



## 731/33 Euclid Street Development BZA Presentation

11-08-2022 | 731/33 Euclid Street Development



**OWNER:** EUCLID FLATS LLC  
41649 WHITE YARROW COURT  
ASHBURN, VA 20148

**ARCHITECT:** INSCAPE STUDIO  
1113 V STREET, NW  
WASHINGTON, DC 20009

**ADDRESS:** 733 EUCLID STREET, NW  
WASHINGTON, DC 20001

**LOT:** 0836  
**SQUARE:** 2884  
**WARD:** 1

**ZONING INFORMATION**

**LOT AREA:** 11,400 SF

**LOT WIDTH:** 80 FT

**(303) HEIGHT:**

**ALLOWED:** MAXIMUM OF THIRTY-FIVE (35) FEET AND THREE (3) STORIES.

**PROPOSED:** EXISTING BUILDING: 37 FT  
PROPOSED WING BUILDINGS: 36.5 FT  
4 STORY  
(BASEMENT - FIRST FLOOR - SECOND FLOOR- THIRD FLOOR)

**(304) LOT OCCUPANCY**

**MAXIMUM ALLOWED:** 60% 6840 SQ.FT

**EXISTING:** 29% 3306 SQ.FT

**PROPOSED:** 56% 6390 SQ.FT

**(305) FRONT SETBACK**

**ALLOWED:** FRONT SET BACK SHALL BE PROVIDED, THAT IS WITHIN THE RANGE OF EXISTING FRONT SETBACKS OF ALL STRUCTURES ON THE SAME SIDE OF THE STREET IN THE BLOCK.

**PROPOSED:** EXISTING BUILDING:  
EXISTING ESTABLISHED FRONT SET BACK TO REMAIN  
PROPOSED WING BUILDINGS:  
RIGHT WING BUILDING  
16 FT FROM EXISTING BUILDING FRONT WALL.  
LEFT WING BUILDING  
16 FT FROM EXISTING BUILDING FRONT WALL

**(306) REAR YARD**

**MINIMUM ALLOWED:** TWENTY (20) FEET

**PROVIDED:** TWENTY (20) FEET

**(701) VEHICULAR PARKING**

**REQUIRED:** RESIDENTIAL FLAT 1 PER 2 DWELLING UNITS  
12 UNIT/2 = 6 PARKING SPACE

**PROPOSED:** 8 PARKING SPACE

**ZONING RELIEF:**

SPECIAL EXCEPTION FOR THE HEIGHT (E-303.3); VARIANCE RELIEF FOR NUMBER OF STORIES (E-303.1); AND SPECIAL EXCEPTION FOR 10-FOOT RULE (E-205.5)

**UNIT MATRIX**

**BASEMENT:**

**UNIT B101**

2 BEDROOM 1 DEN 2 BATH  
1,276 SF

**UNIT B102**

2 BEDROOM 1 DEN 2 BATH  
1,315 SF

**UNIT B103**

2 BEDROOM 1 DEN 2 BATH  
1,296 SF

**UNIT B104**

2 BEDROOM 1 DEN 2 BATH  
1,275 SF

**FIRST FLOOR:**

**UNIT 101**

2 BEDROOM 2 BATH  
1,125 SF

**UNIT 102**

2 BEDROOM 2 BATH  
1,210 SF

**UNIT 103**

2 BEDROOM 2 BATH  
1,195 SF

**UNIT 104**

2 BEDROOM 2 BATH  
1,126 SF

**SECOND AND THIRD FLOOR:**

**UNIT 201**

4 BEDROOM 2 DEN 3 BATH  
2,302 SF

**UNIT 202**

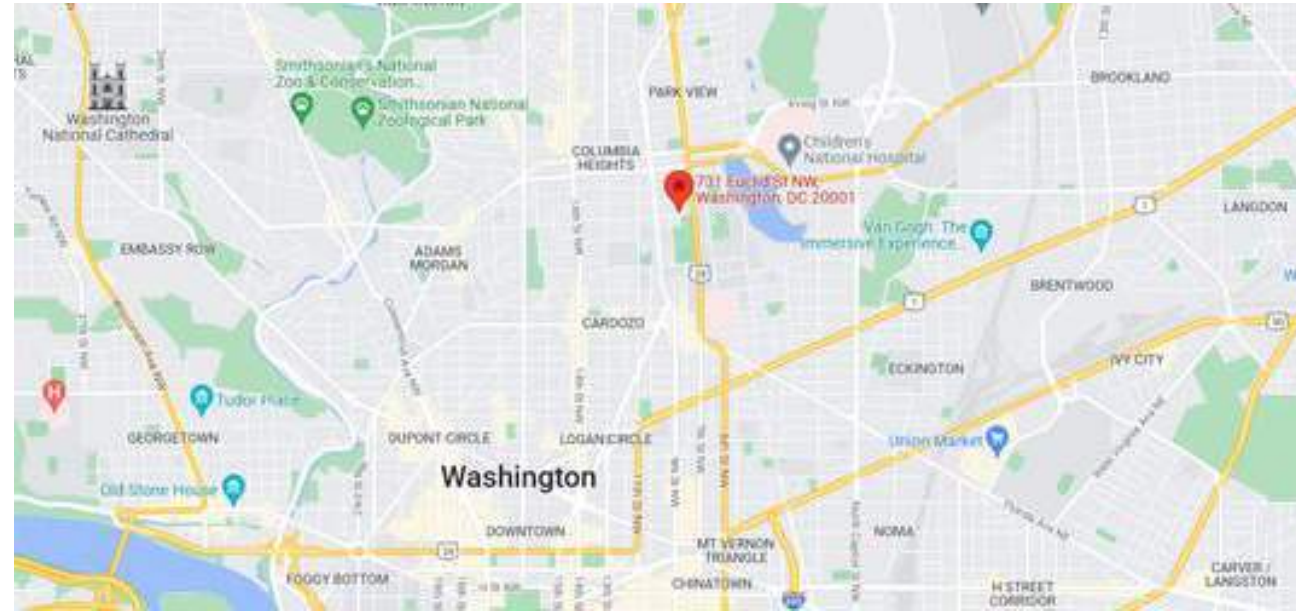
4 BEDROOM 2 DEN 3 BATH  
2,580 SF

**UNIT 203**

4 BEDROOM 2 DEN 3 BATH  
2,528 SF

**UNIT 204**

4 BEDROOM 2 DEN 3 BATH  
2,290 SF

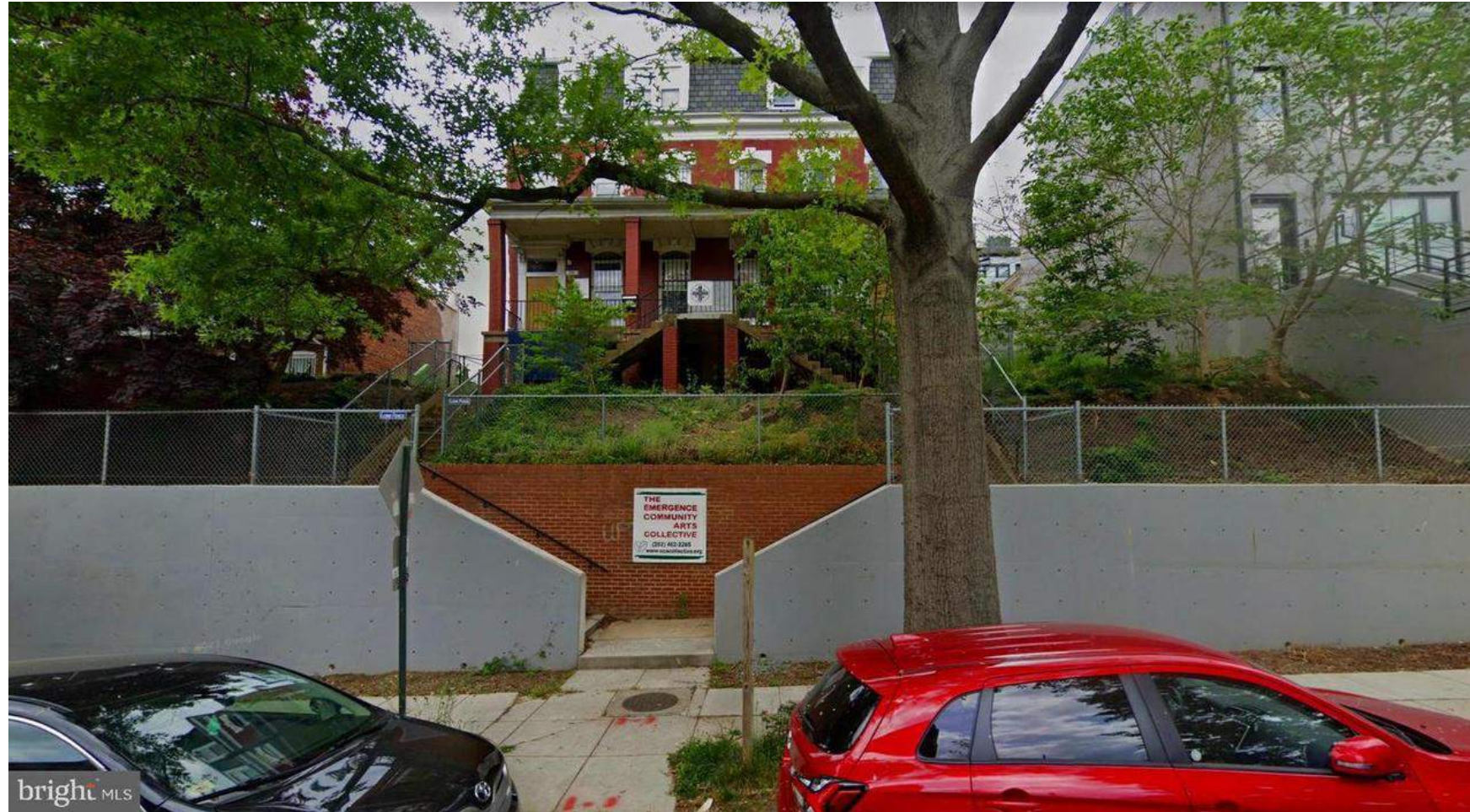


Site Location

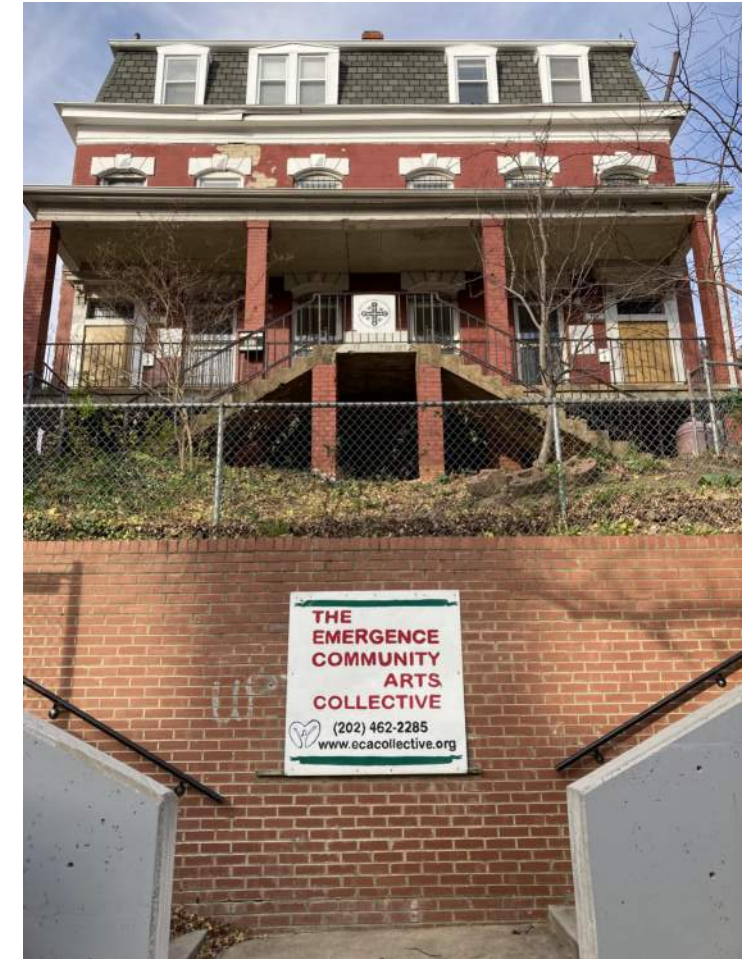


Aerial image



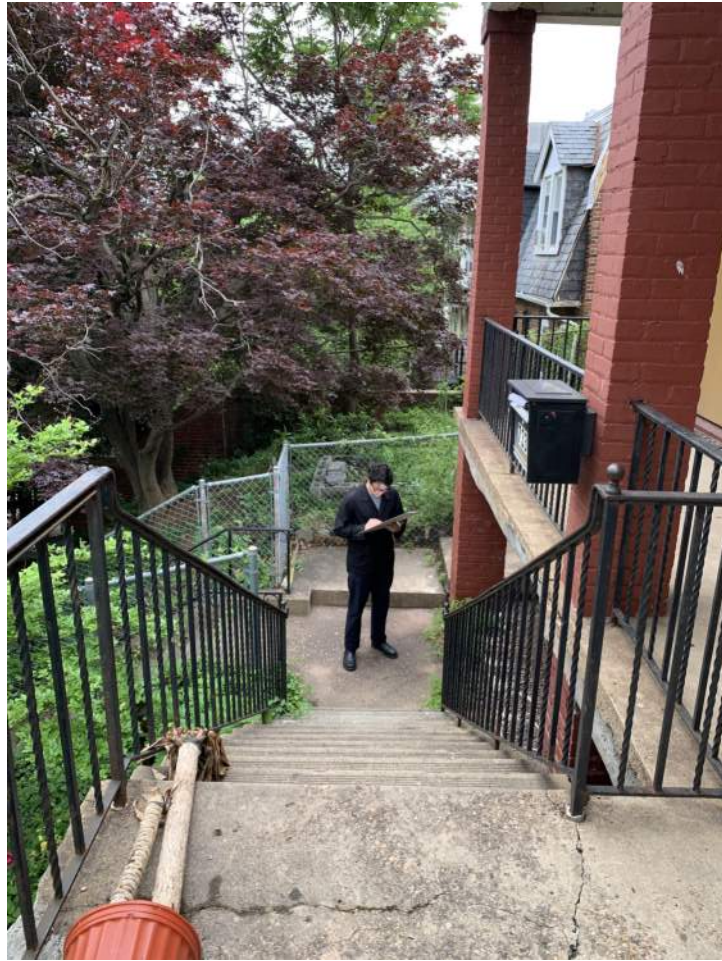


FRONT - FROM EUCLID STREET



FRONT DETAIL





STEPS DOWN TO FRONT GRADE LEVEL



EAST SIDE YARD

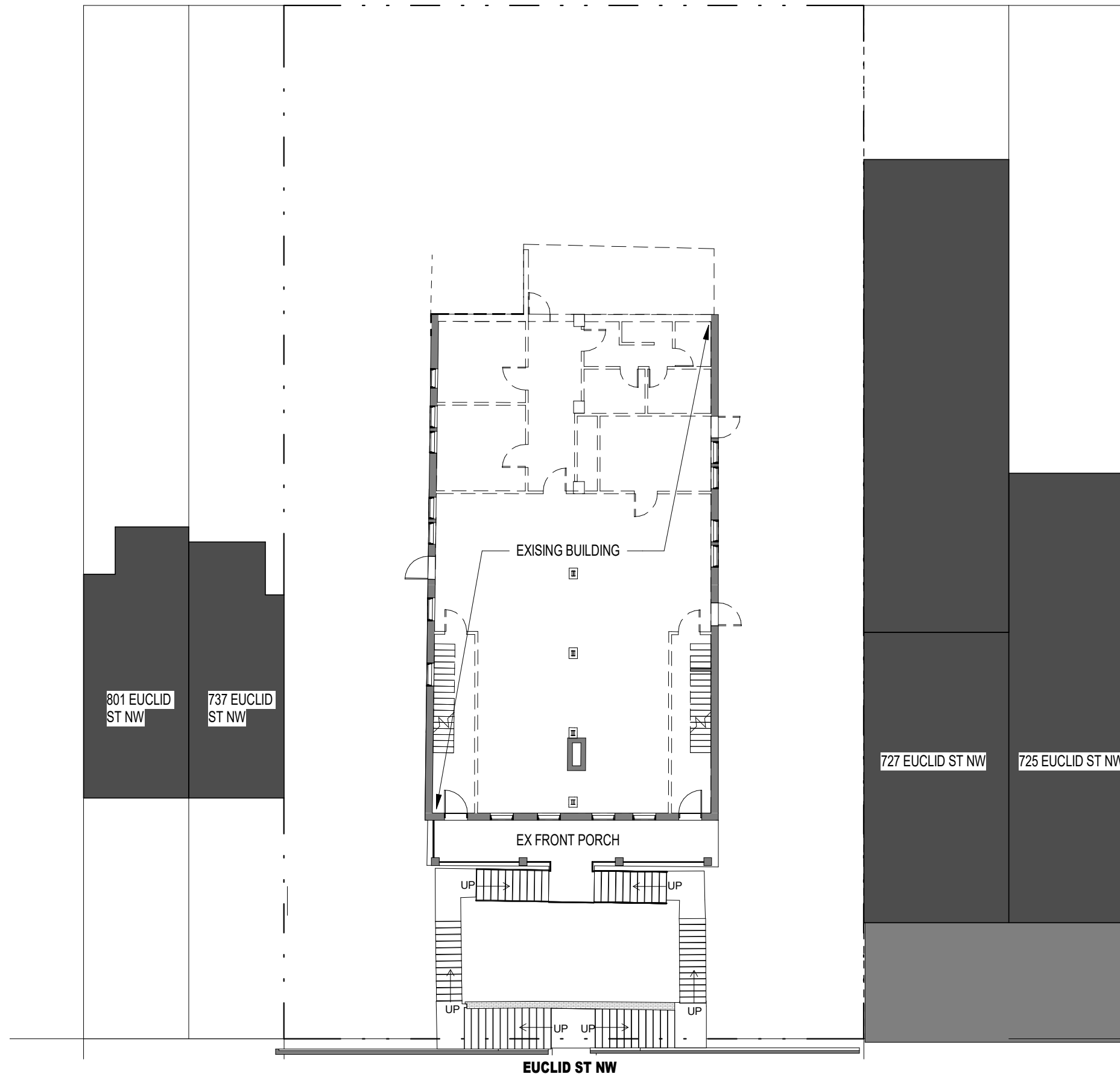


WEST SIDE YARD



REAR YARD

PUBLIC ALLEY



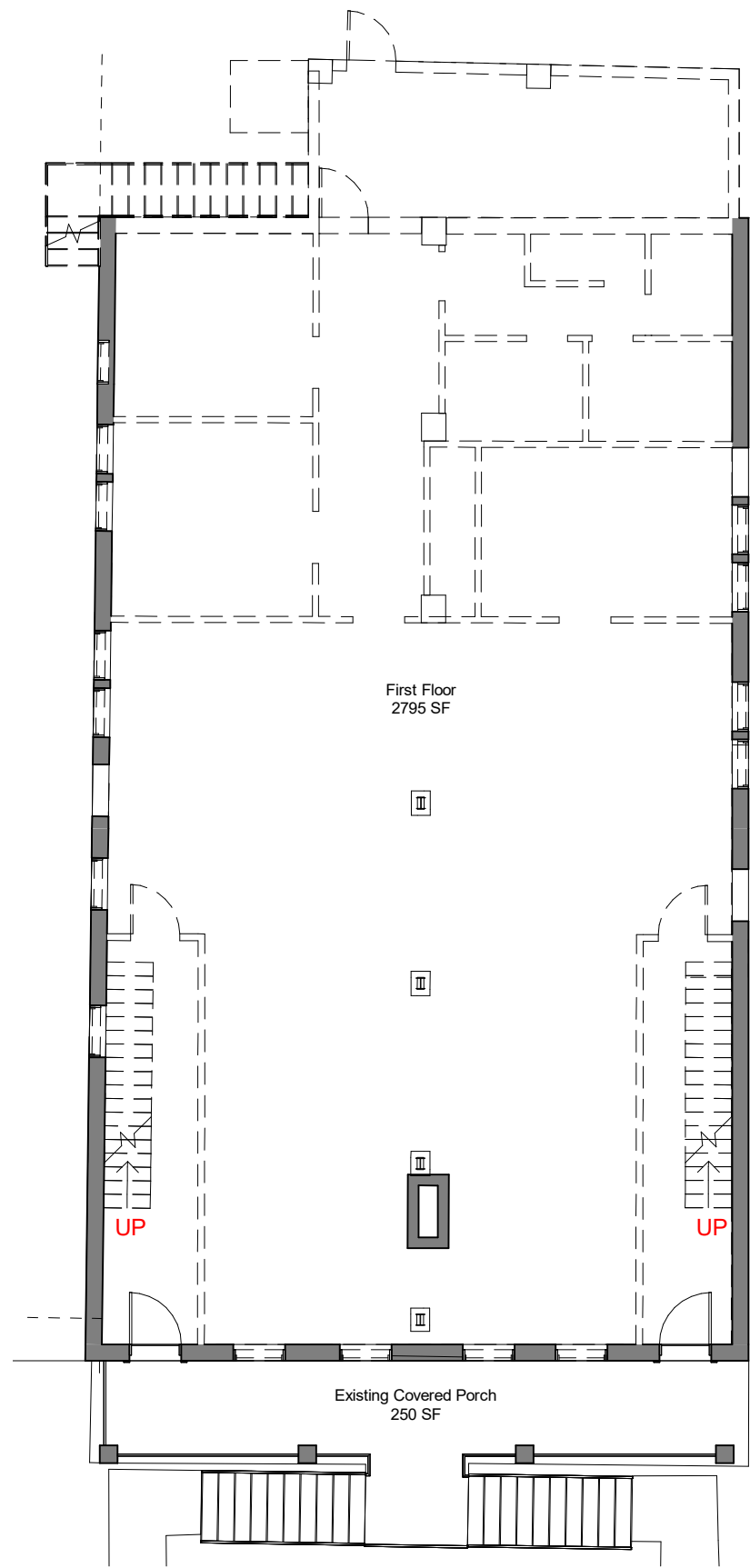
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11-08-2022 | 731/33 Euclid Street Development

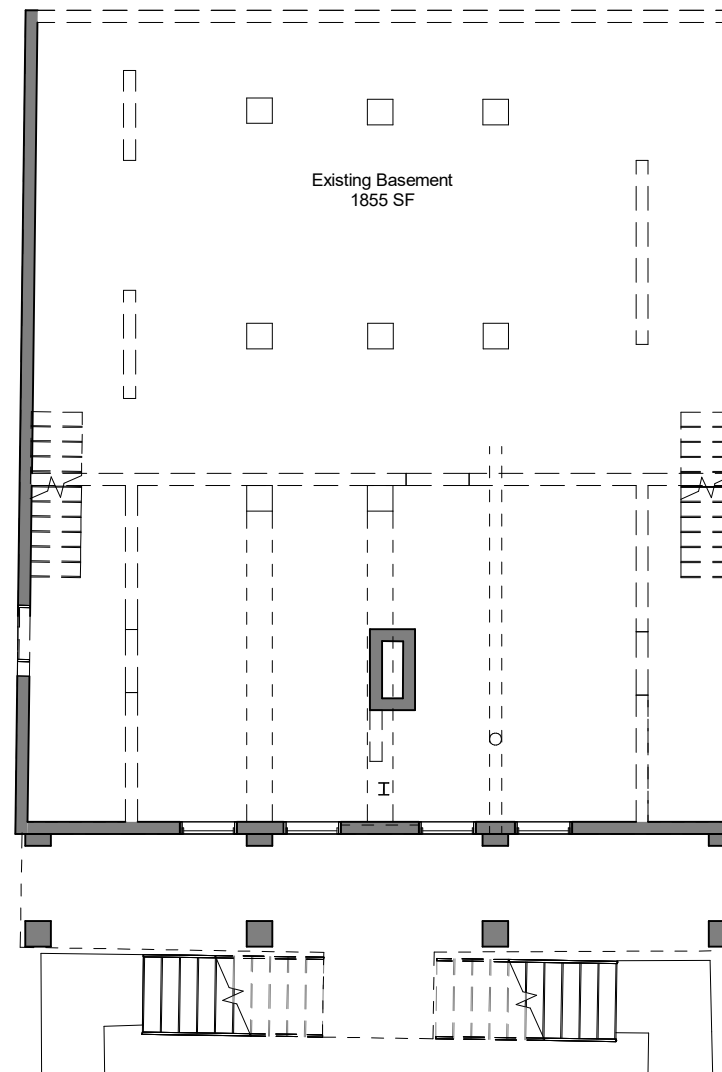
Existing Site Plan  
1/16" = 1'-0" | P04





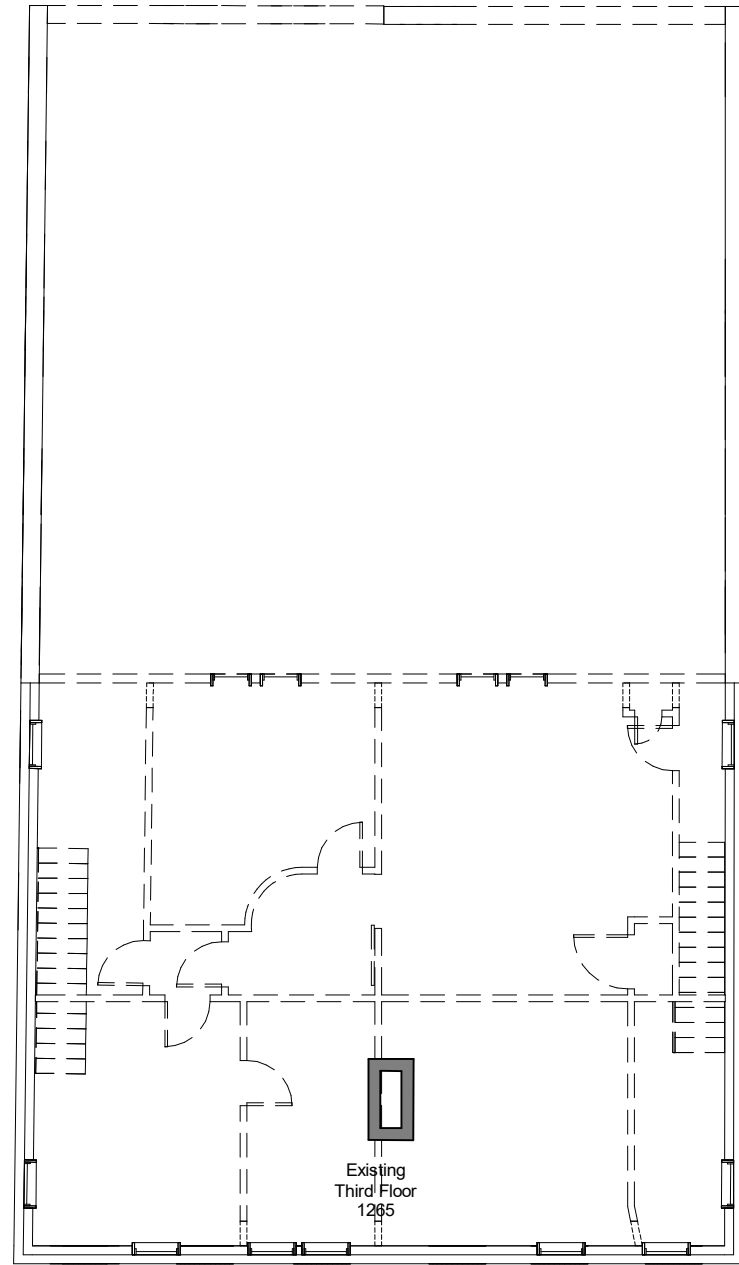


First Floor

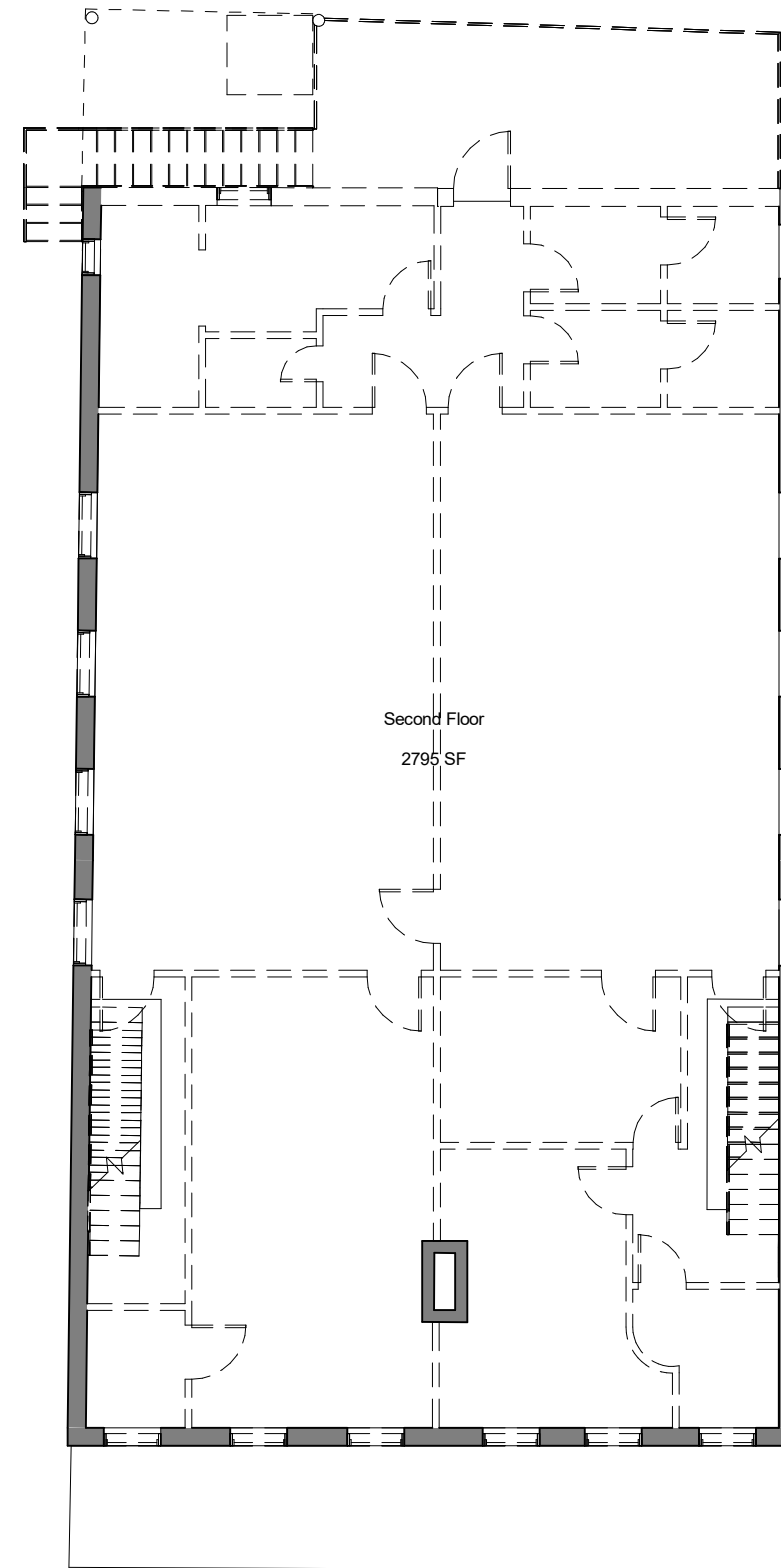


Basement



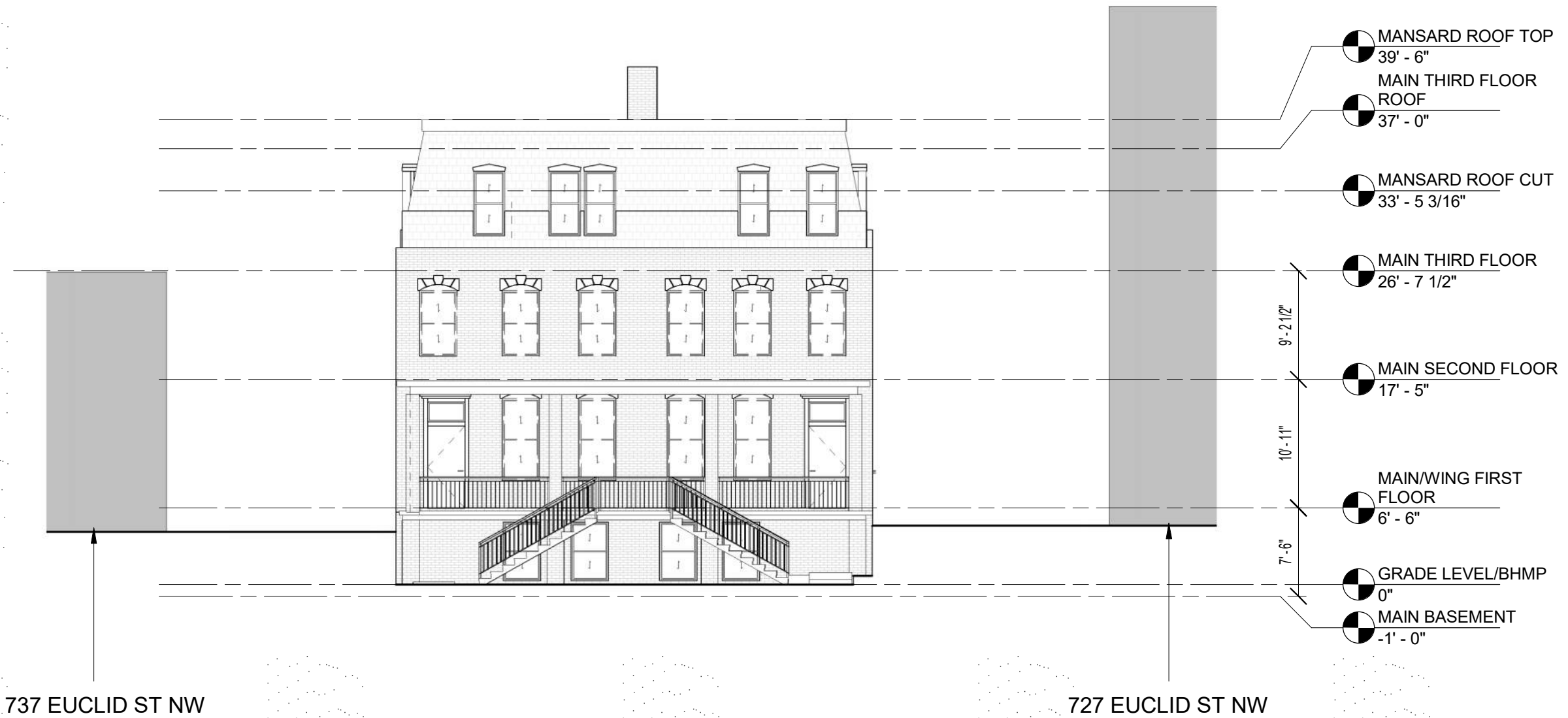


Third Floor



Second Floor





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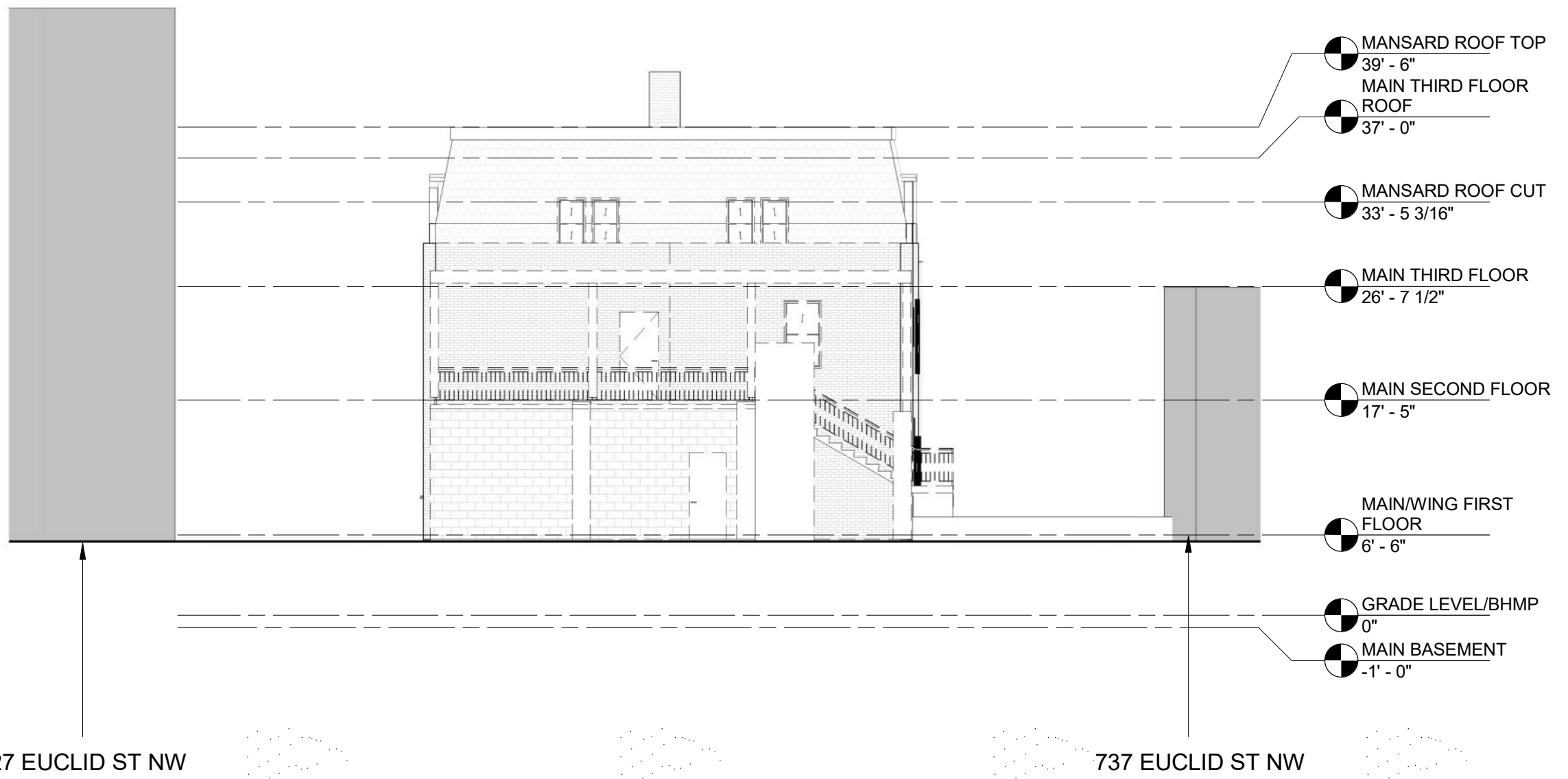
Existing Front Elevation

3/32" = 1'-0" | P07



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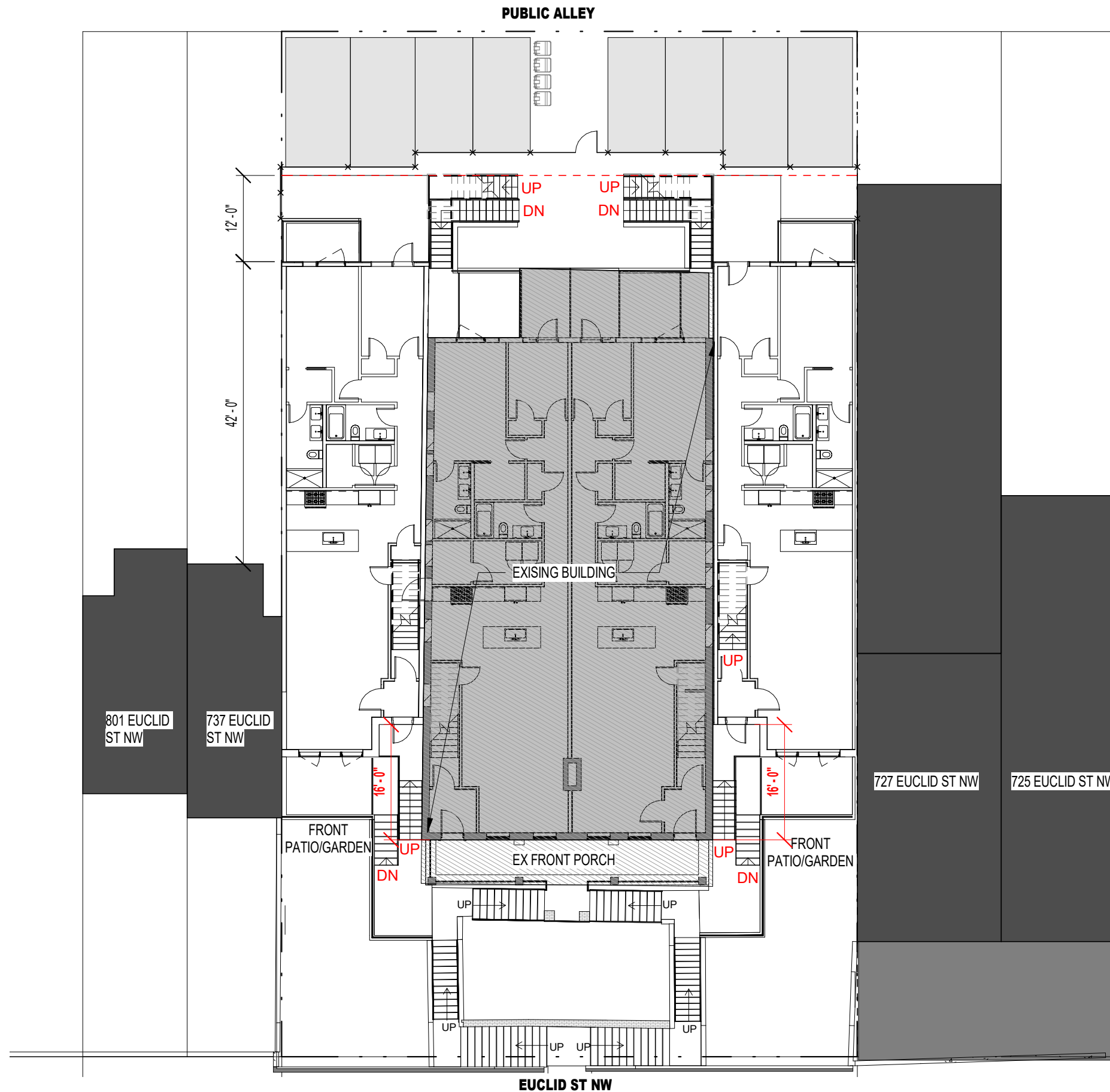
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Existing Rear Elevation

3/32" = 1'-0" | P08



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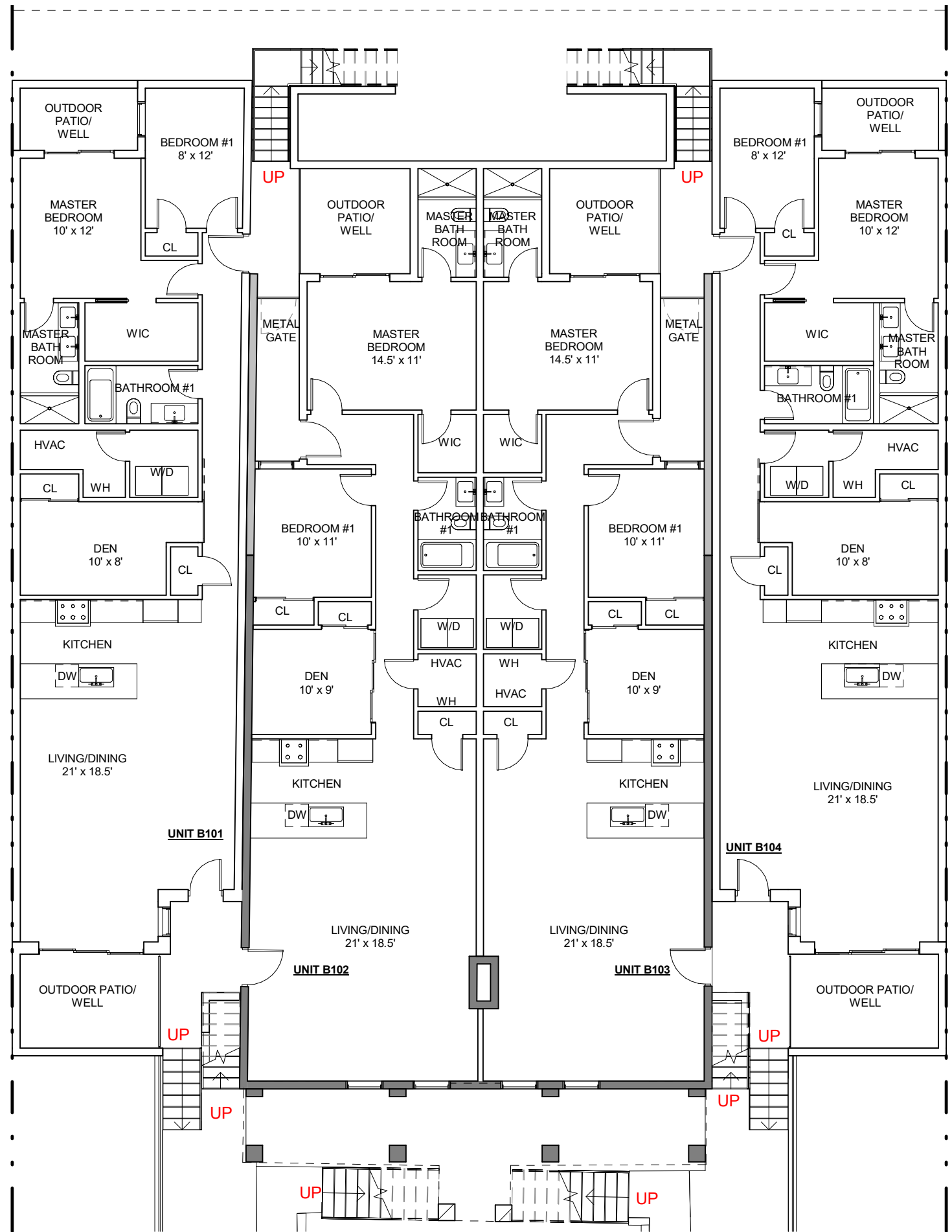
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Proposed Site Plan

1/16" = 1'-0" | P09



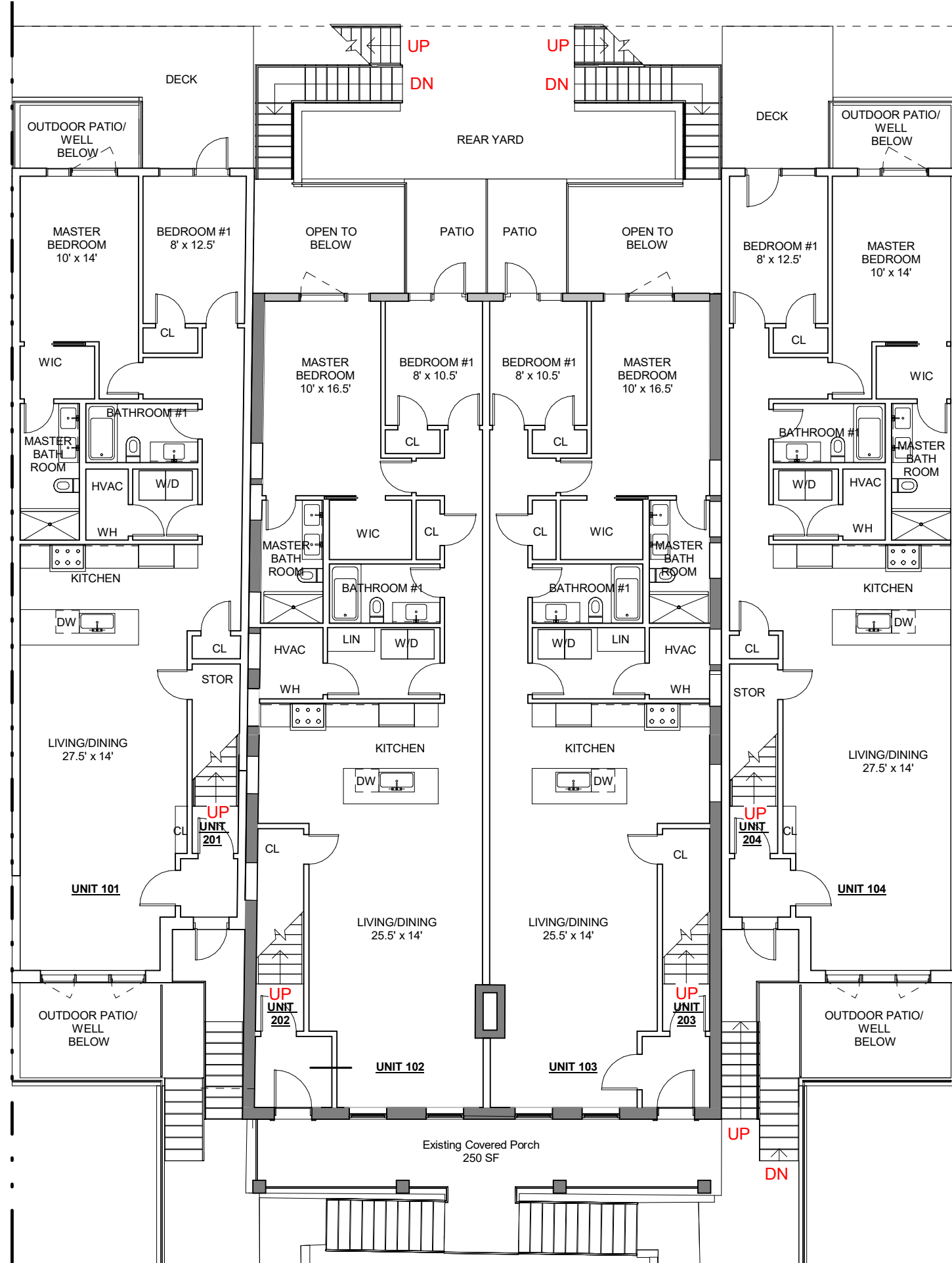




**731/33 Euclid Street Development BZA Presentation**

Proposed Basement





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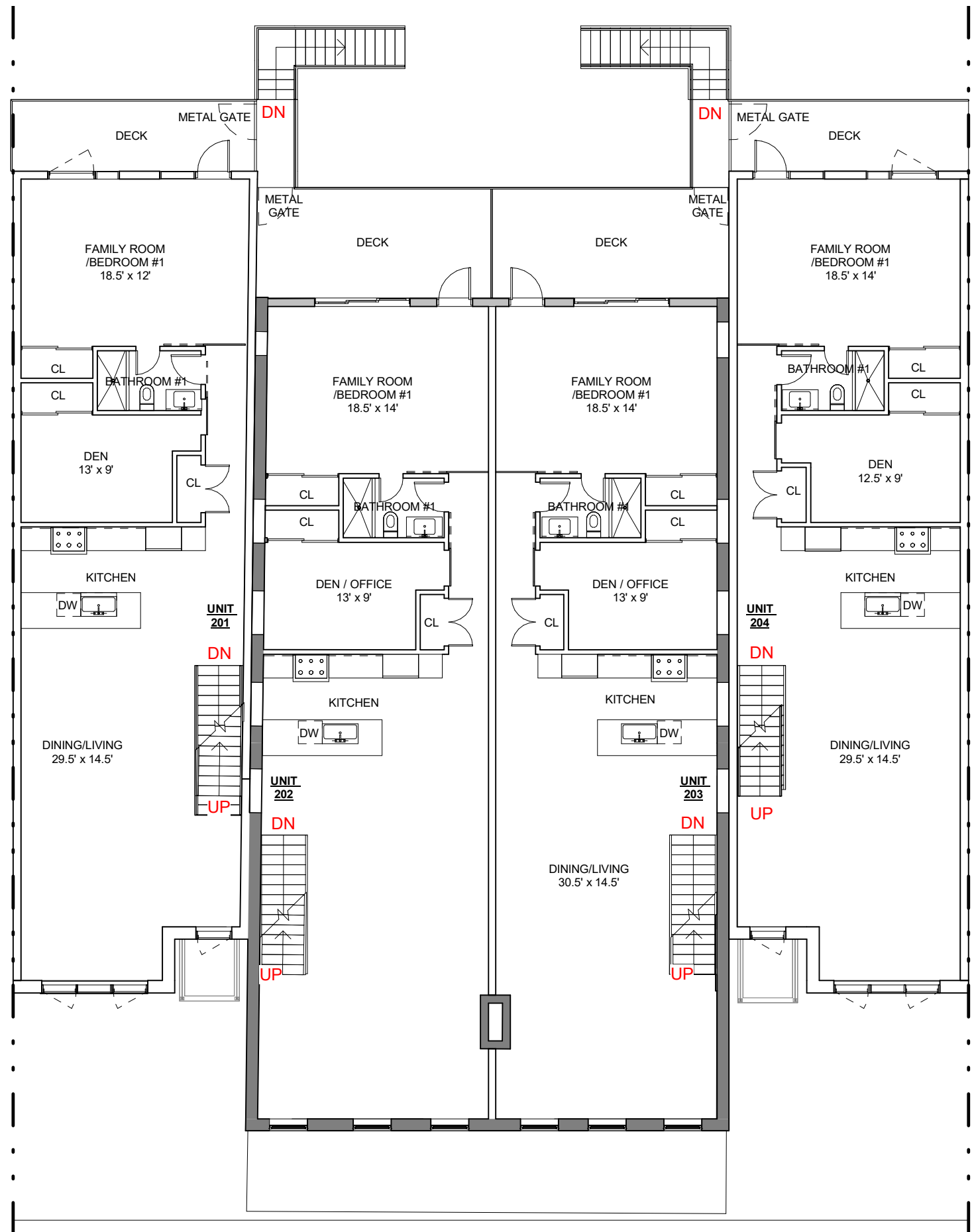
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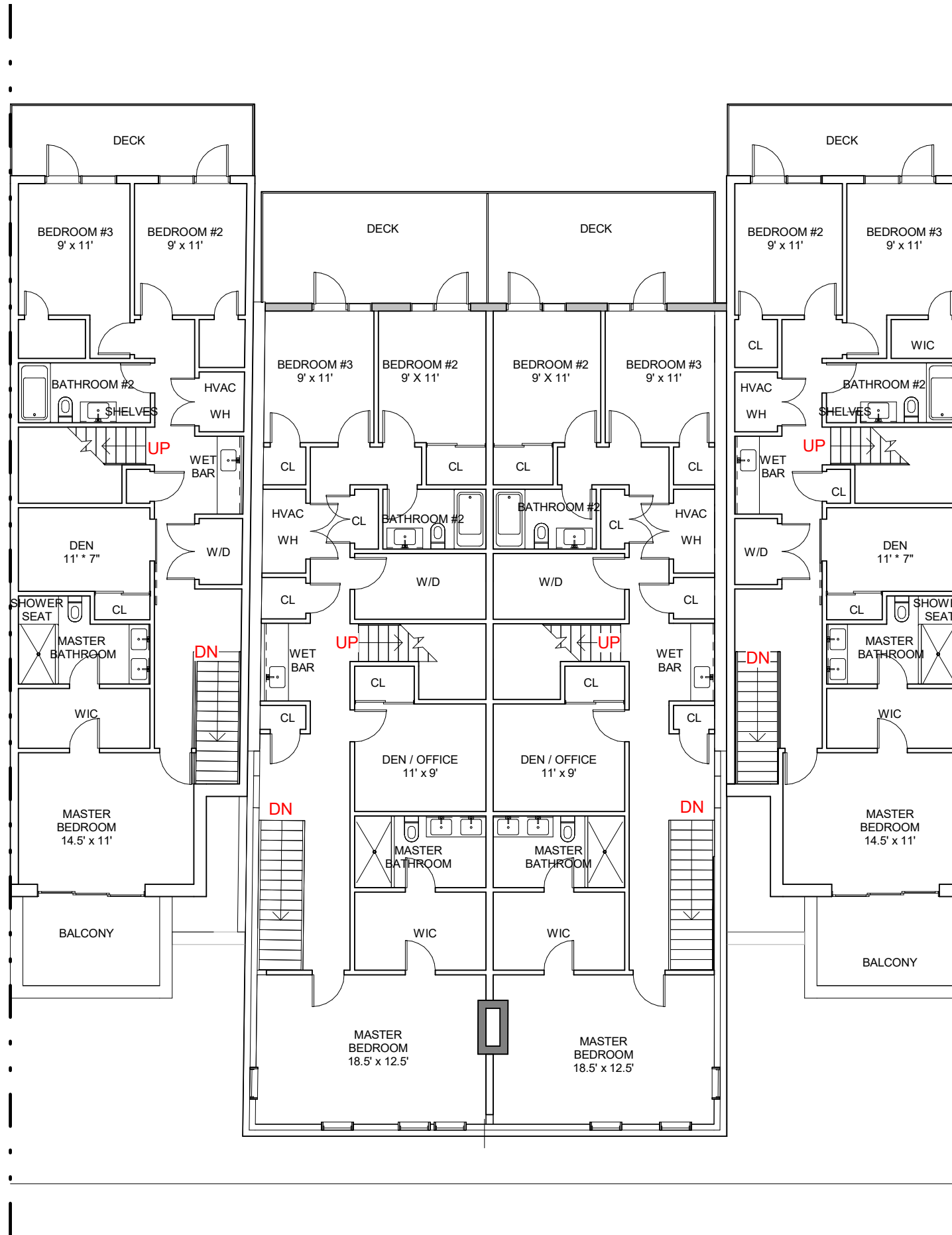
Proposed First Floor

3/32" = 1'-0" | P11









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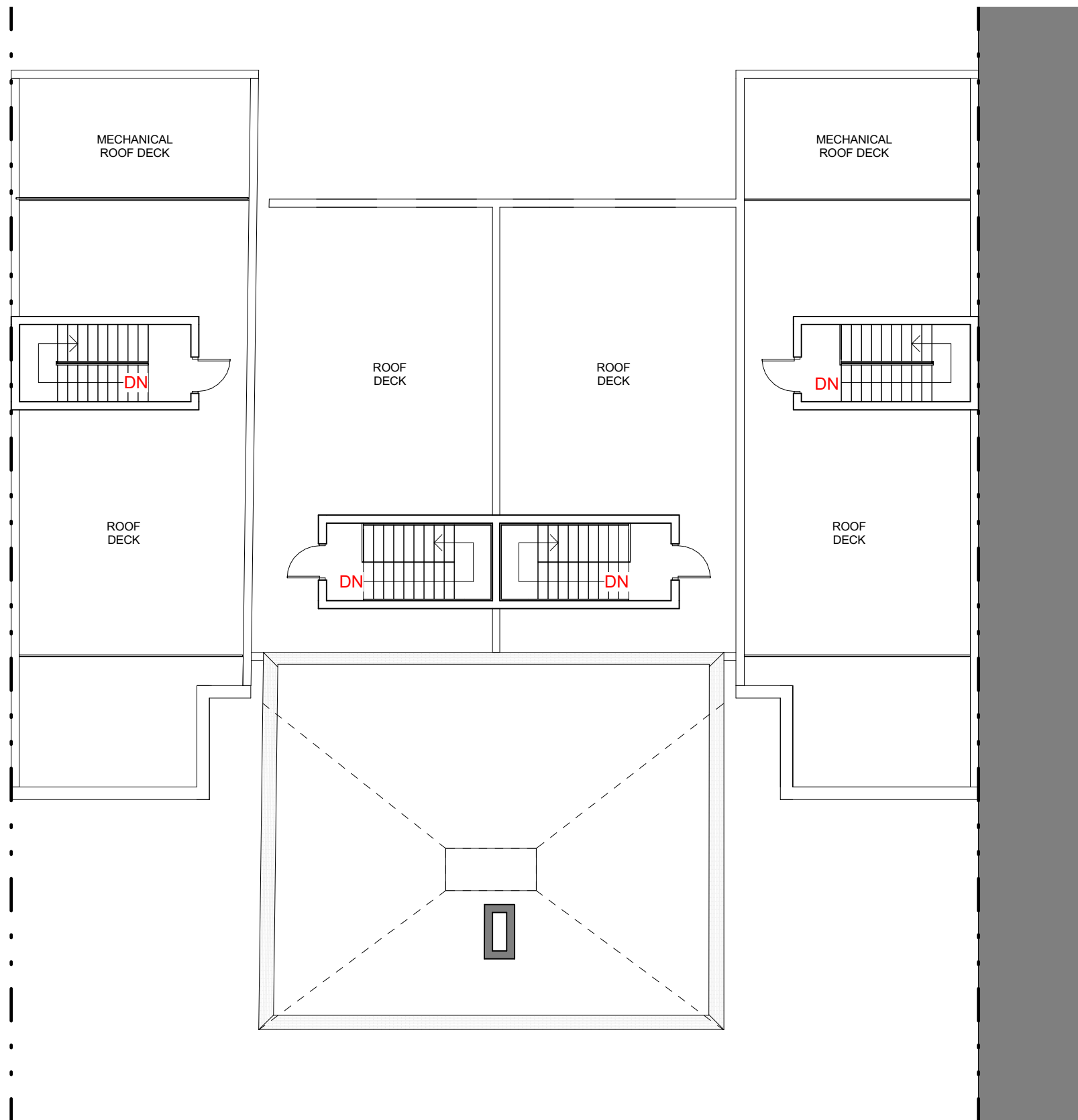
Proposed Third Floor

3/32" = 1'-0" | P13



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Front Elevation  
3/32" = 1'-0" | P15



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727 EUCLID ST NW

737 EUCLID ST NW

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Rear Elevation  
 3/32" = 1'-0" | P16







