



731/33 Euclid Street Development BZA Presentation

23-08-2022 | 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
24 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

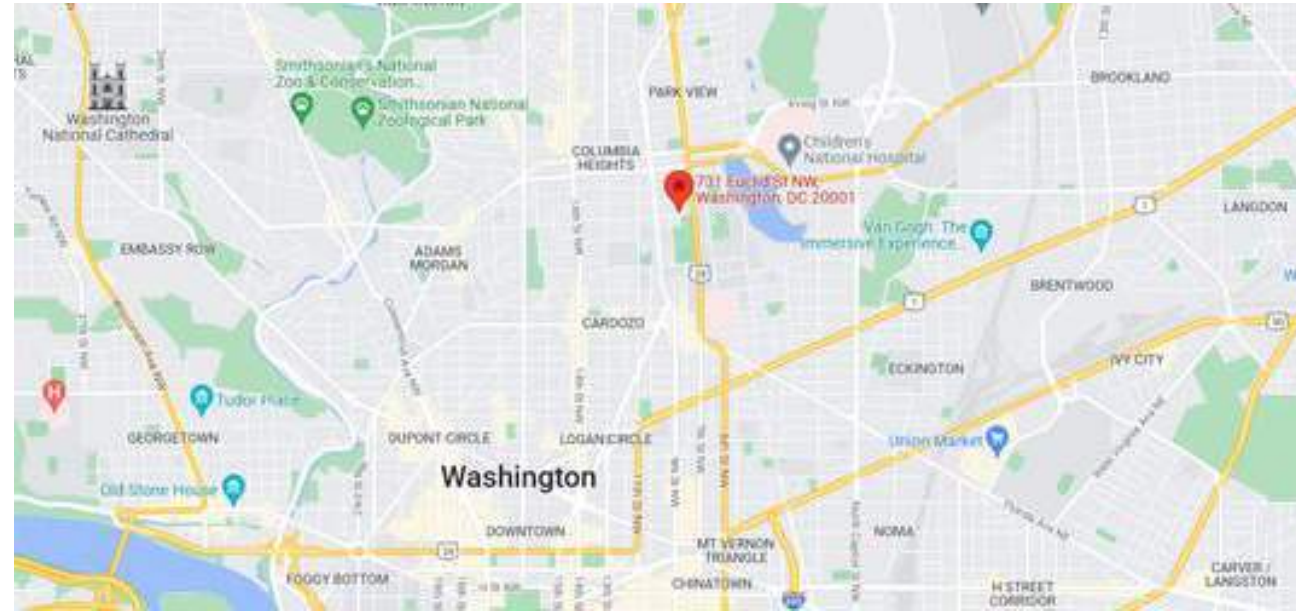
4 BEDROOM 2 DEN 3 BATH
2,580 SF

UNIT 203

4 BEDROOM 2 DEN 3 BATH
2,528 SF

UNIT 204

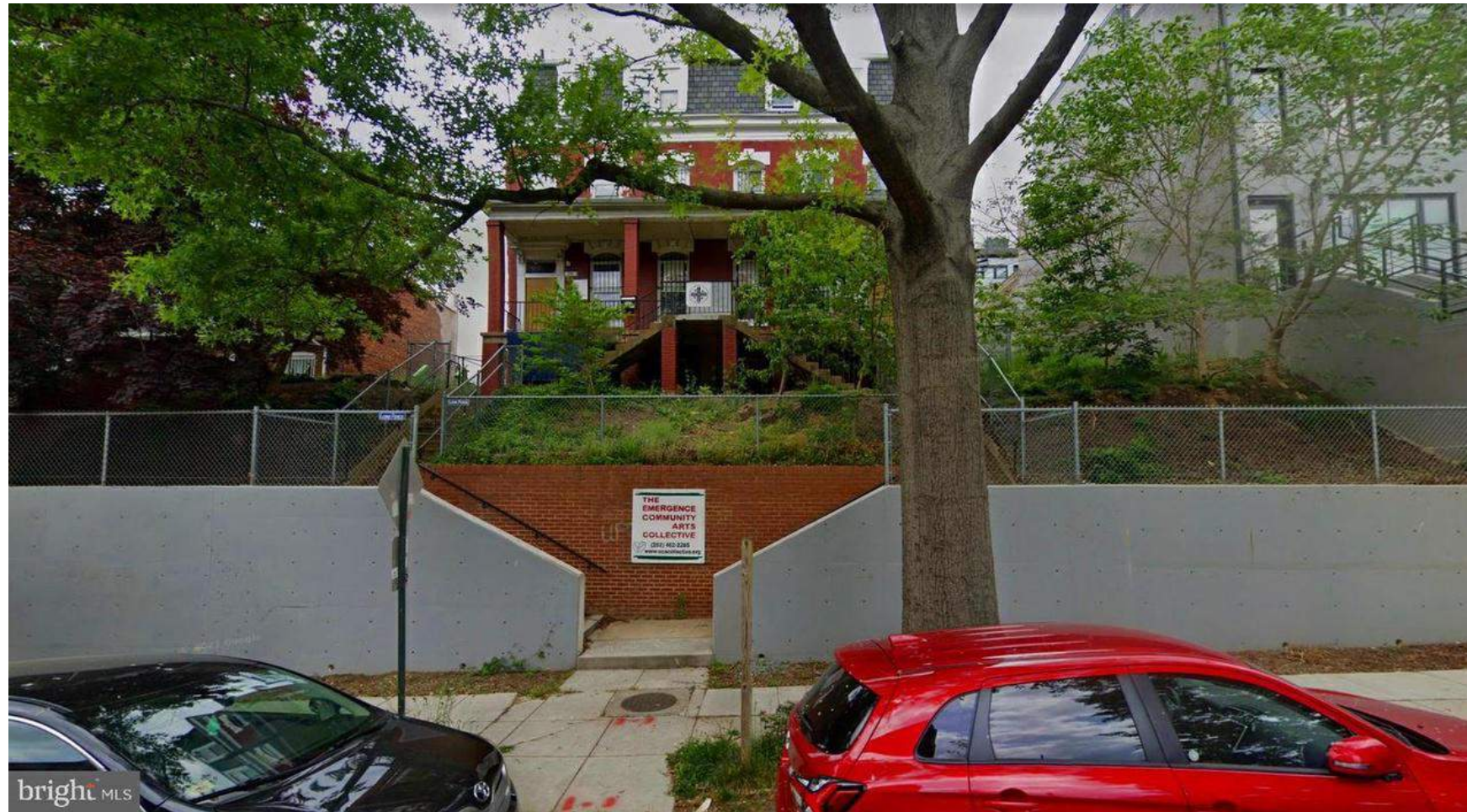
4 BEDROOM 2 DEN 3 BATH
2,290 SF



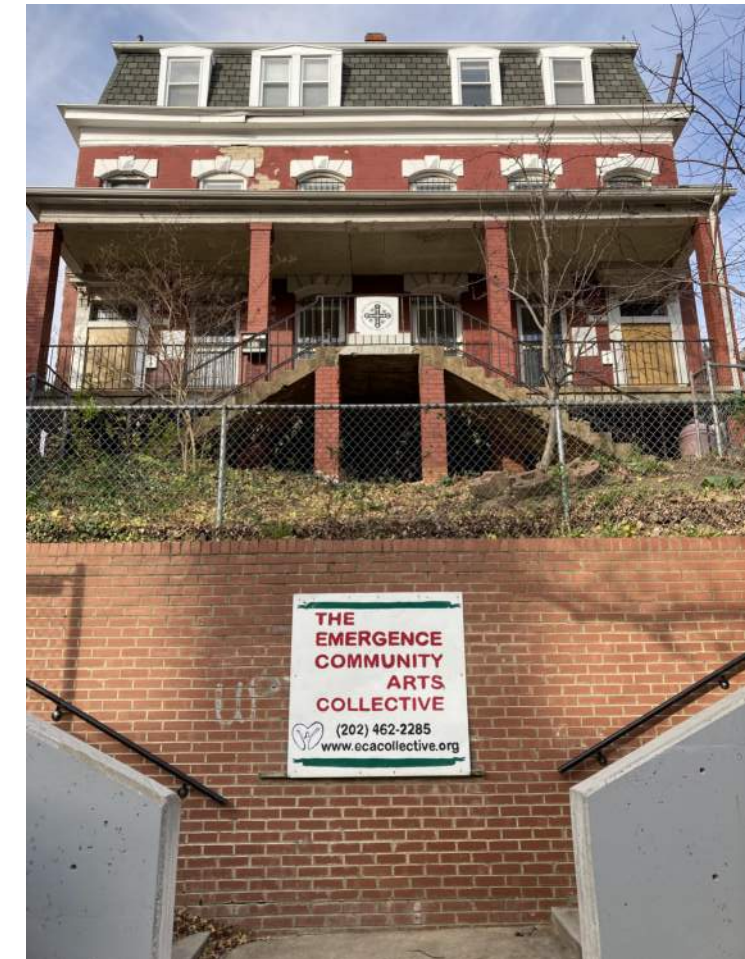
Site Location



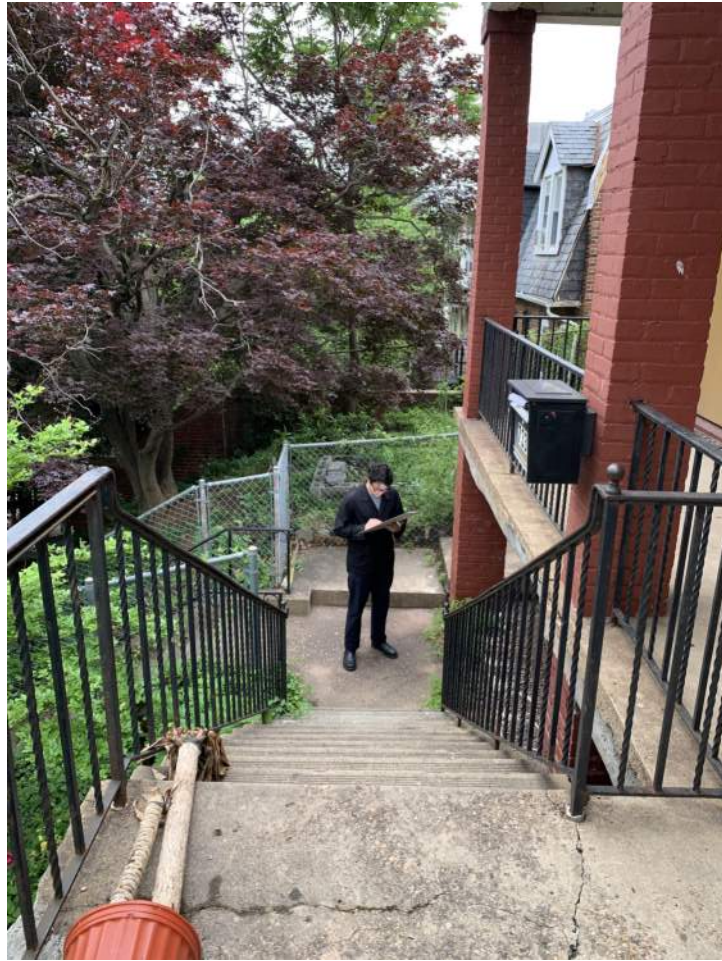
Aerial image



FRONT - FROM EUCLID STREET



FRONT DETAIL



STEPS DOWN TO FRONT GRADE LEVEL



EAST SIDE YARD



WEST SIDE YARD



REAR YARD



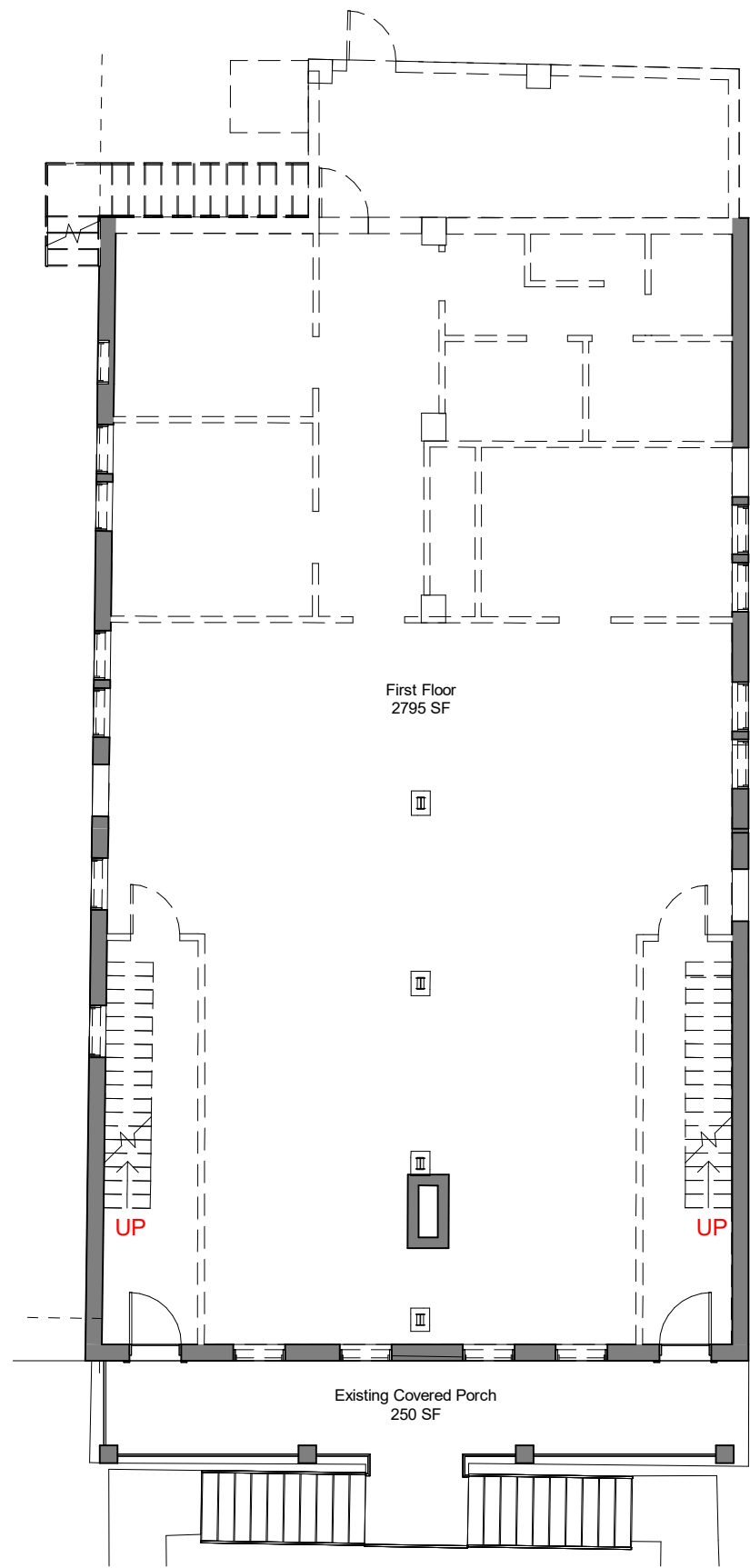
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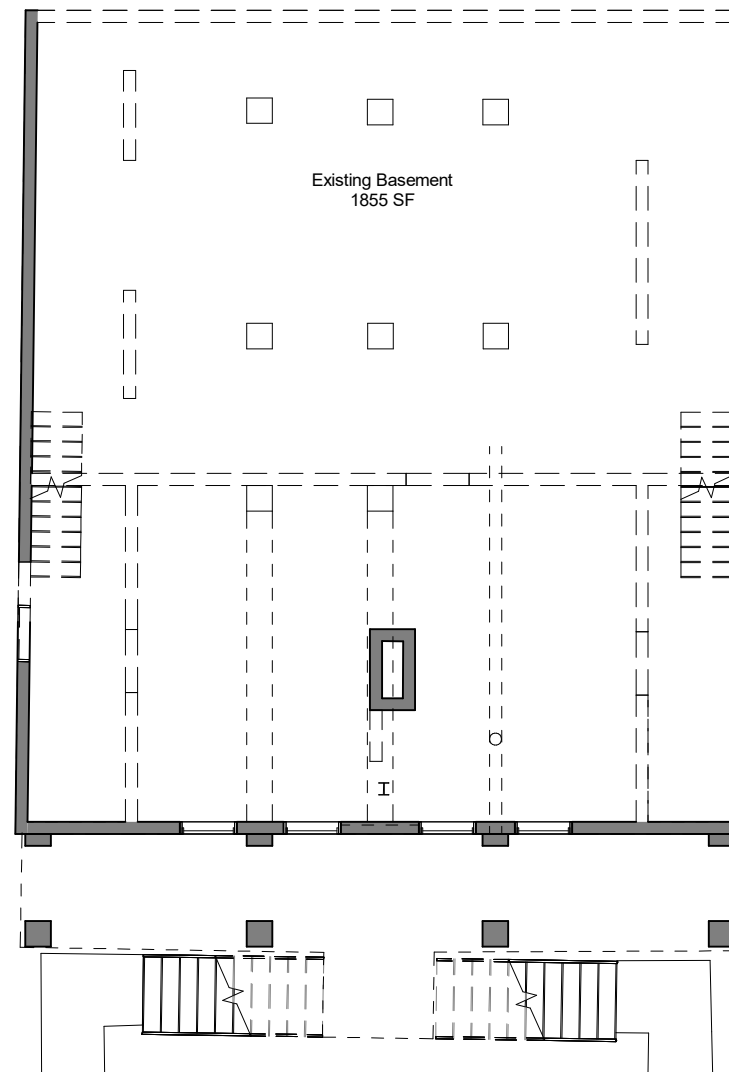
Existing Site Plan

1/16" = 1'-0" | P04



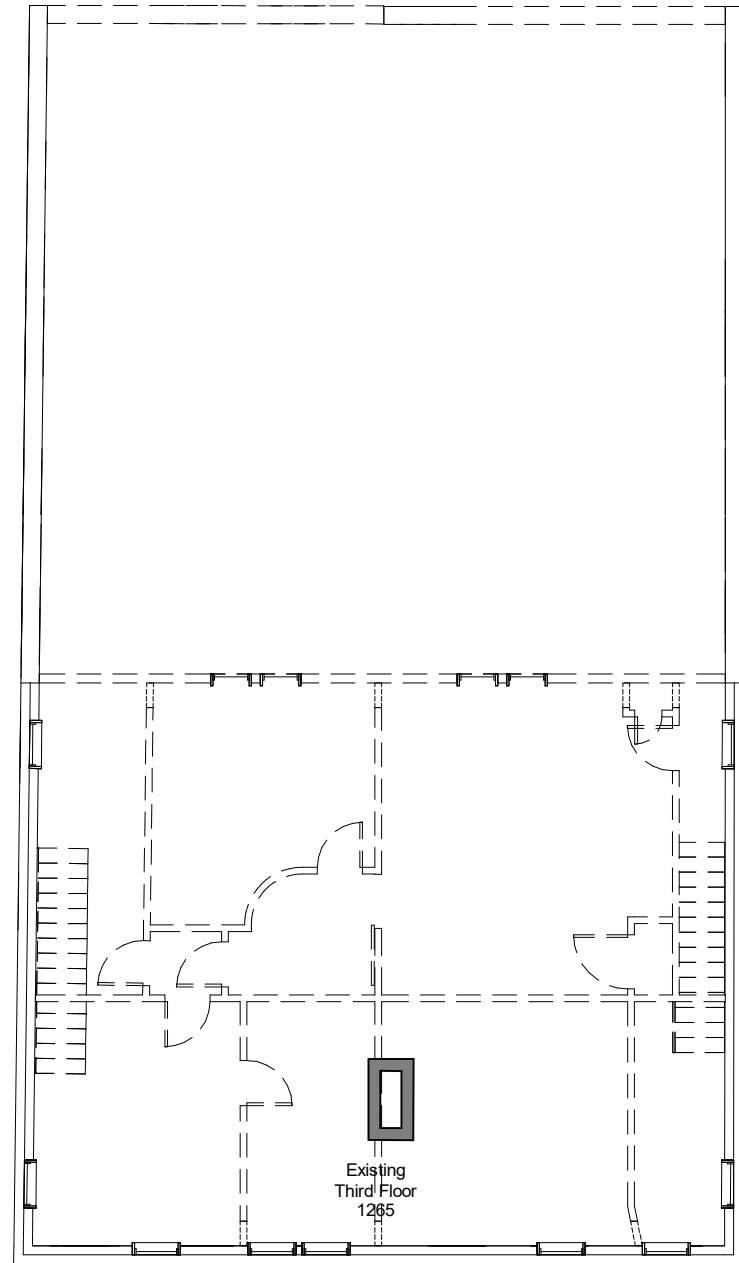


First Floor

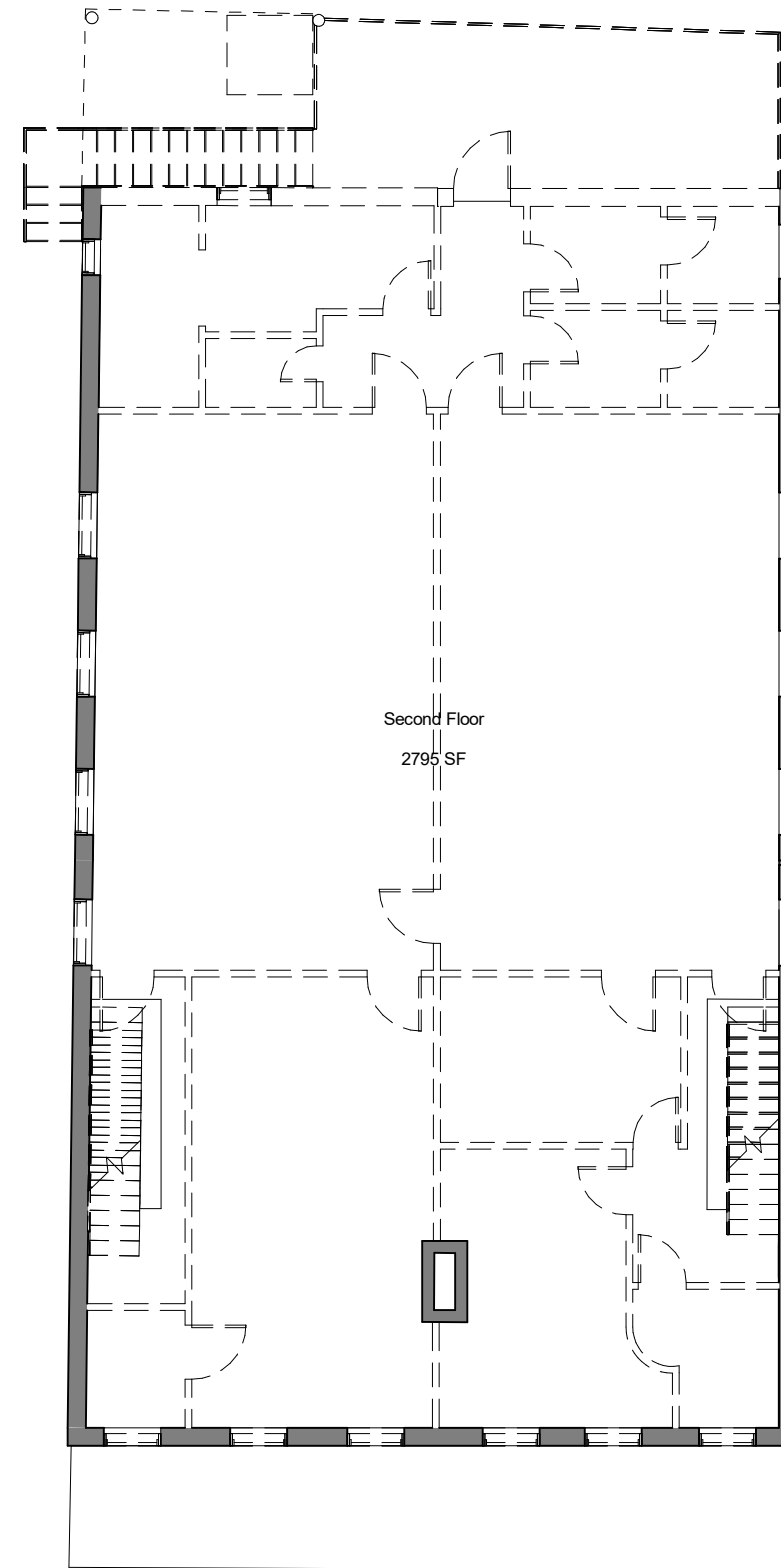


Basement



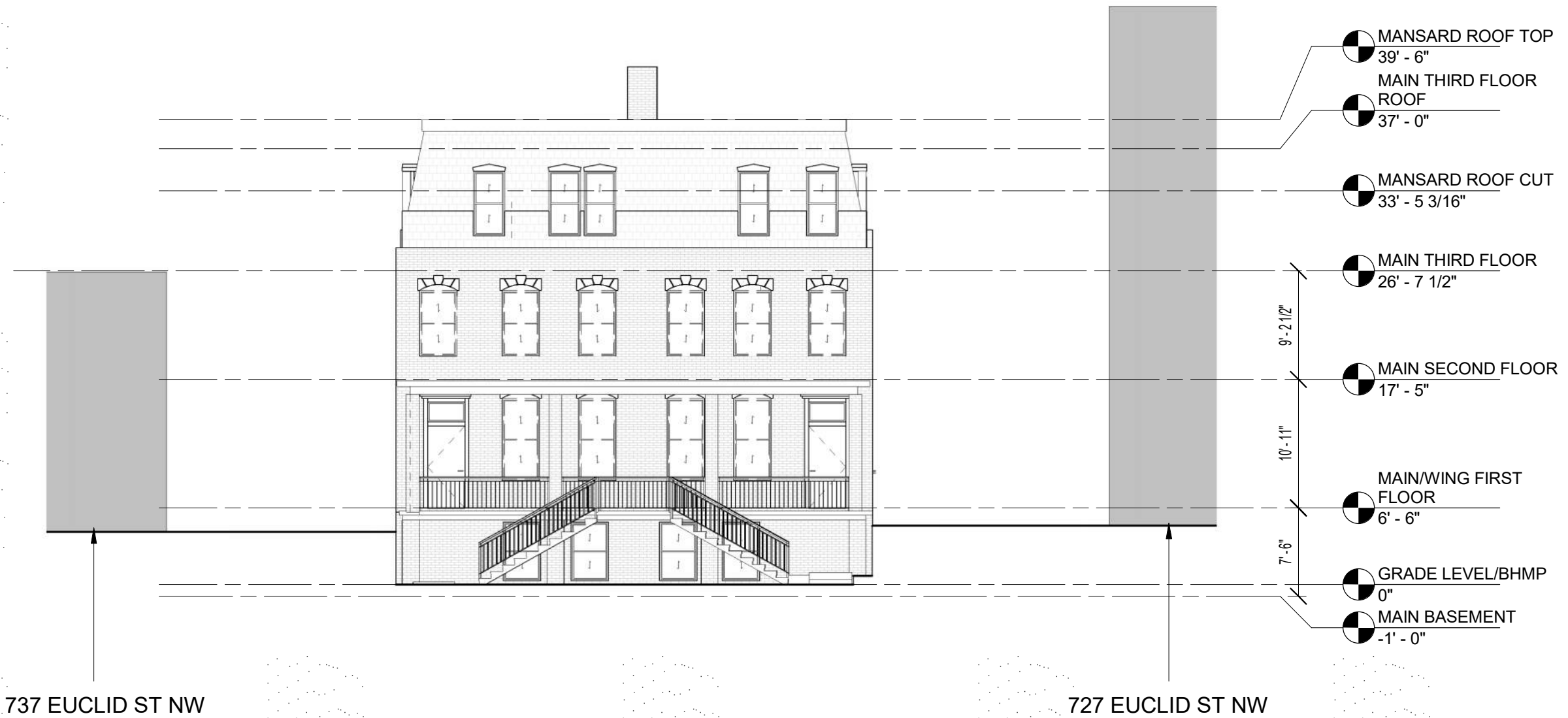


Third Floor



Second Floor





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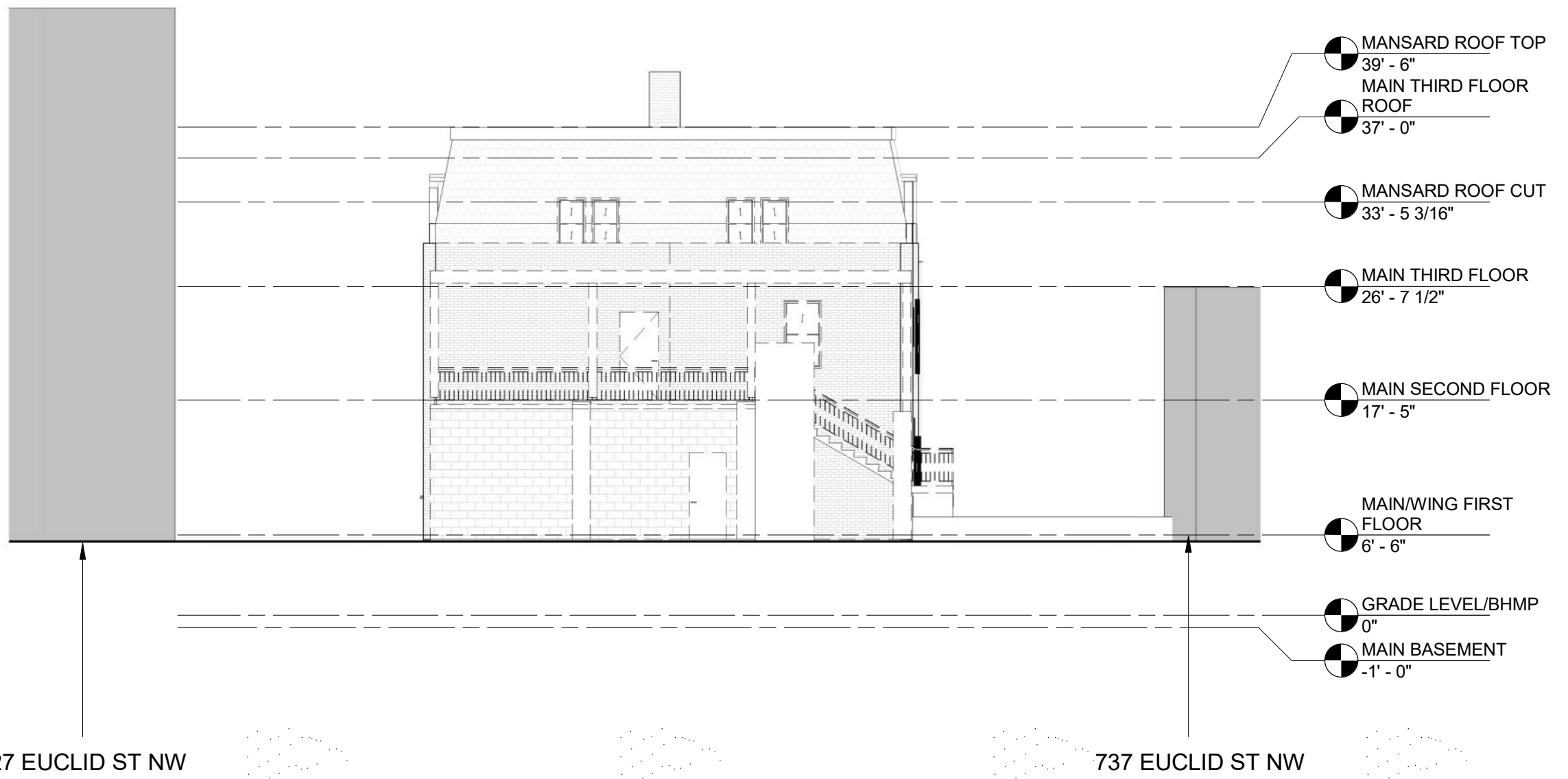
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Existing Front Elevation

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



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727 EUCLID ST NW

737 EUCLID ST NW

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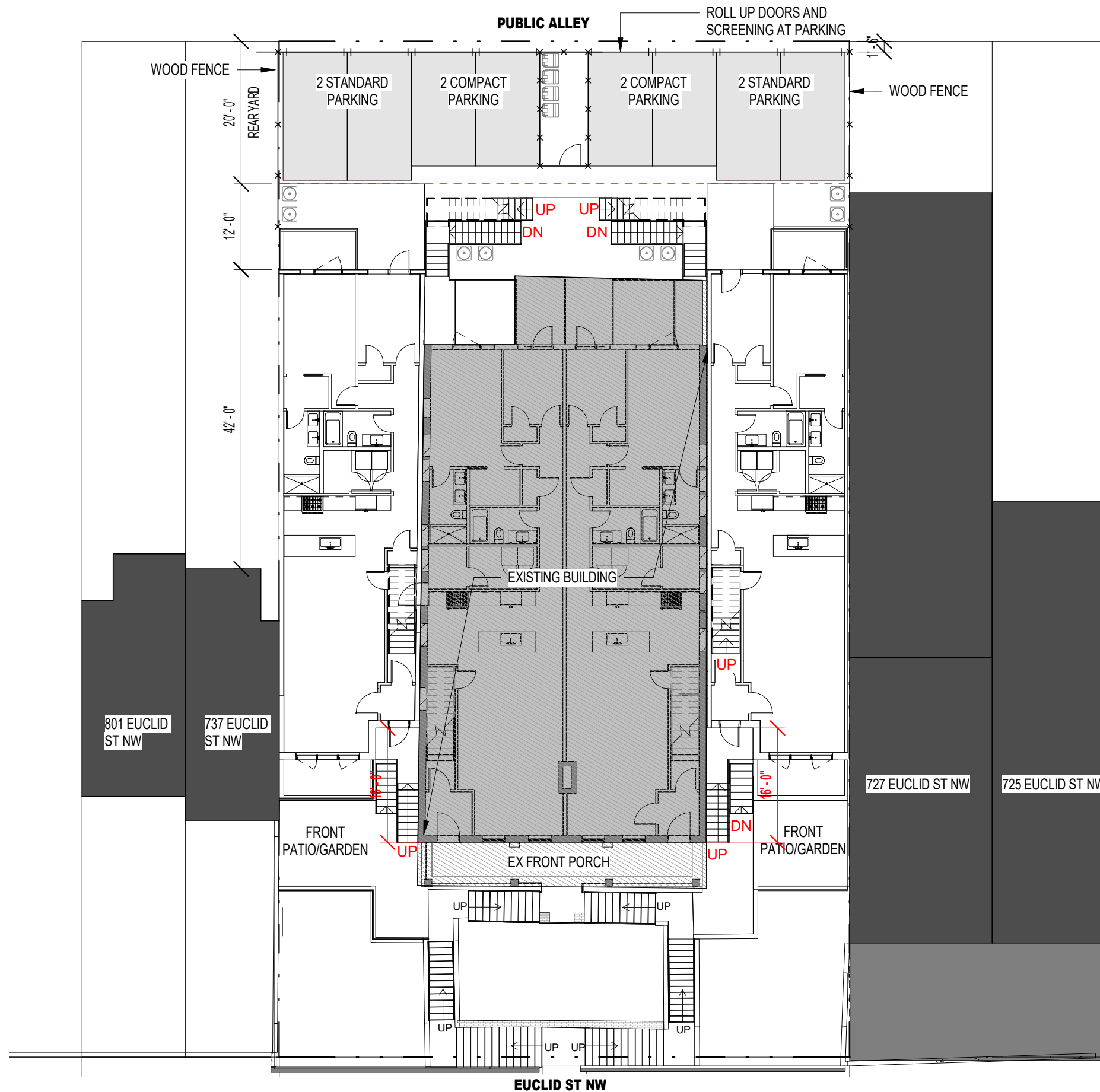
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Existing Rear Elevation

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



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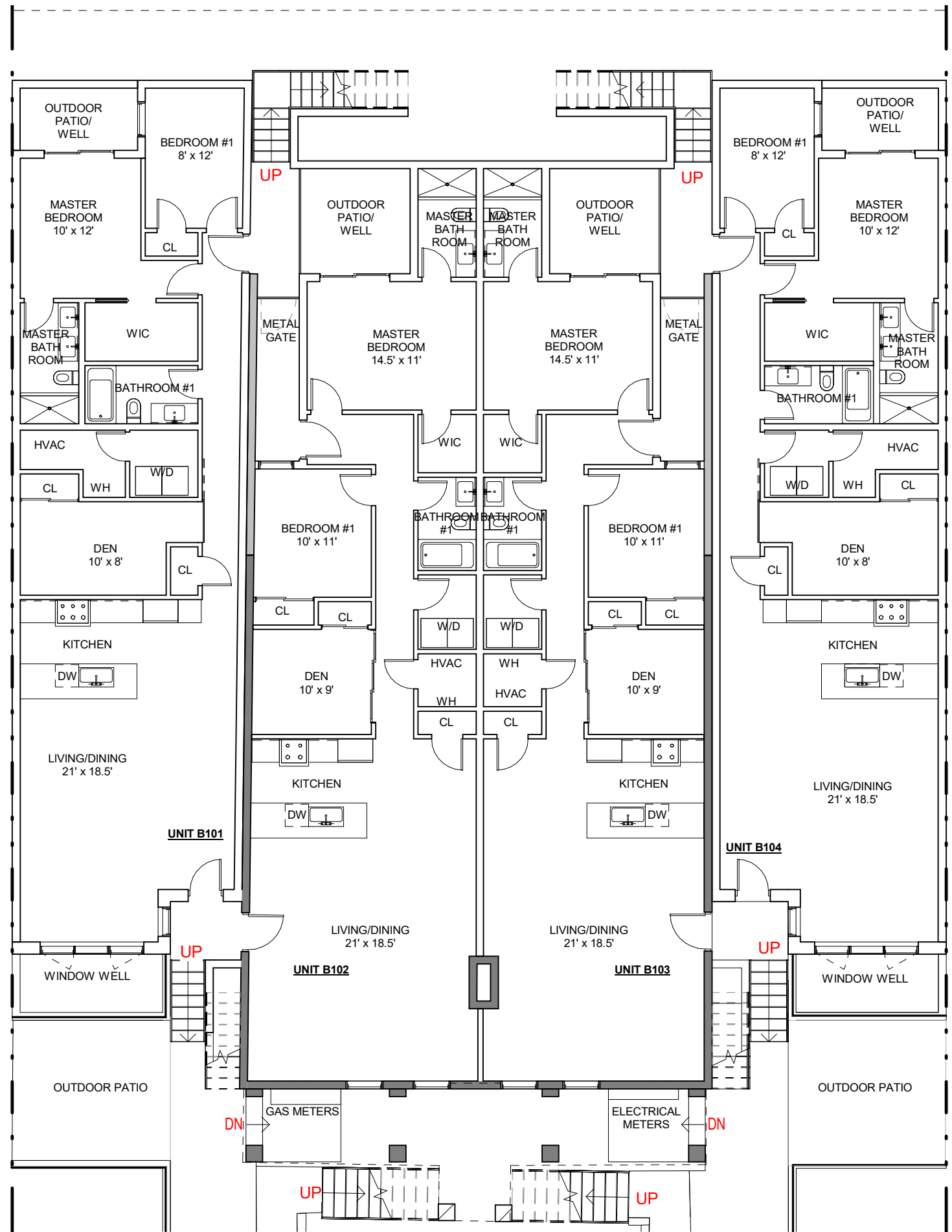
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Proposed Site Plan

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





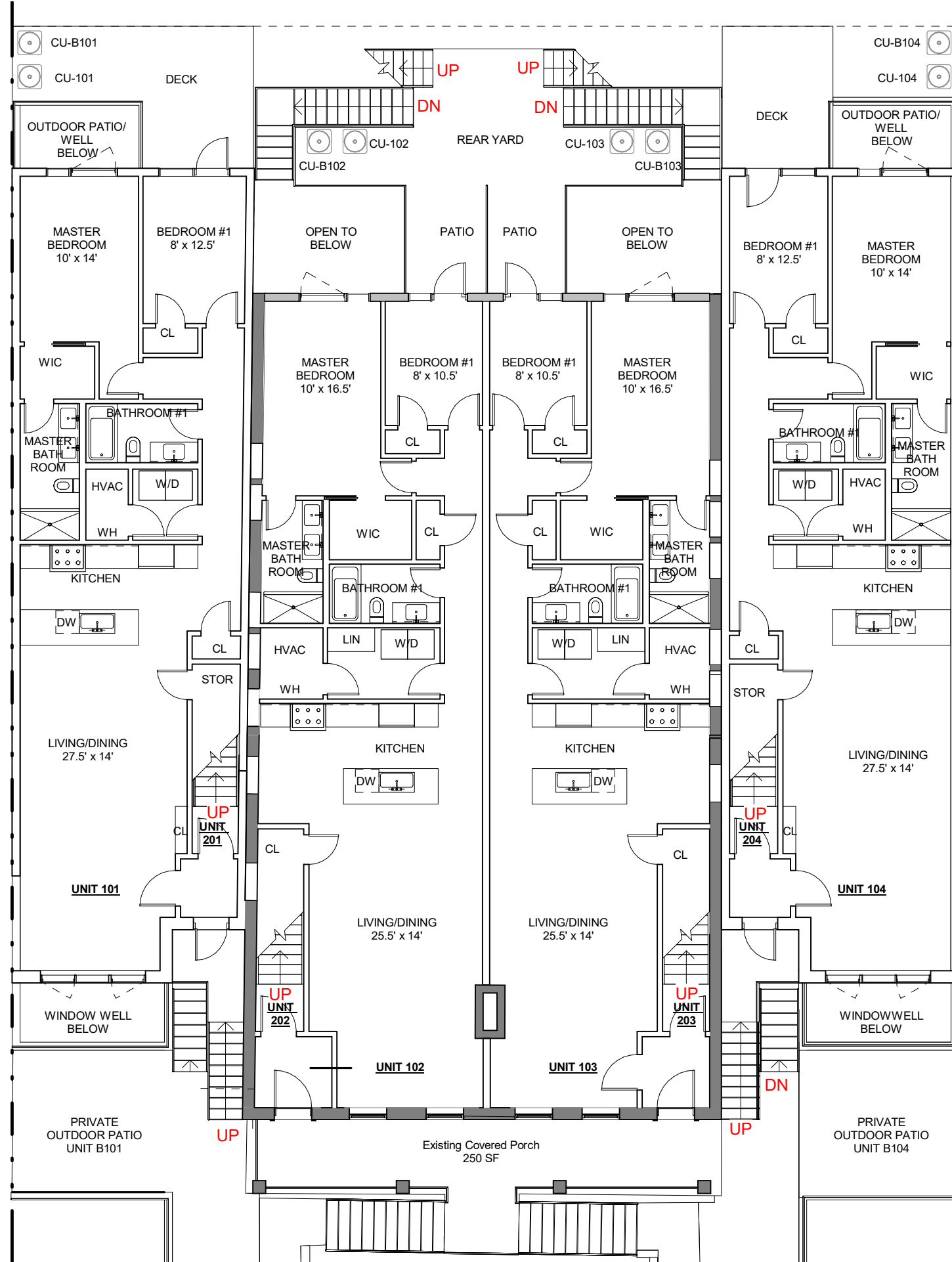
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Proposed Basement

3/32" = 1'-0" | P10





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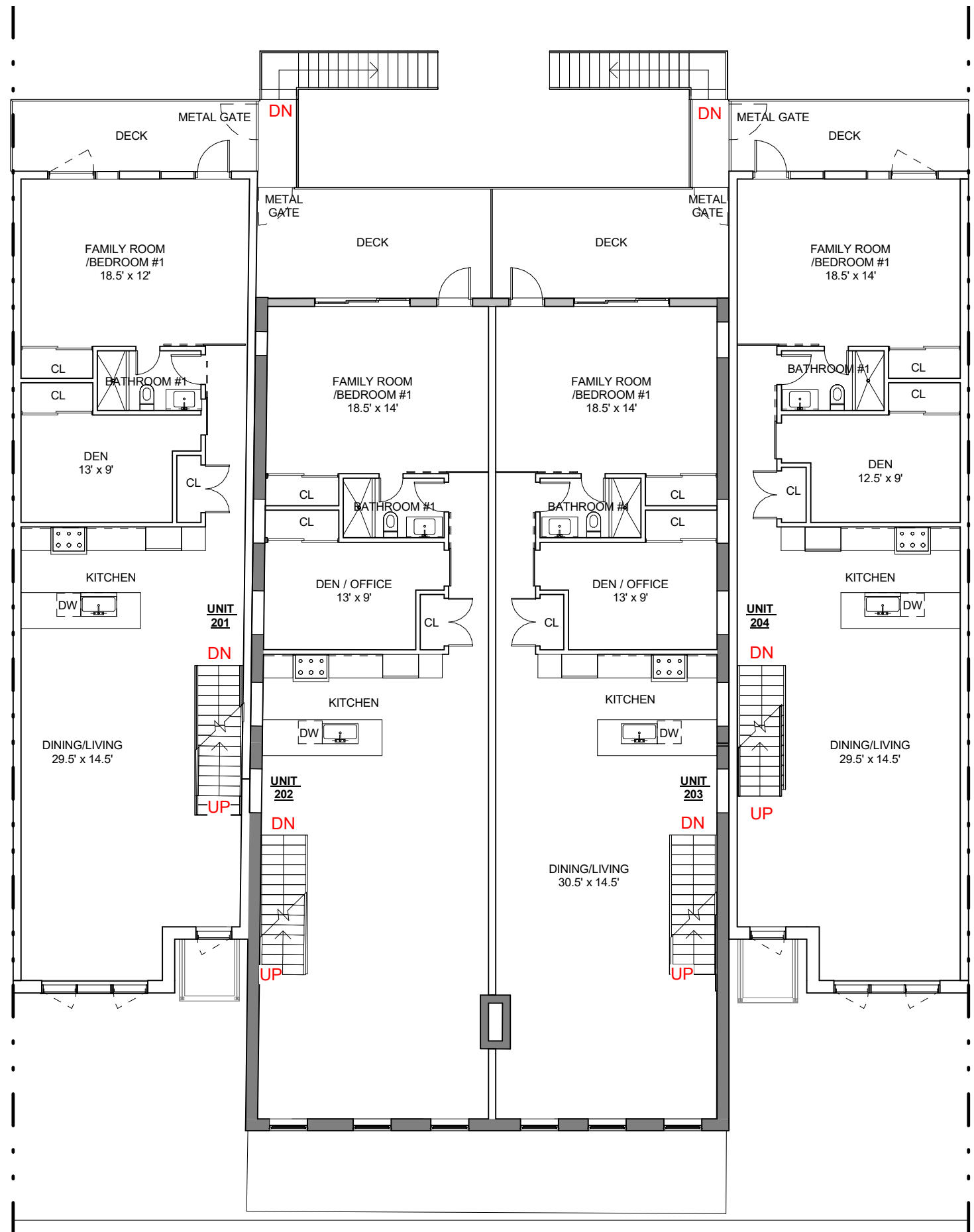
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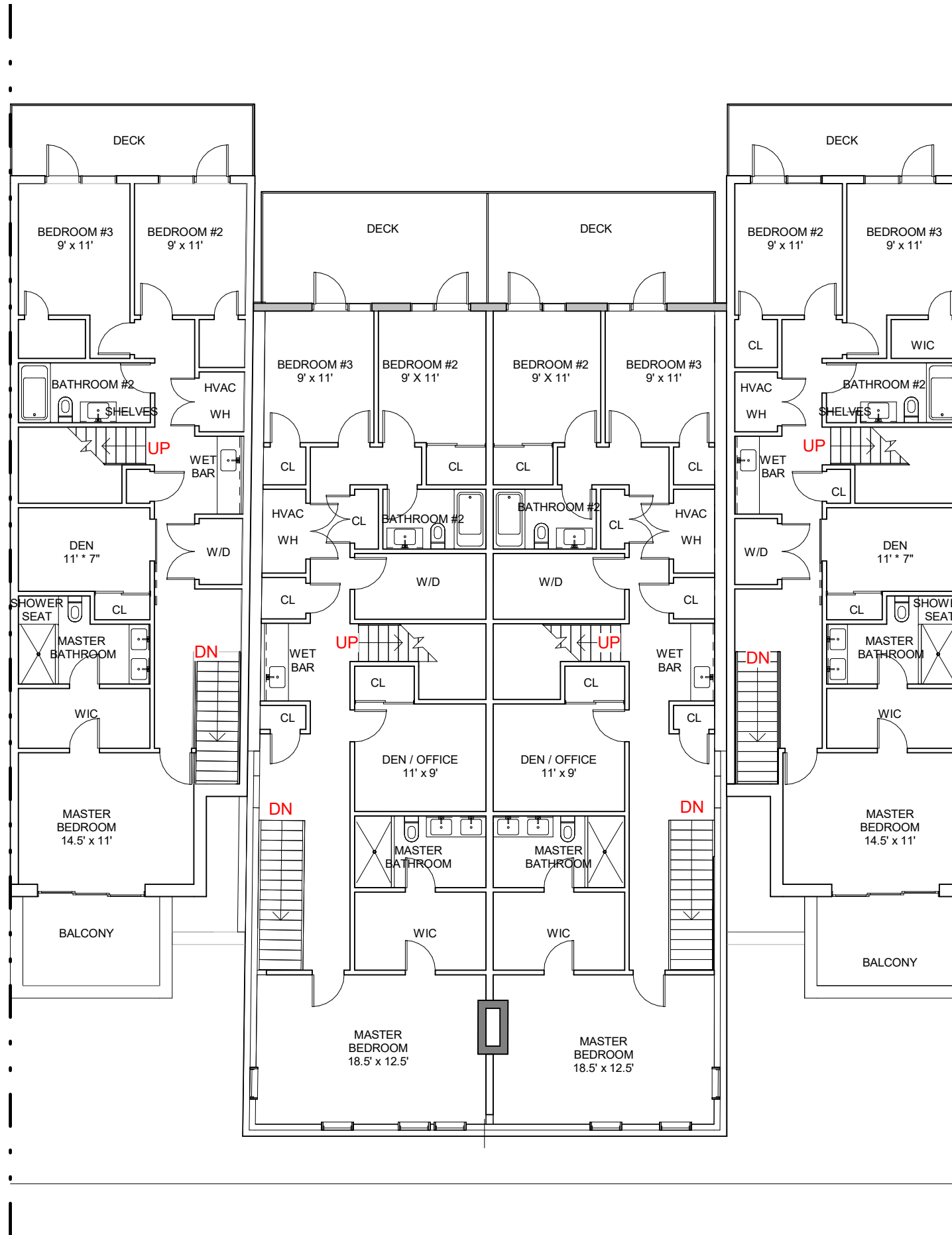
Proposed First Floor

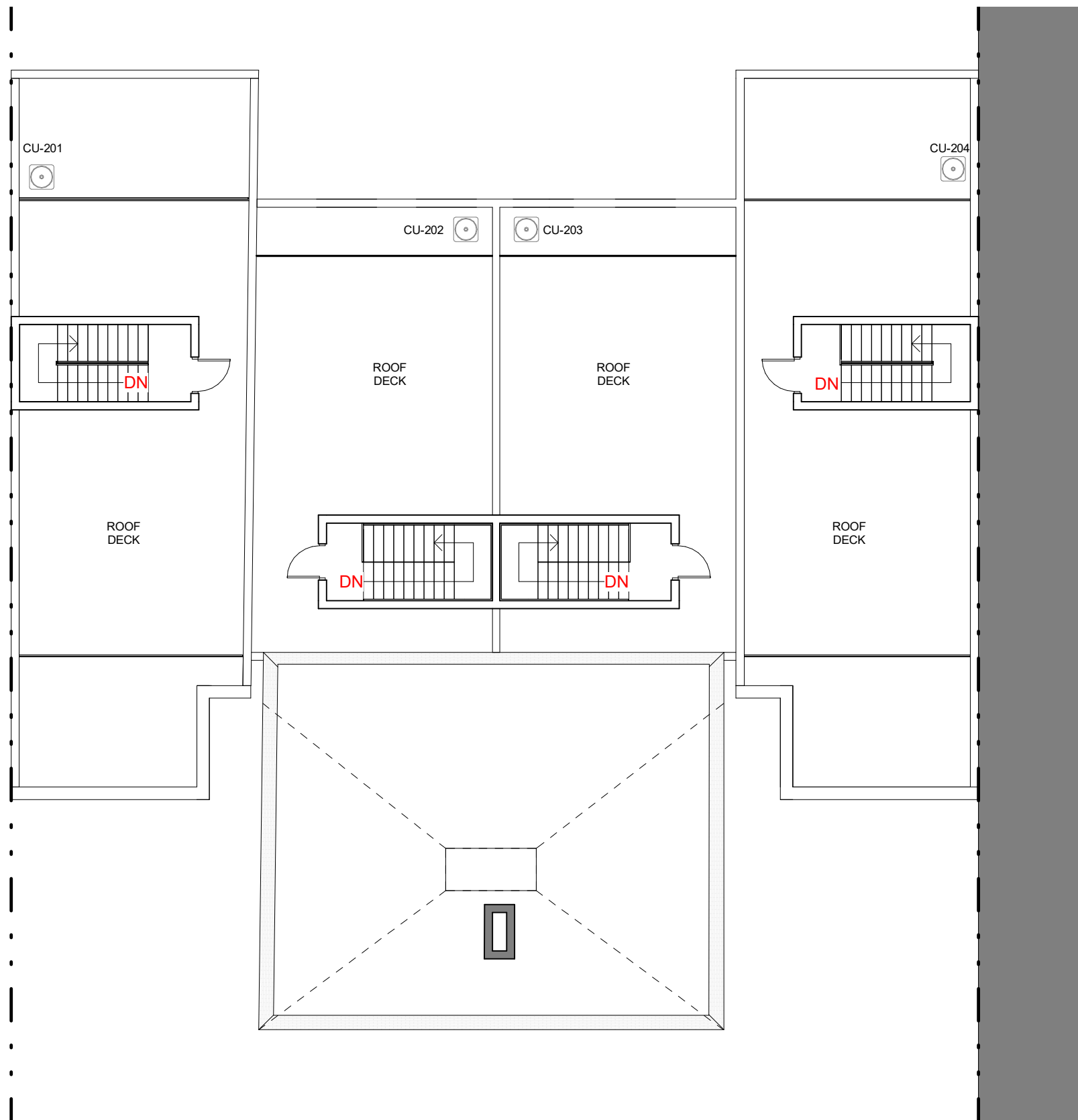
3/32" = 1'-0" | P11



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737 EUCLID ST NW

727 EUCLID ST NW

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



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727 EUCLID ST NW

737 EUCLID ST NW

- PENTHOUSE ROOF
46' - 0"
- MANSARD ROOF TOP
39' - 6"
- Wing T.O. Parapet
38' - 0"
- MAIN THIRD FLOOR ROOF
37' - 0"
- Wing Roof
36' - 6"
- MANSARD ROOF CUT
33' - 5 3/16"
- MAIN THIRD FLOOR
26' - 7 1/2"
- Wing Third Floor
26' - 6"
- MAIN SECOND FLOOR
17' - 5"
- Wing Second Floor
16' - 6"
- MAIN/WING FIRST FLOOR
6' - 6"
- GRADE LEVEL/BHMP
0"

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Rear Elevation

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



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