

SHERMAN AVE RESIDENCES

2710 SHERMAN AVE NW, WASHINGTON, D.C. 20001

PROJECT DATA

OWNERS:	SOFIA M. AHMED, ABUBAKER F. SULIMAN
EXISTING PROPOSED	SINGLE FAMILY SEMI-DETACHED 3 DWELLING UNITS
SCOPE OF WORK	PROPOSED LEVEL 03 ADDITION TO AN EXISTING SINGLE FAMILY, SEMI-DETACHED ROW HOUSE. 3 DWELLING UNITS PROPOSED.

ZONING DATA

SQUARE / LOT	2858 / 0052	
ZONE	RF-1	
USE GROUP	R-3	
CONSTRUCTION TYPE	VB	
STORIES	EXISTING	PROPOSED
LOT SIZE	2 + CELLAR	3 + CELLAR
LOT OCCUPANCY 60%	3,000 SF	NO CHANGE
FRONT SETBACK	940 SF / 31.3%	1,570 SF / 52.3%
LEFT SETBACK	0'-4"	NO CHANGE
RIGHT SETBACK	0'	NO CHANGE
REAR SETBACK	6'-6"	NO CHANGE
	67'-5"	32'-8"
HEIGHT	23'-7"	33'-10"
DWELLING UNITS	1	3
DWELLING UNIT AREAS		
UNIT A	N/A	1,139 SF
UNIT B	N/A	1,407 SF
UNIT C	N/A	1,930 SF
COMMON AREA	N/A	30 SF
TOTAL	N/A	4,506 SF
PERVIOUS SURFACE	0 SF / 0%	0 SF / 0%

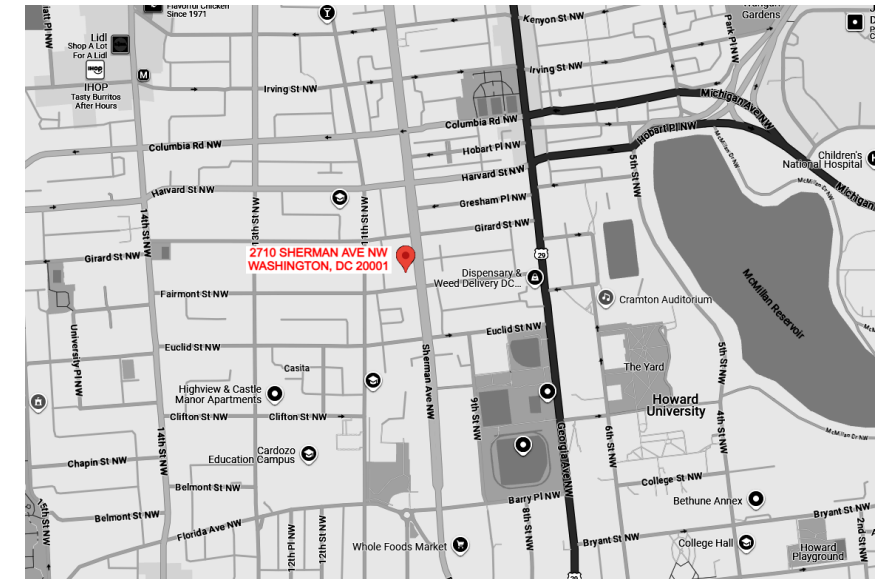
PROJECT TEAM

ARCHITECT
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202-569-9620
ETERAN@EUSTILUS.COM

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VICINITY MAP



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11/26/2024

COVER 00
Board of Zoning Adjustment
District of Columbia
SCALE: CASE NO. 21256
EXHIBIT NO. 25



1. EAST(FRONT) FAÇADE OF SUBJECT PROPERTY FROM SHERMAN AVE NW.



2. VIEW TOWARDS 2708 SHERMAN AVE NW FROM FRONT YARD OF PROPERTY.



3. VIEW OF 2712 SHERMAN AVE NW FROM FRONT OF SUBJECT PROPERTY.



4. VIEW OF WALKWAY ALONG DETACHED SIDE OF SUBJECT PROPERTY.



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1. WEST(REAR) FAÇADE OF SUBJECT PROPERTY FROM THE REAR YARD.



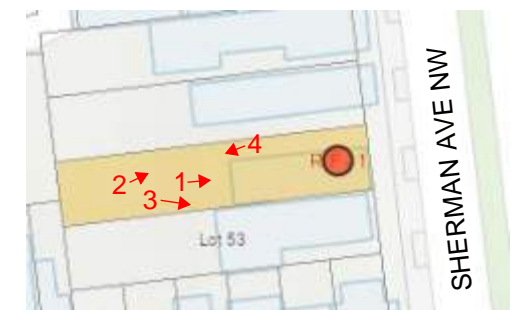
2. VIEW TOWARDS 2712 SHERMAN AVE NW FROM REAR YARD OF PROPERTY.



3. VIEW OF 2708 SHERMAN AVE NW FROM REAR OF SUBJECT PROPERTY.

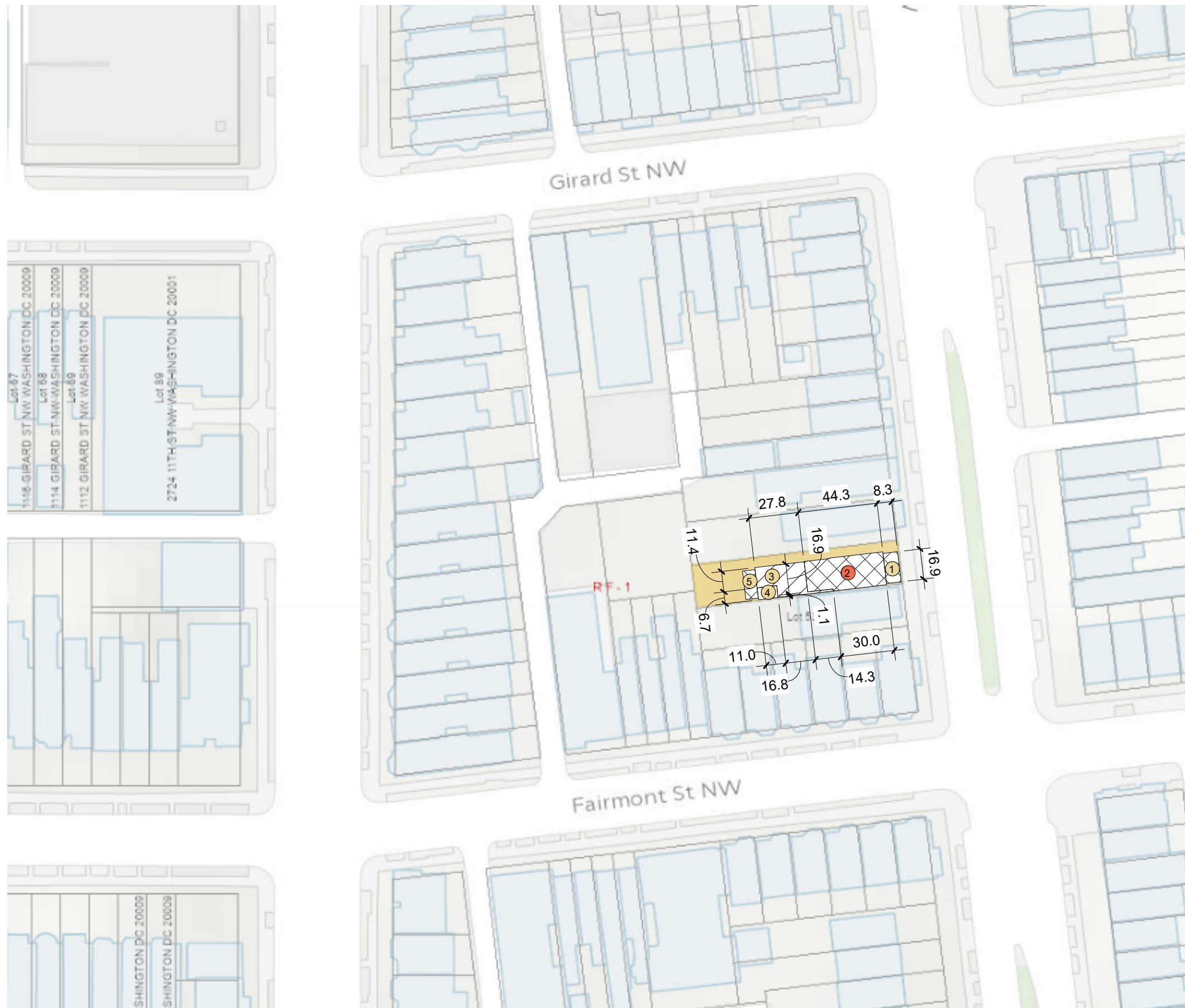


4. VIEW OF REAR YARD FROM DETACHED SIDE OF SUBJECT PROPERTY.



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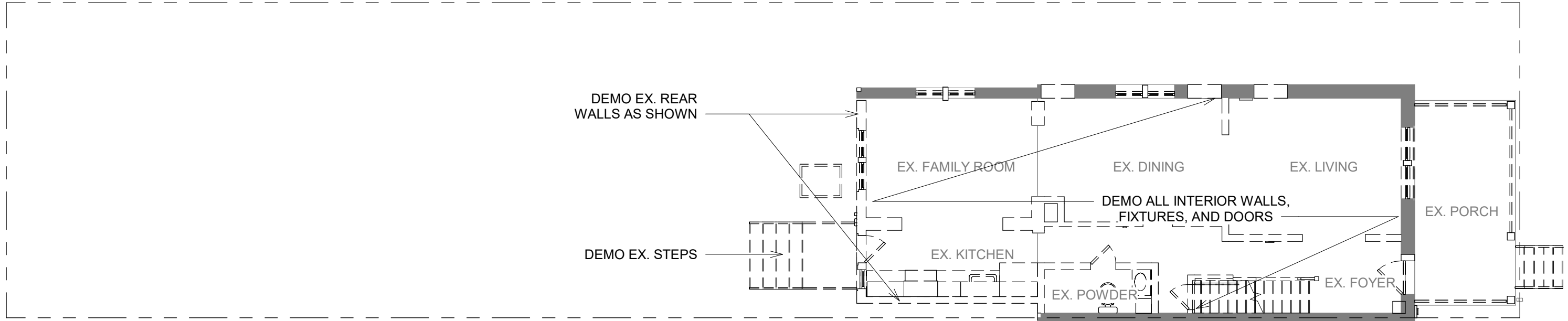
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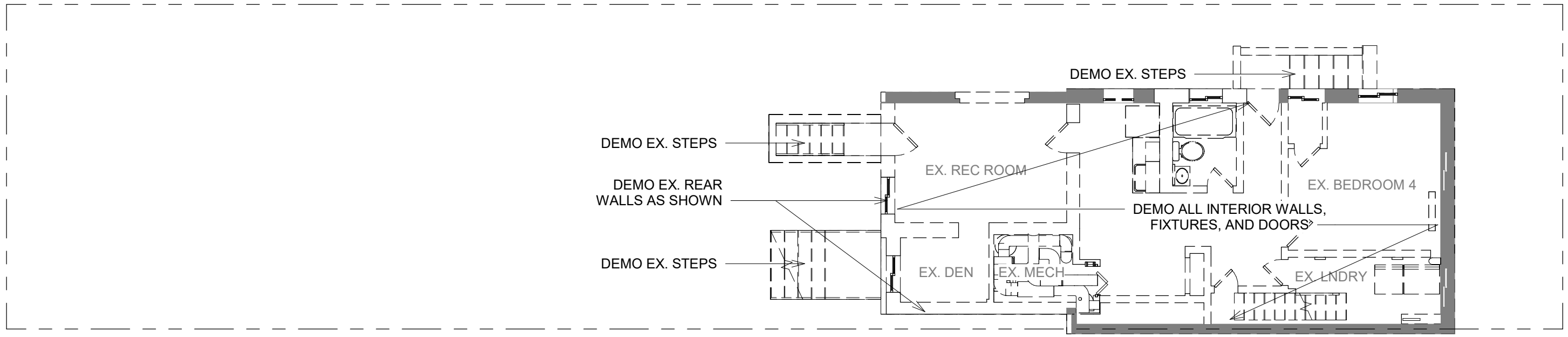
VICINITY PLAN

01

SCALE: 1" = 60'-0"

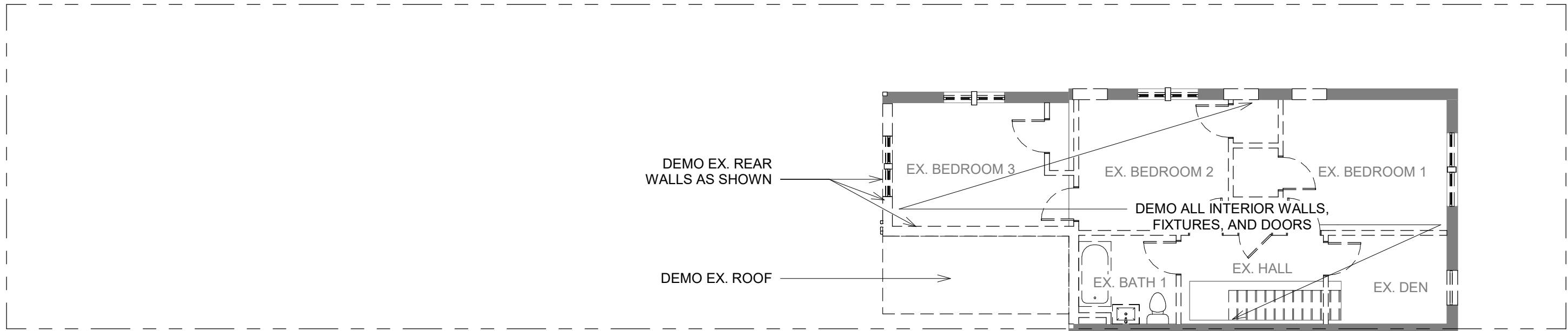


2 LEVEL 01 - DEMOLITION - BZA
 1/8" = 1'-0"
 0' 1 1/2" 3"



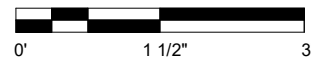
1 CELLAR - DEMOLITION
 1/8" = 1'-0"
 0' 1 1/2" 3"





1 LEVEL 02 - DEMOLITION

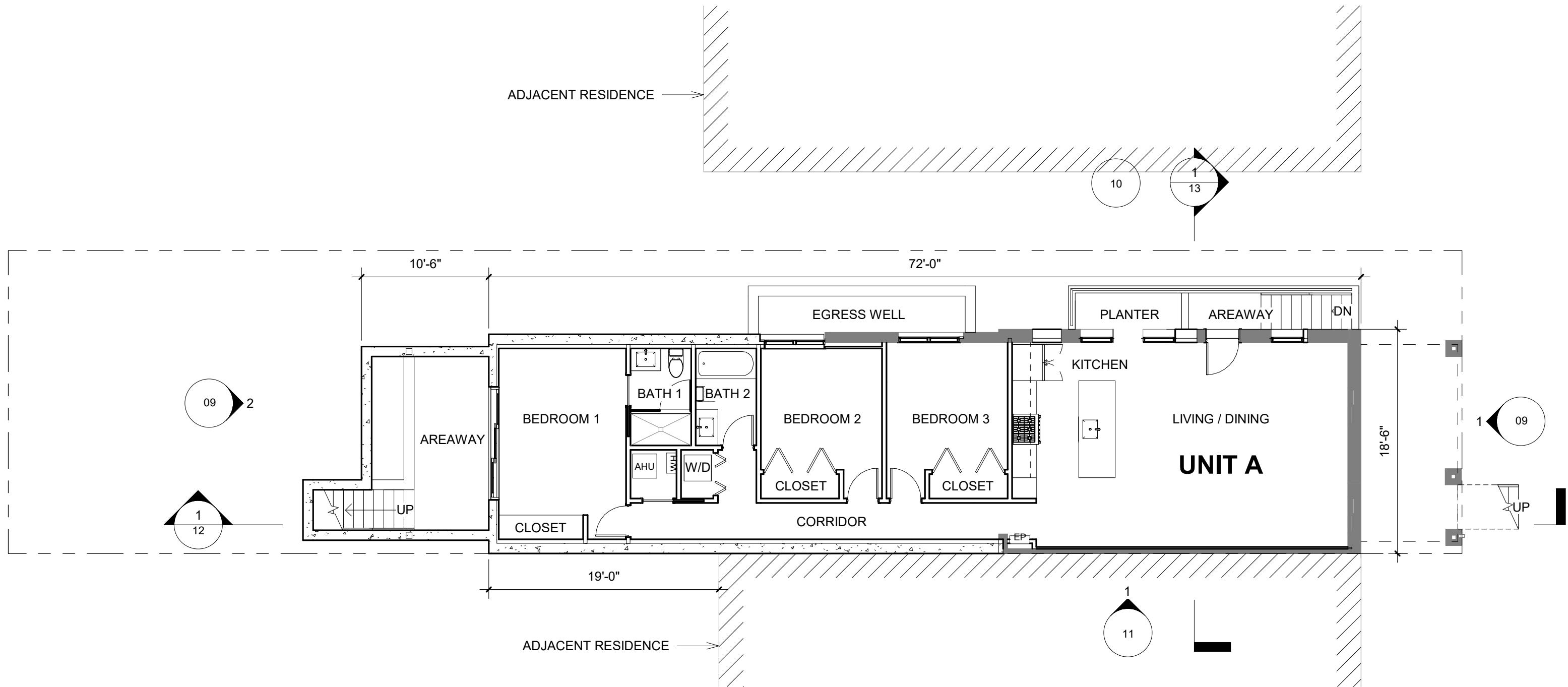
1/8" = 1'-0"

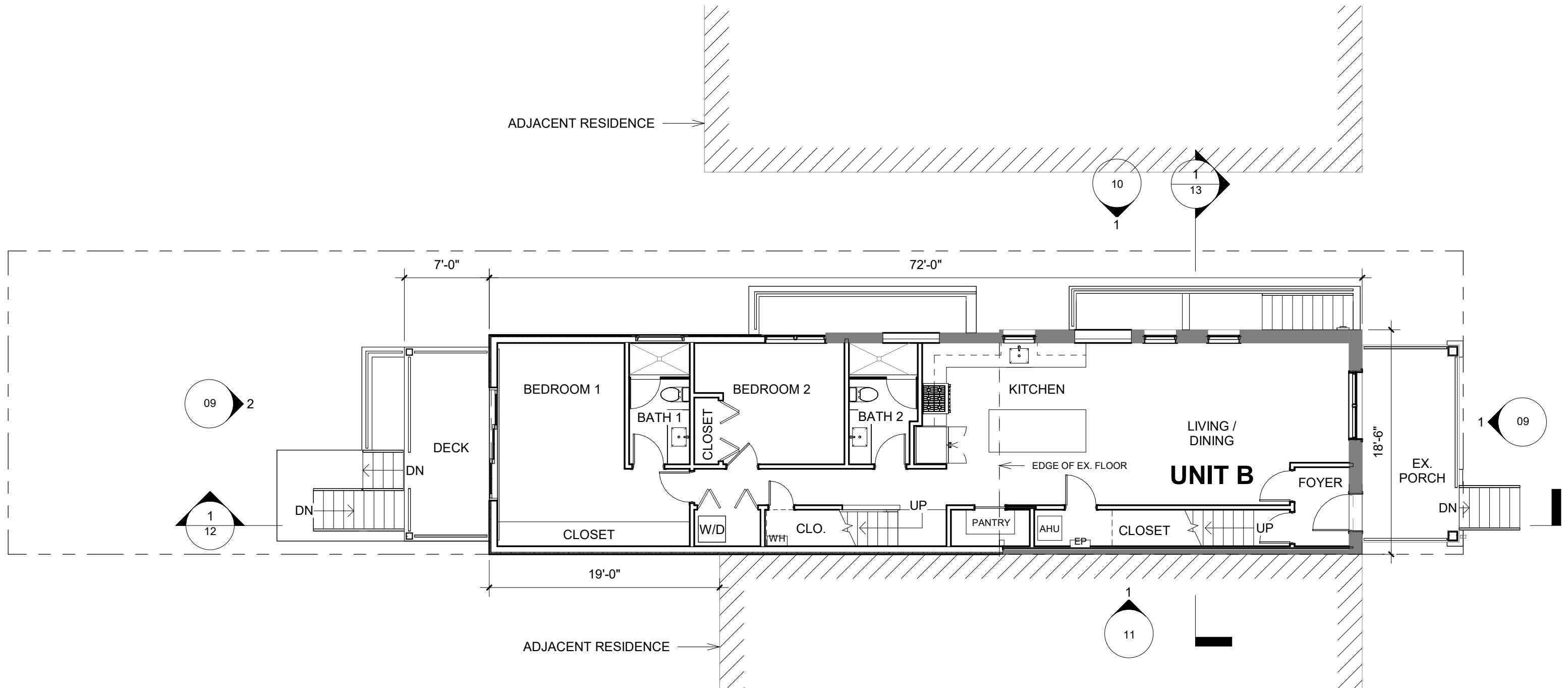


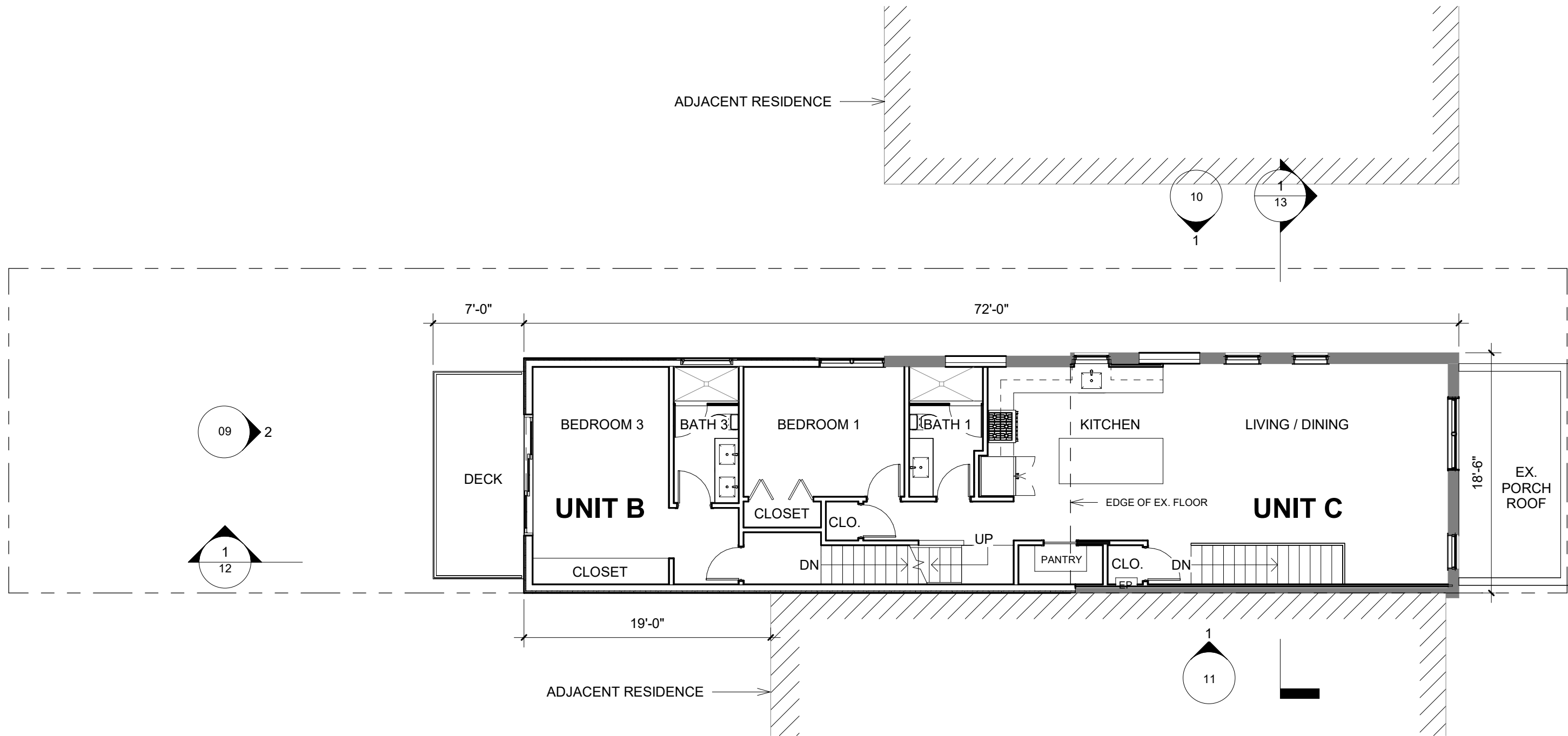
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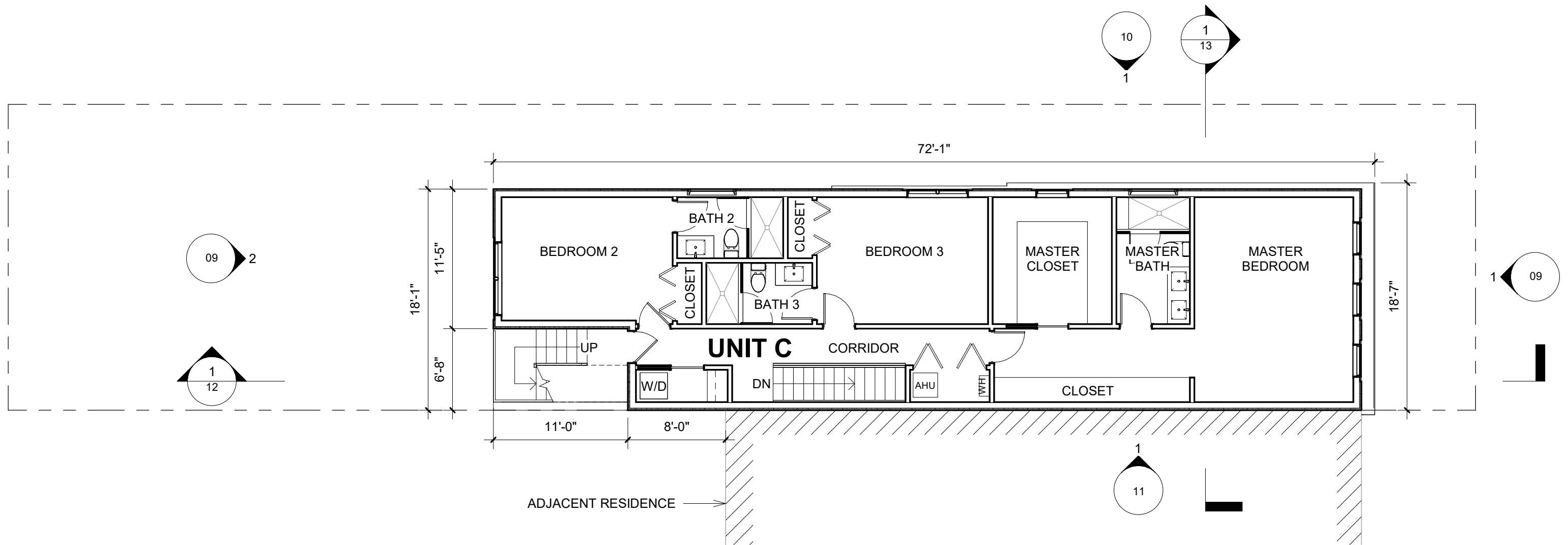
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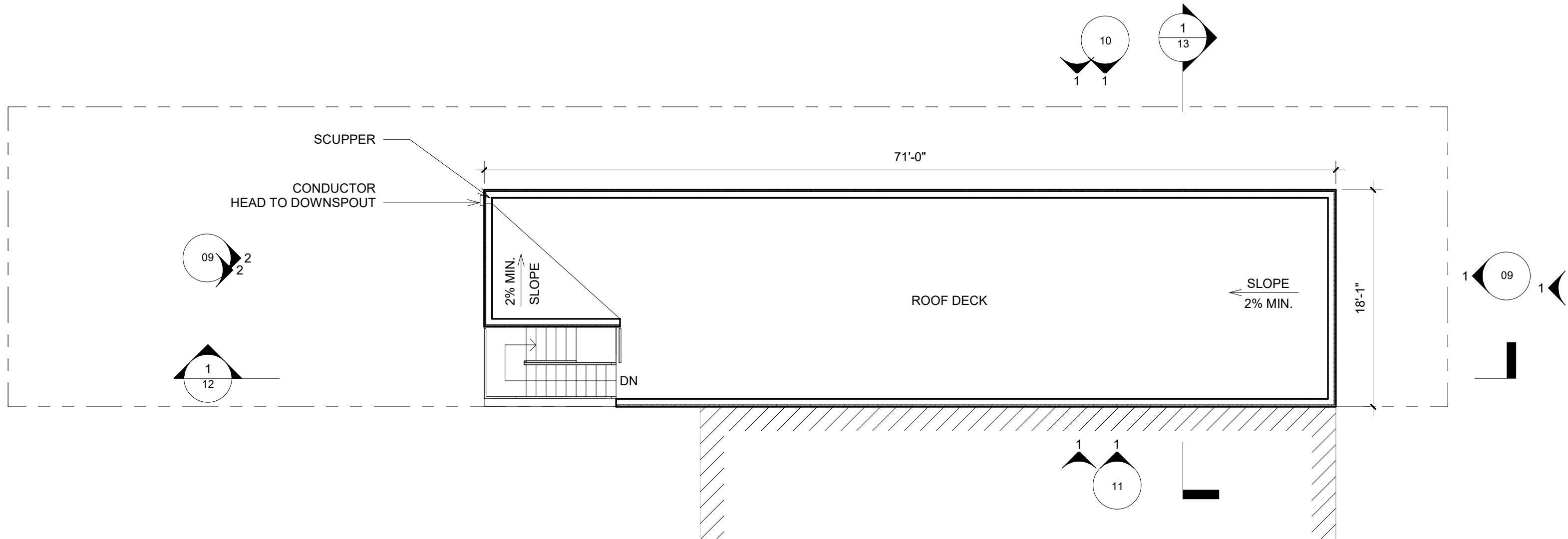
EXISTING & DEMOLITION PLAN

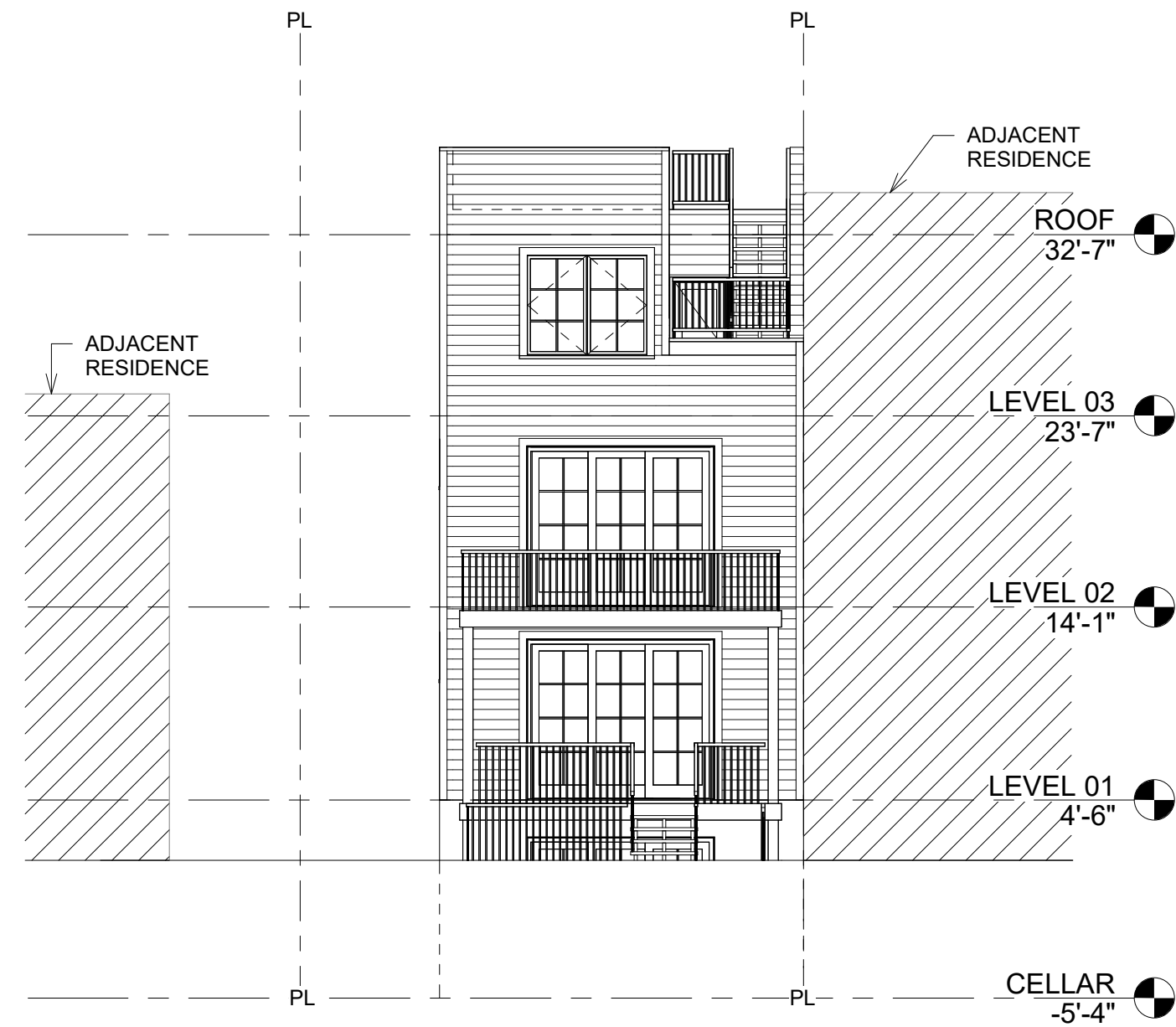
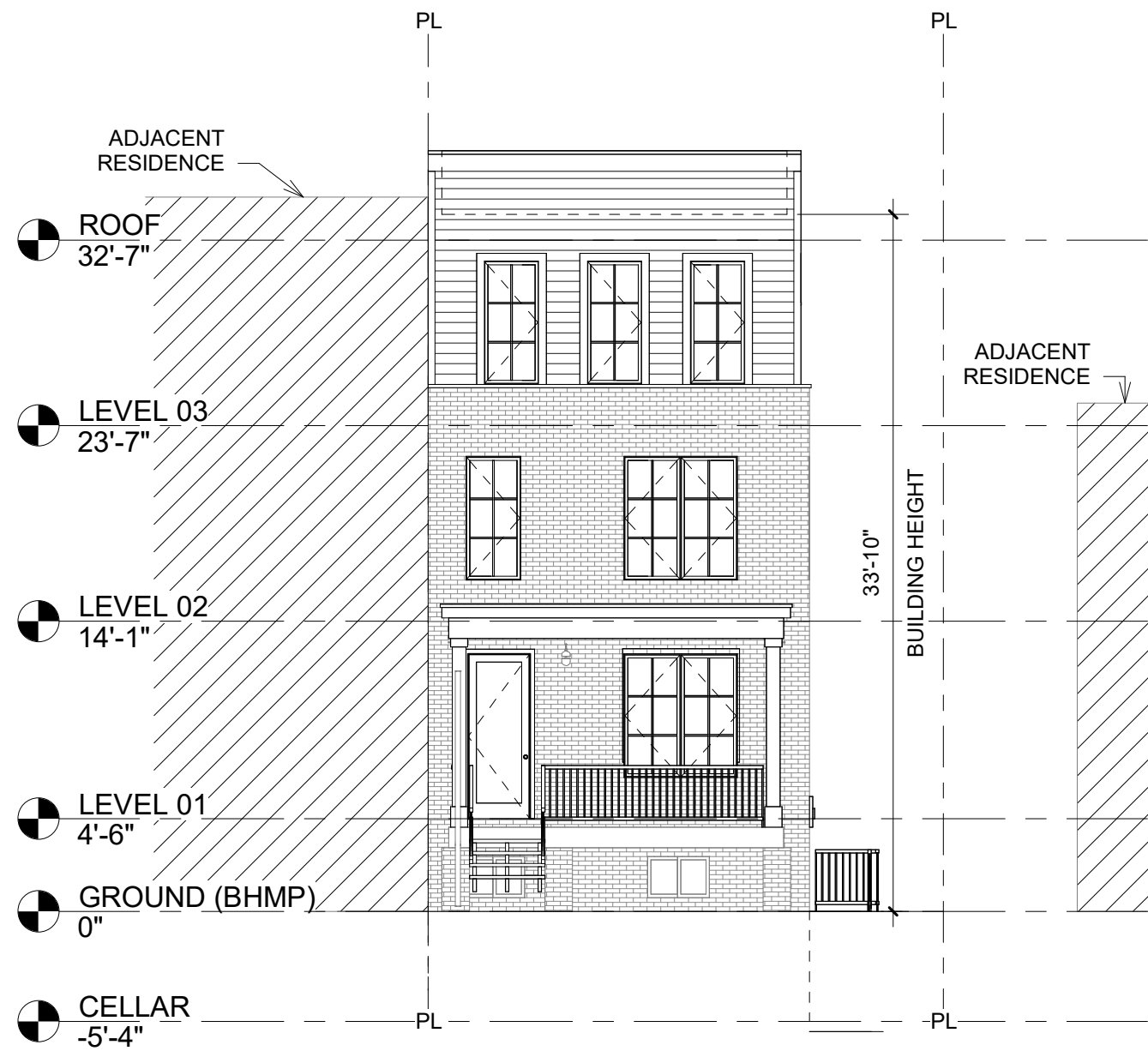










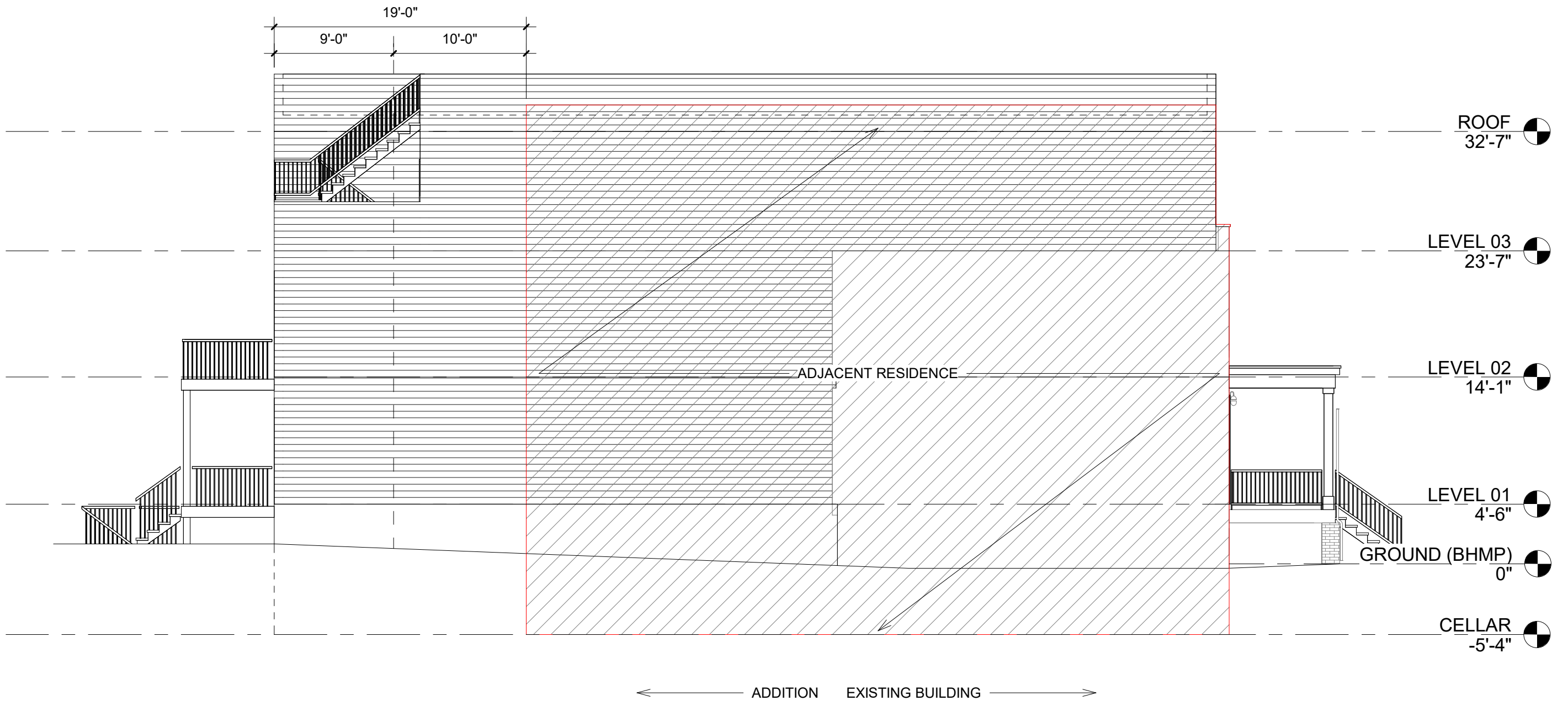


1 EAST (FRONT) ELEVATION
 1/8" = 1'-0"
 0' 1 1/2" 3"

2 WEST (REAR) ELEVATION
 1/8" = 1'-0"
 0' 1 1/2" 3"



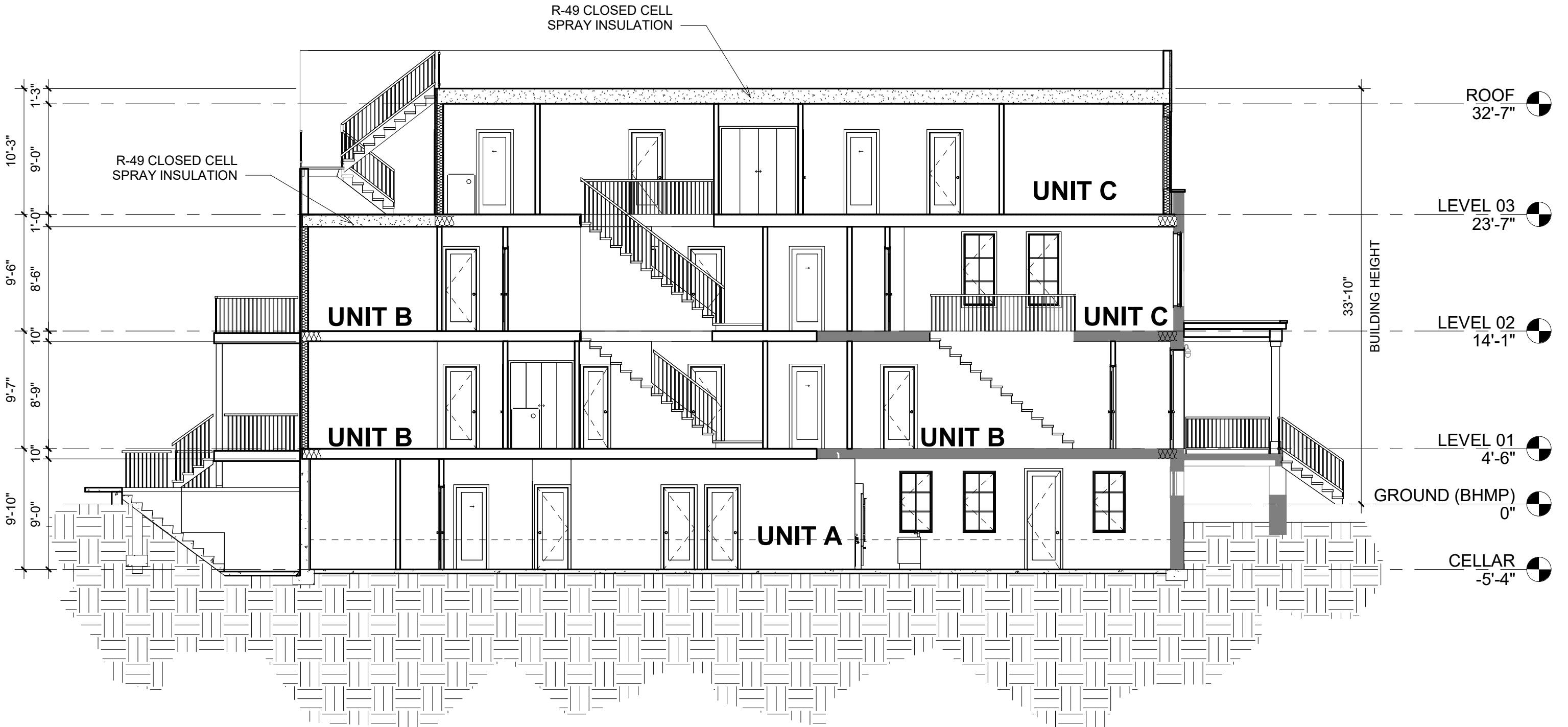


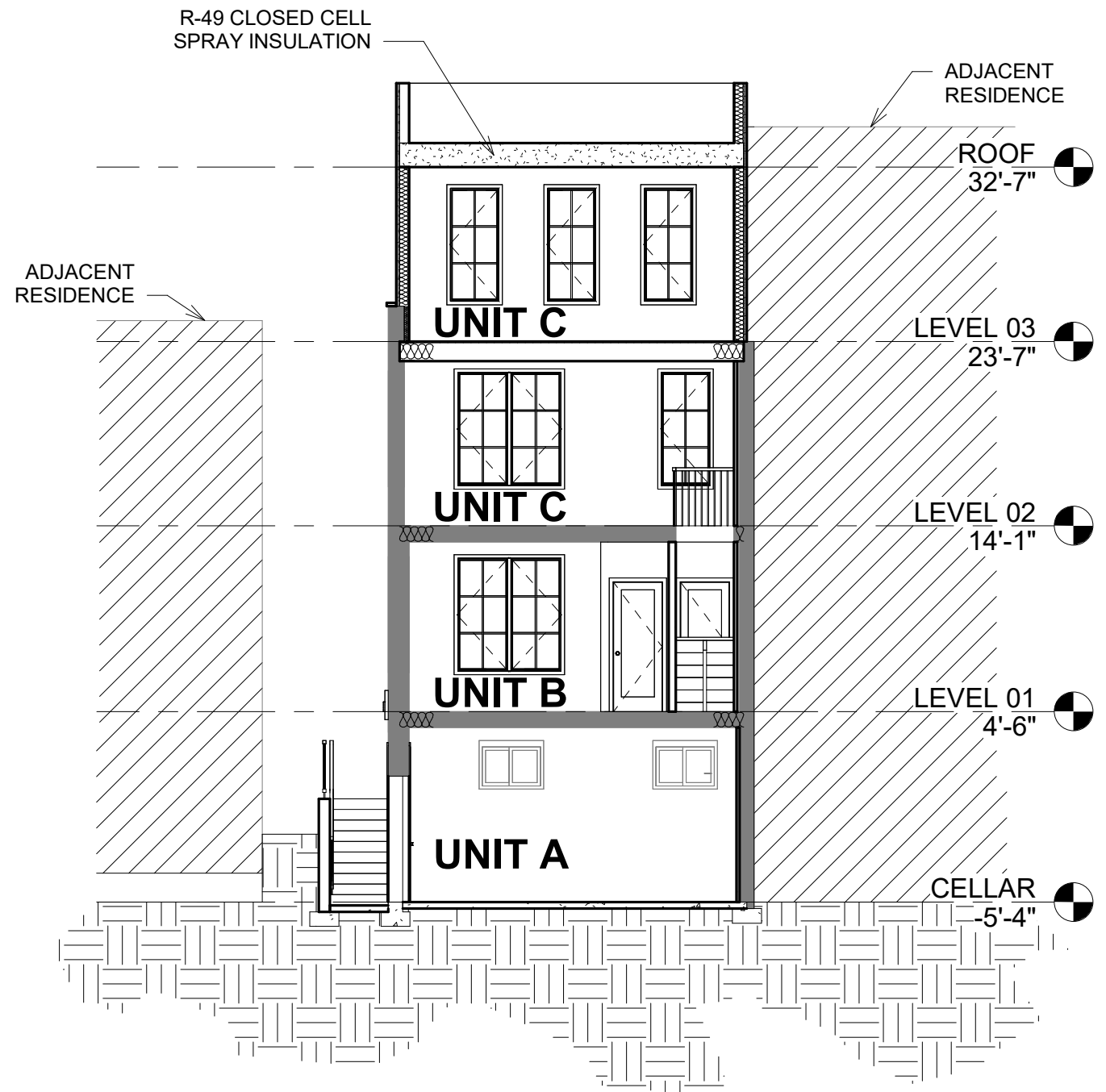


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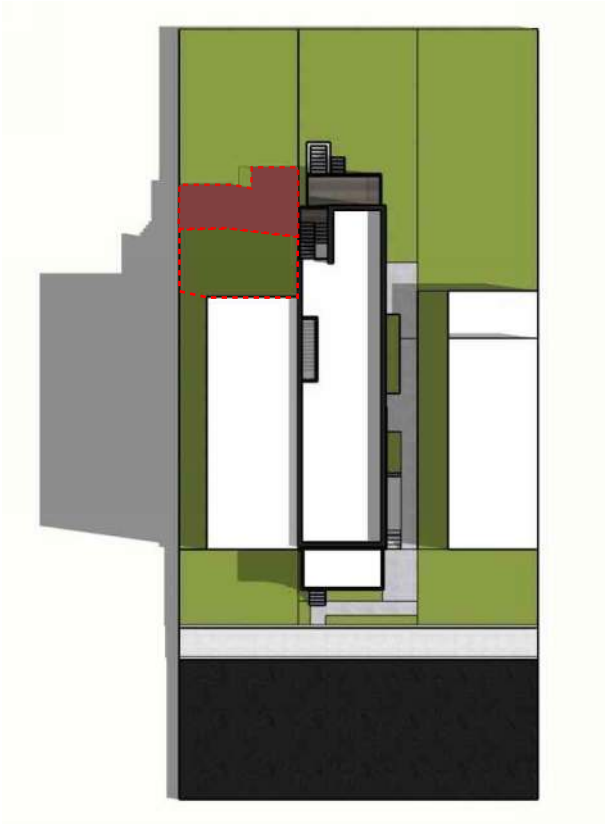
SOUTH (ATTACHED SIDE) ELEVATION



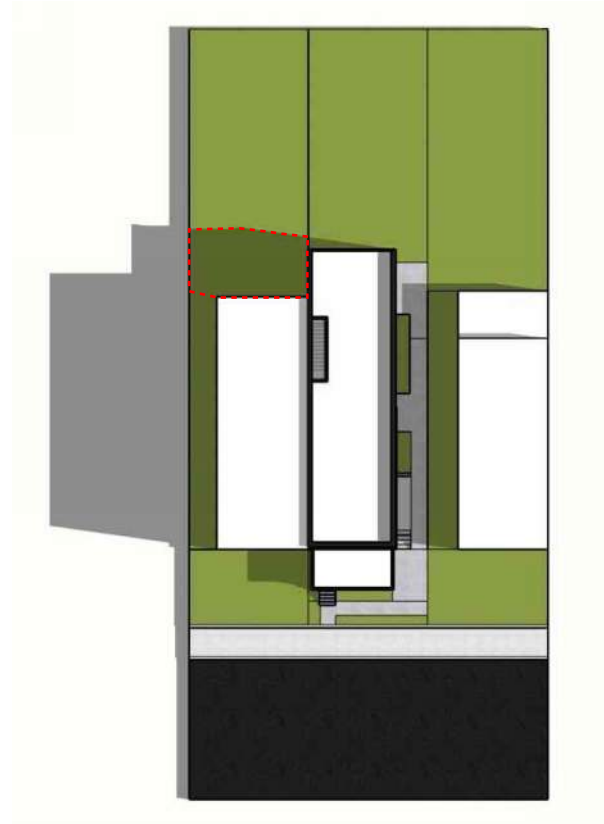


----- MATTER OF RIGHT

█ PROPOSED



PROPOSED



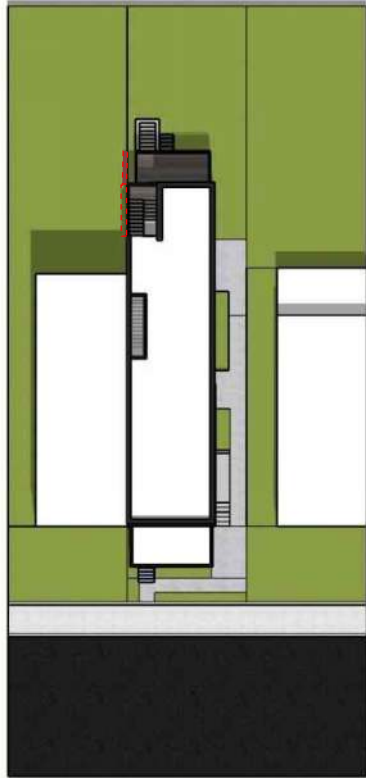
MATTER OF RIGHT

9 AM

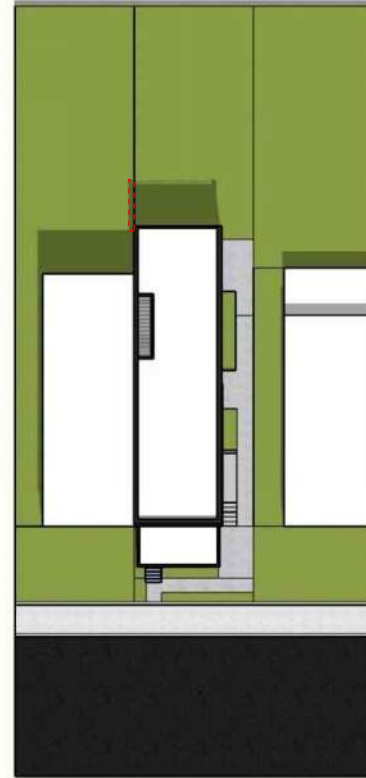


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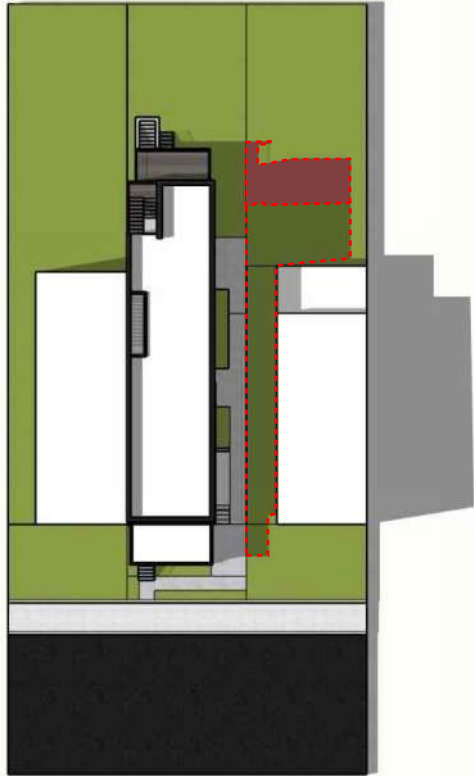
MATTER OF RIGHT

12 PM

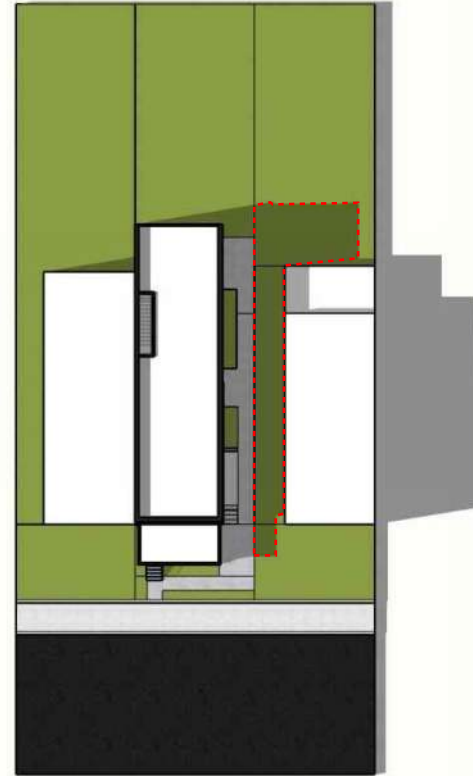


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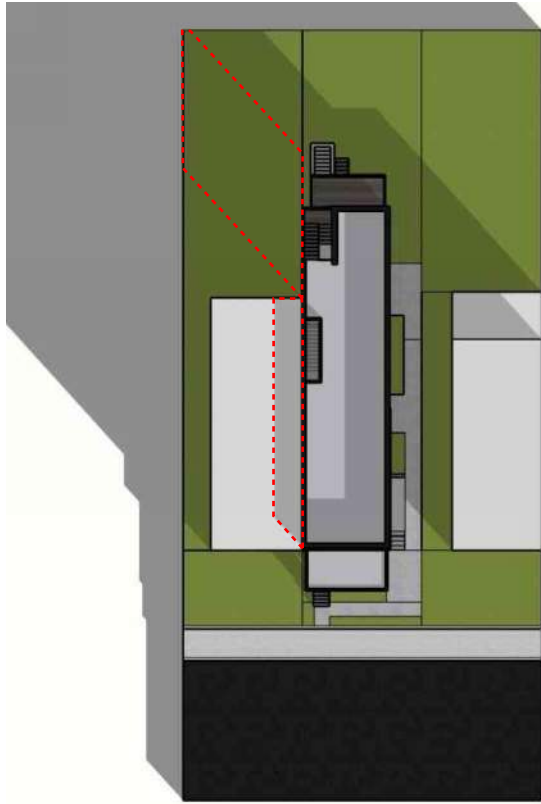
MATTER OF RIGHT

3 PM

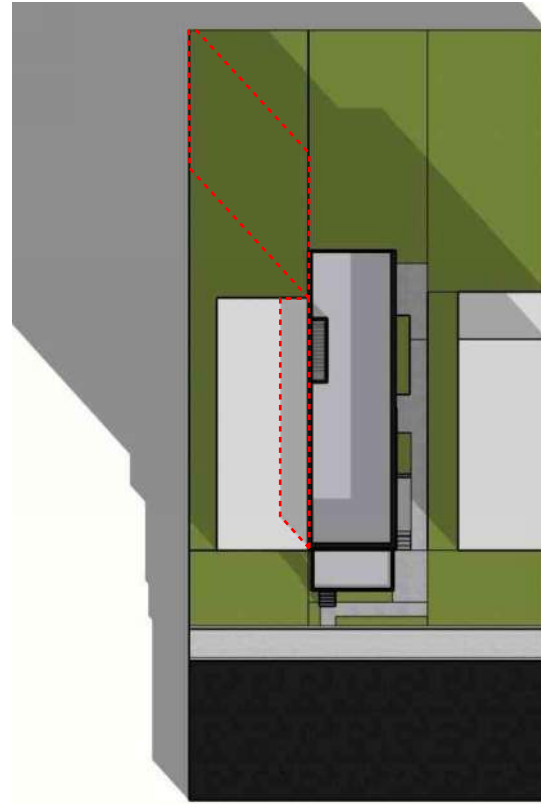


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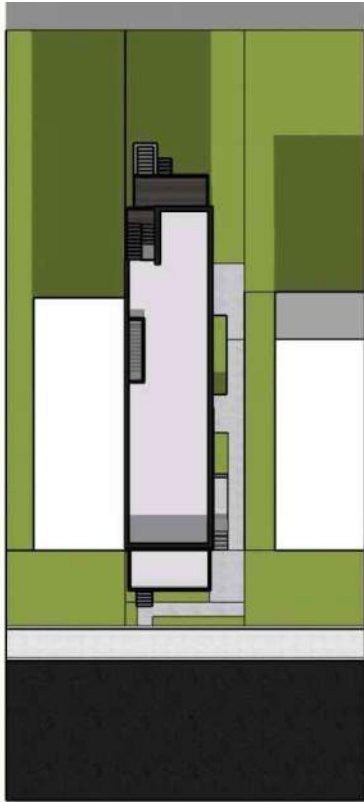
MATTER OF RIGHT

9 AM

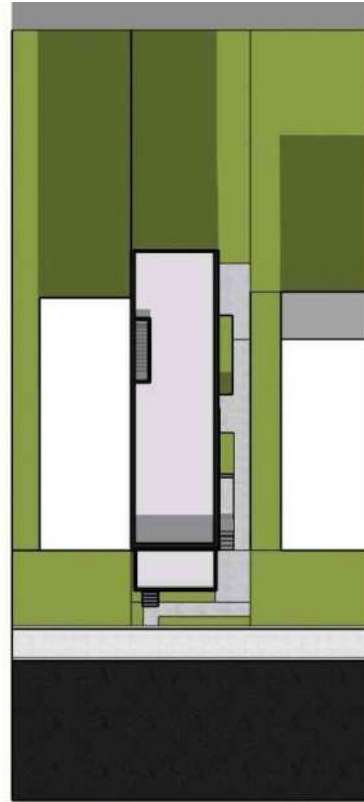


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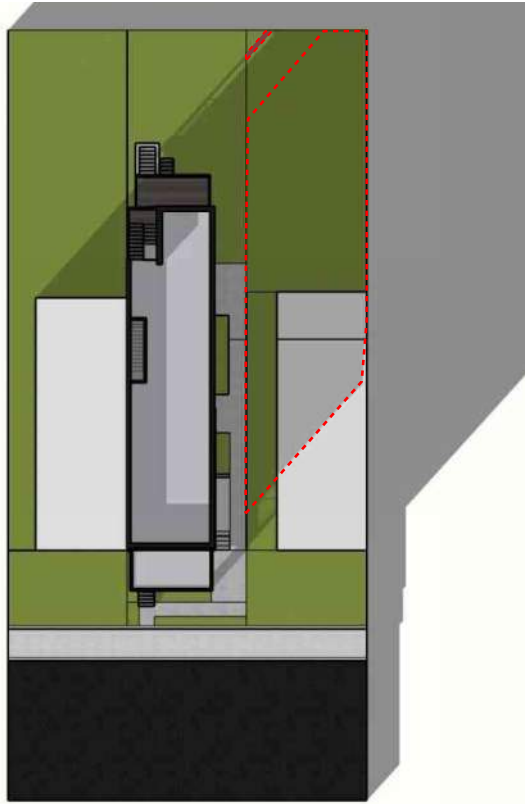
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12 PM

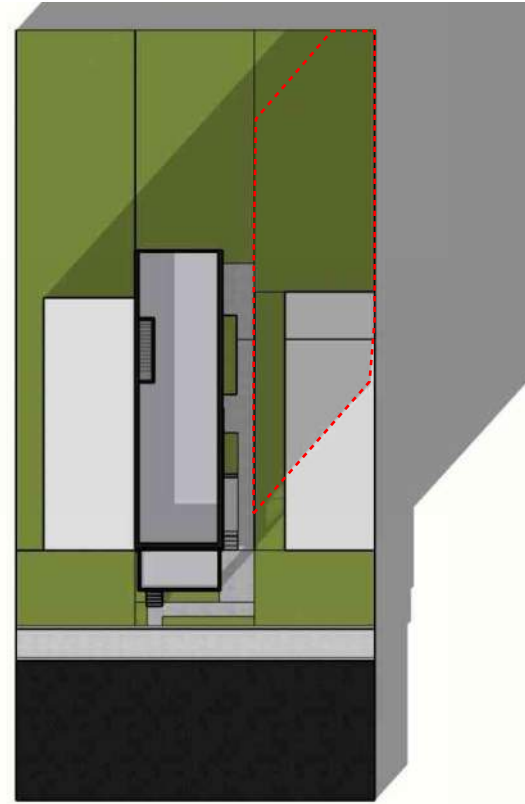


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PROPOSED



MATTER OF RIGHT

3 PM





1. EAST (FRONT) FACADE OF SUBJECT PROPERTY FROM SHERMAN AVE NW.



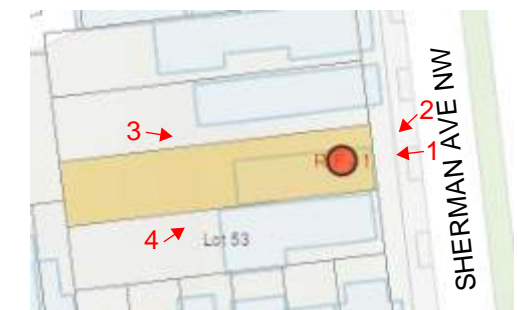
2. EAST (FRONT) FACADE OF SUBJECT PROPERTY FROM SHERMAN AVE NW.



3. WEST (REAR) FACADE OF SUBJECT PROPERTY FROM THE REAR YARD.



4. WEST (REAR) FACADE OF SUBJECT PROPERTY FROM THE REAR YARD.



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