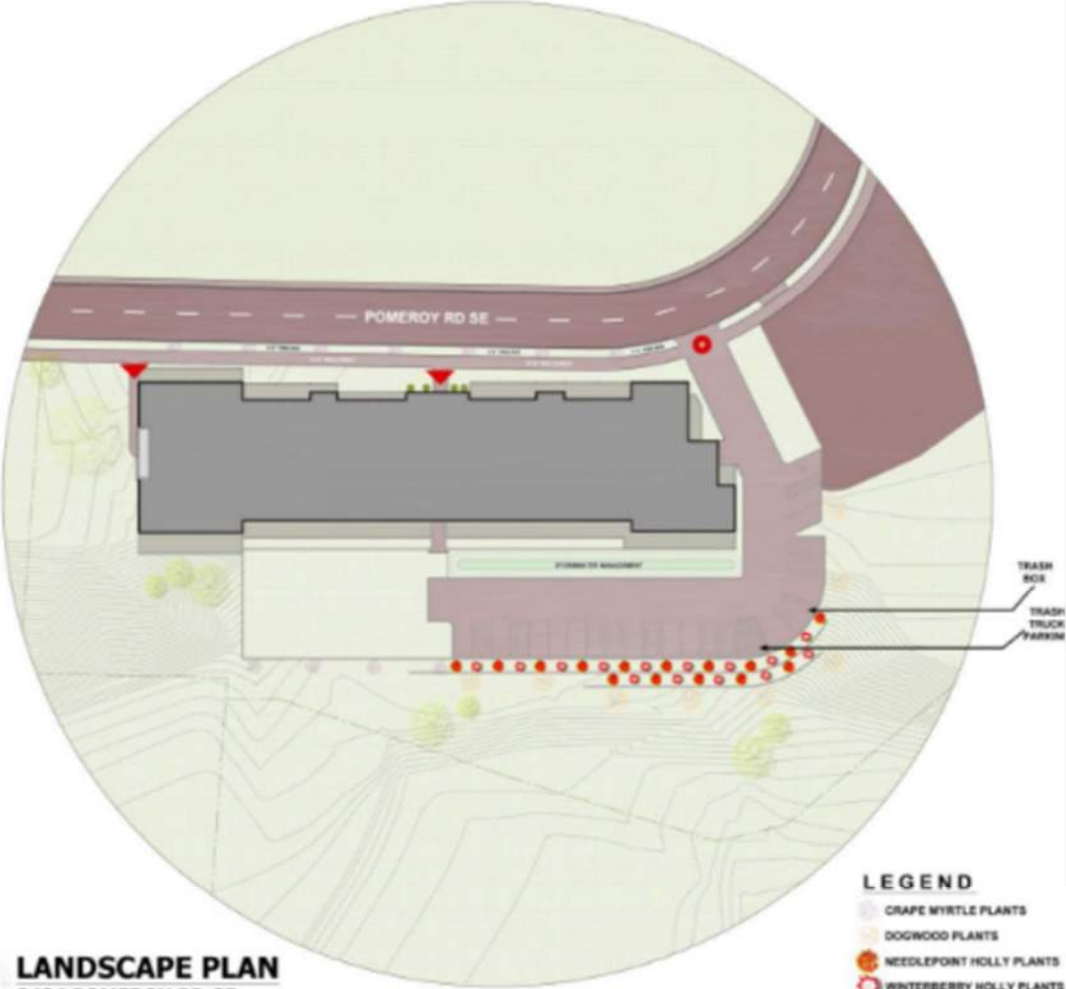
CELLAR



LEVEL 02



VIEW OF AMMENITY AREA IN REAR YARD



**LANDSCAPE PLAN**  
**2424 POMEROY RD SE**  
NOT TO SCALE

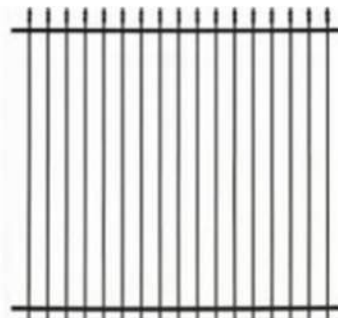
LIST OF PLANTS				
SL. No.	Symbol	Plant Name	Number of Plant	Center to Center Gap
01		Grape Myrtle	11	35'-0" (Approx.)
02		Dogwood	8	30'-0" (Approx.)
03		Needlepoint Holly	15	10'-0" (Approx.)
04		Winter Berry Holly	14	10'-0" (Approx.)
05		Hydangea	6	12'-0" (Approx.)

- LEGEND**
- GRAPE MYRTLE PLANTS
  - DOGWOOD PLANTS
  - NEEDEPOINT HOLLY PLANTS
  - WINTERBERRY HOLLY PLANTS
  - HYDANGEA PLANTS
  - EXISTING TREES TO REMAIN
  - ZONE BOUNDARY
  - GRASS
  - VEHICULAR ACCESS
  - PEDESTRIAN ACCESS
  - EXISTING BUILDING





6' TALL PRESSURE TREATED  
WOOD STOCKADE FENCE



6' TALL BLACK METAL FENCE



BRICK PATTERN ON CONCRETE  
FOUNDATION WALLS

METAL GATE WITH  
ACCESS CONTROL

MAIN ENTRY DOOR WITH  
ACCESS CONTROL

METAL GATE WITH  
ACCESS CONTROL

6' TALL METAL FENCE

EXISTING TO REMAIN  
HERITAGE TREE

SIDE ENTRY DOOR WITH  
ACCESS CONTROL

RECREATIONAL LAWN

REAR ENTRY DOOR WITH  
ACCESS CONTROL

NEW CURB CUT

SLIDING VEHICLE ENTRY  
GATE WITH ACCESS  
CONTROL

SIDE ENTRY DOOR WITH  
ACCESS CONTROL

STORMWATER  
MANAGEMENT FACILITY

TRASH AREA WITH WOOD  
STOCKADE FENCE  
SCREENING

PARKING PAD

6' TALL PRESSURE TREATED  
WOOD STOCKADE FENCE

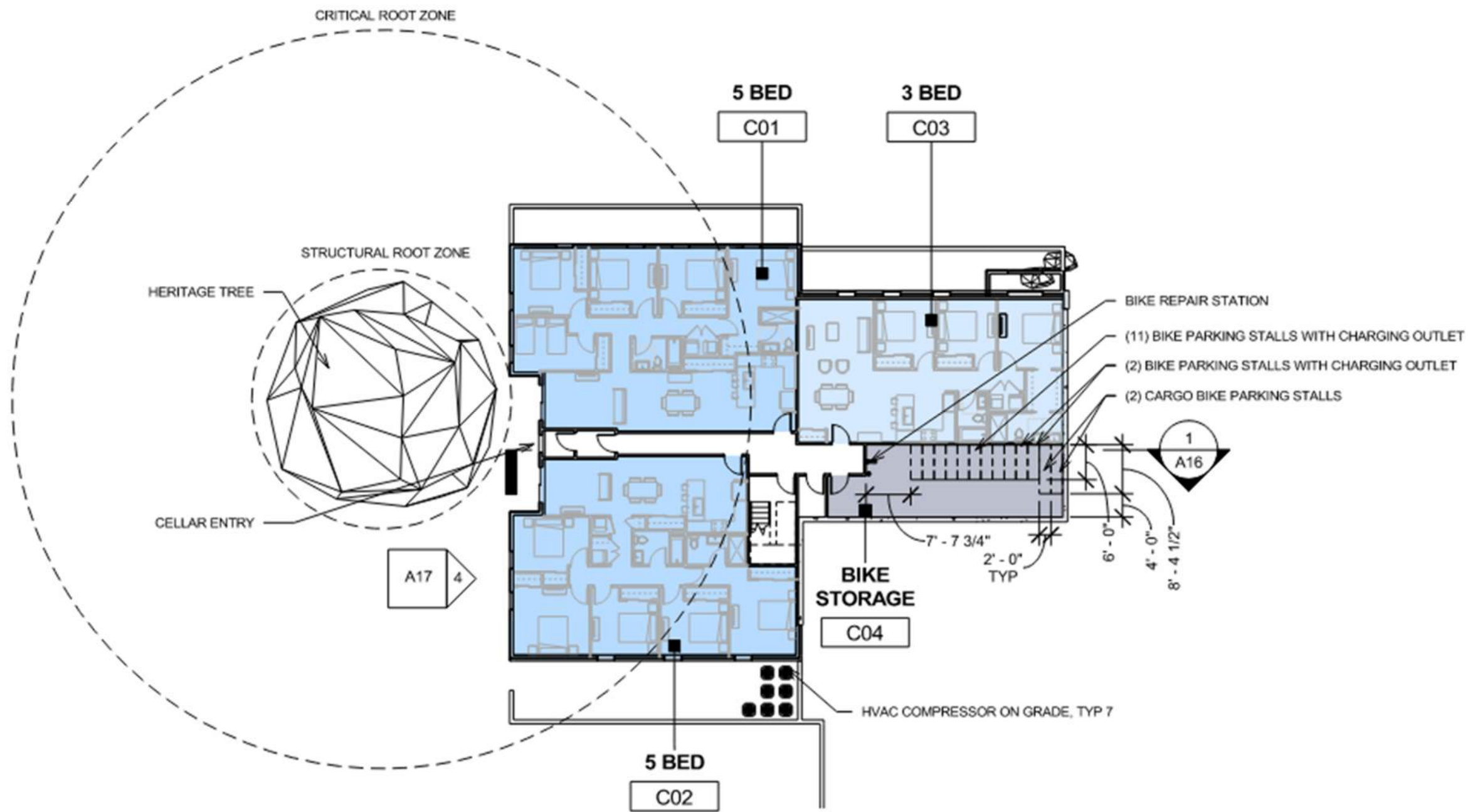




VIEW OF CURB CUT







VIEW OF ENTRY FROM POMEROY RD SE LOOKING EAST

