

BZA Application No. 20733

**733 Euclid Street, NW
Euclid Flats, LLC
October 5, 2022**



Overview and Requested Relief

- RF-1 Zone
- Originally requested to raze and do four flats, but building was subsequently landmarked; not in Historic Zone
- Worked with HPO; proposal now includes an east addition, west addition, and 4th story addition and conversion to 12 units
- Use is permitted by right; but relief is required for aspects of the building envelope:

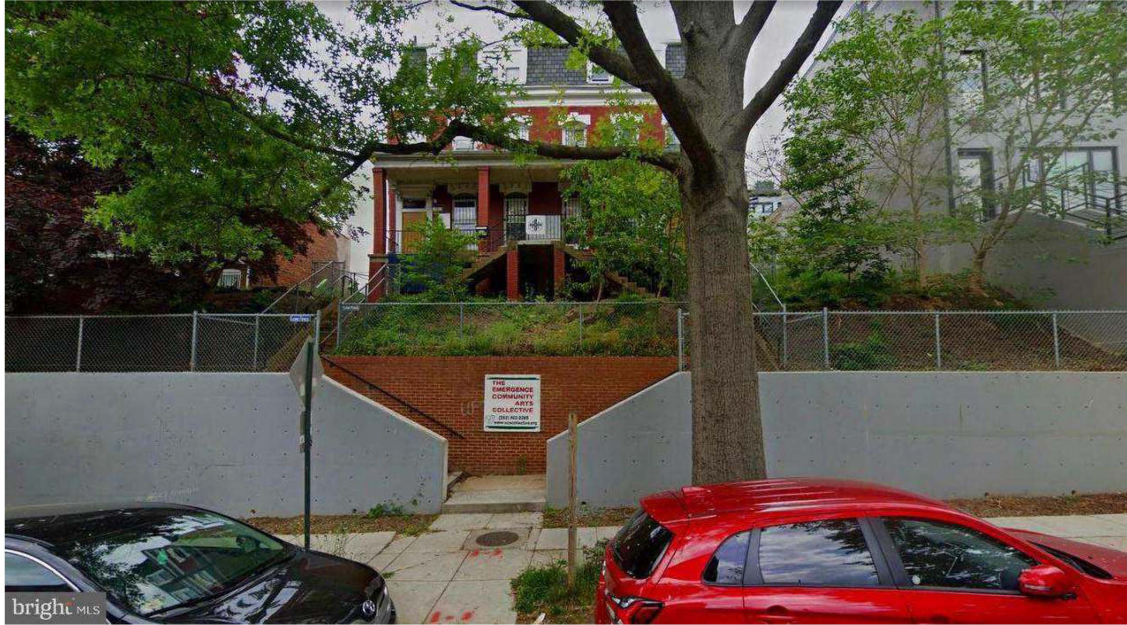
Area of Relief	Minimum	Maximum	Request/Deviation
Special Exception: Side Yard (E-5201; E-207.3)	5 feet	NA	0 ft/eliminates existing conforming side yard
Special Exception: 10 ft Rule (E-5201; E-205.4)	NA	10 ft. past	42 ft. past (building to west only)
Special Exception: Height (E-5203; E-303.1)	NA	35 ft.	36.5 ft. (additions); ex. 37 ft.; 18 inches of deviation
Area Variance: Stories (E-303.1)	NA	3 stories	4 stories, as lower-level counts as a story (18 in. above 5 ft. mark- direct correlation with height request)

- ANC Support (Ex. 29)
- DDOT has no objection (Ex. 24)
- The Office of Planning recommends approval (Ex. 35)
- Support from neighbor to the west (Ex. 18)

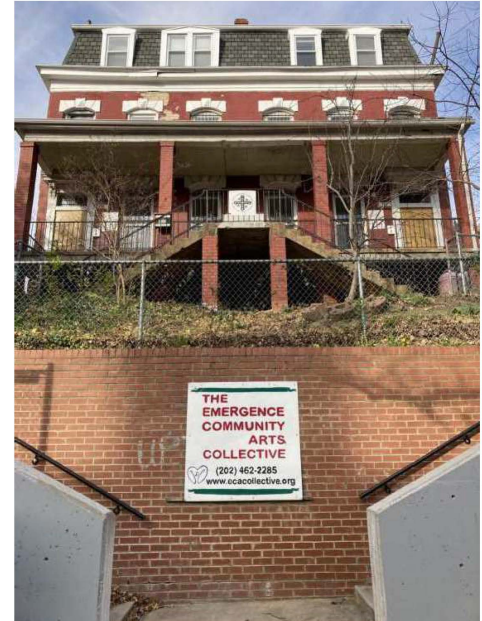


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FRONT - FROM EUCLID STREET



FRONT DETAIL



STEPS DOWN TO FRONT GRADE LEVEL



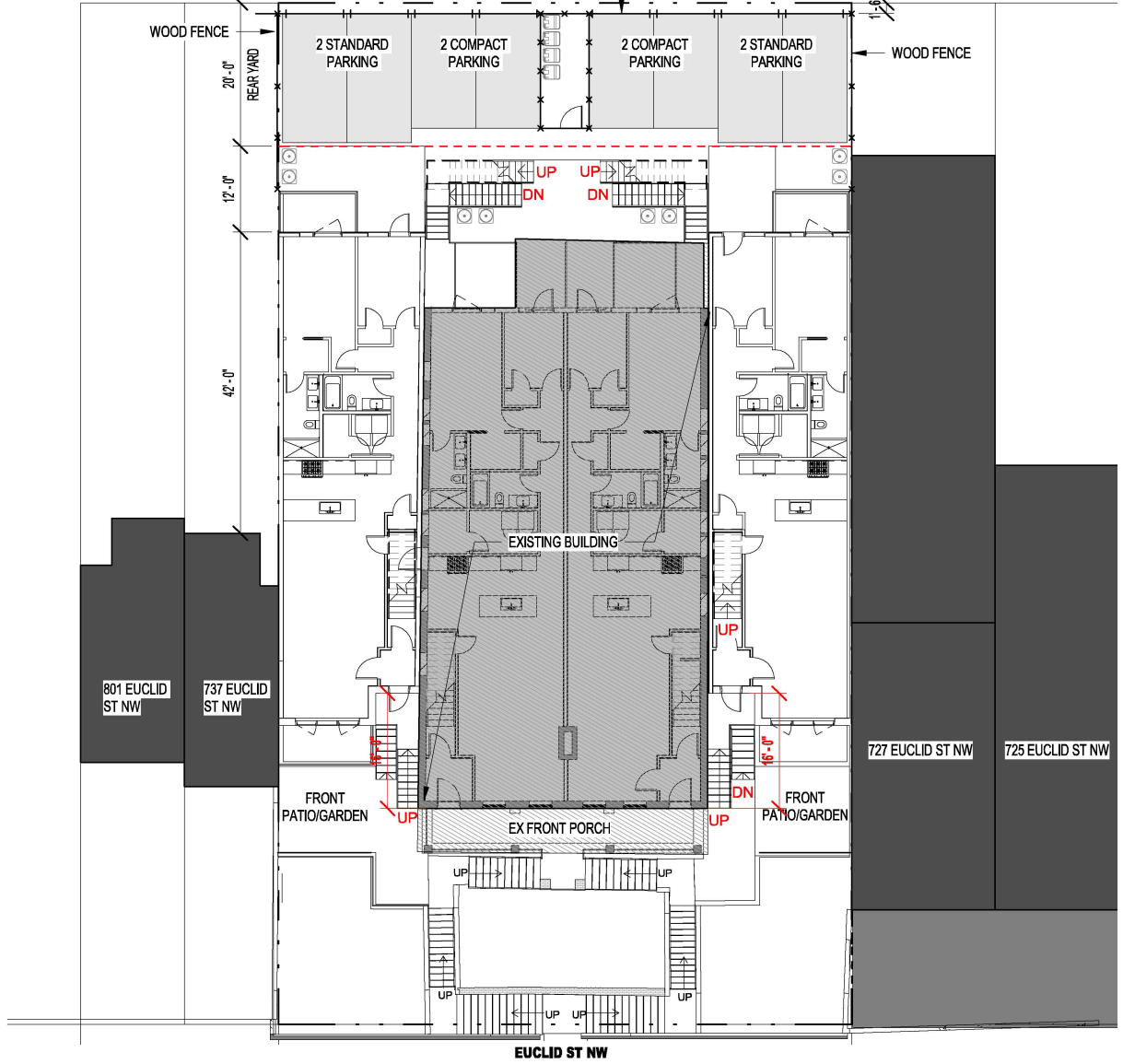
EAST SIDE YARD



WEST SIDE YARD



REAR YARD



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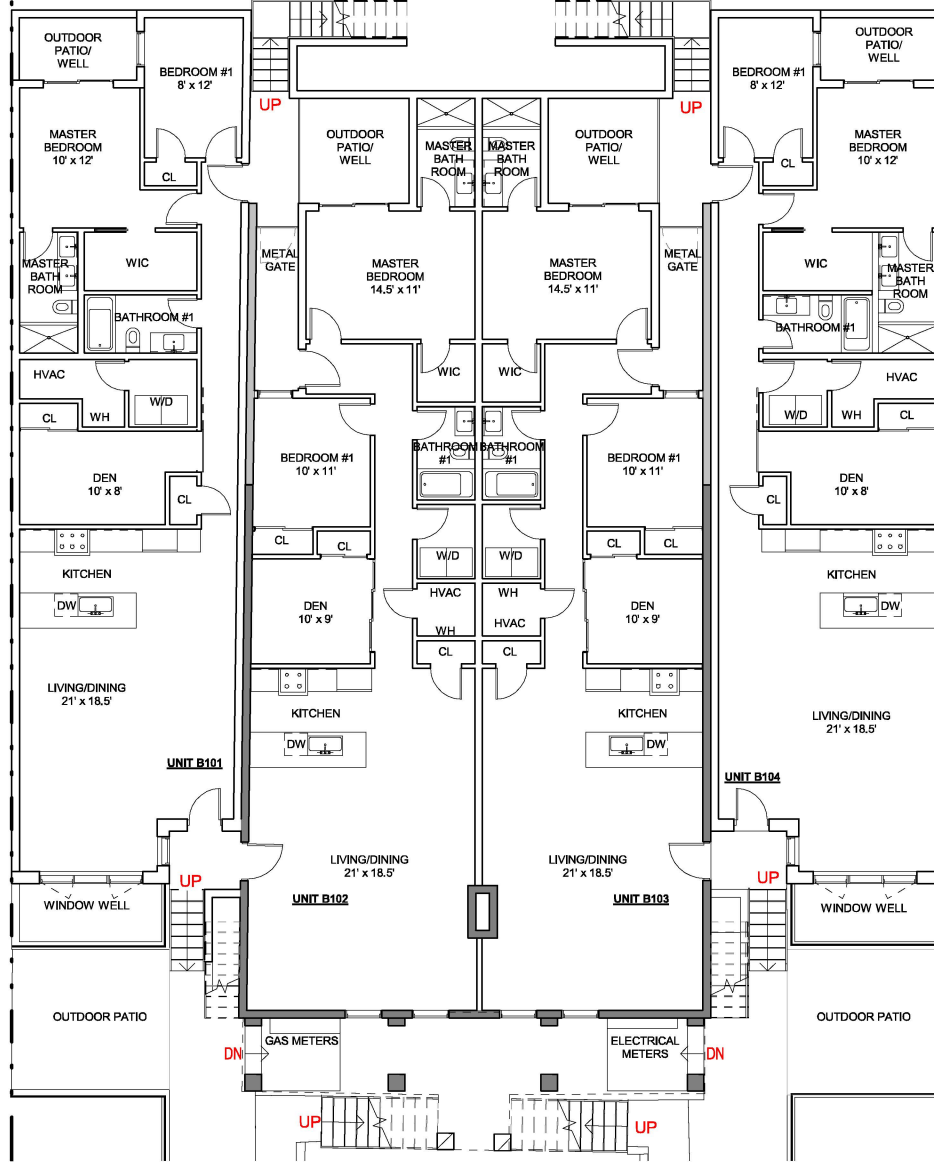
Proposed Site Plan

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



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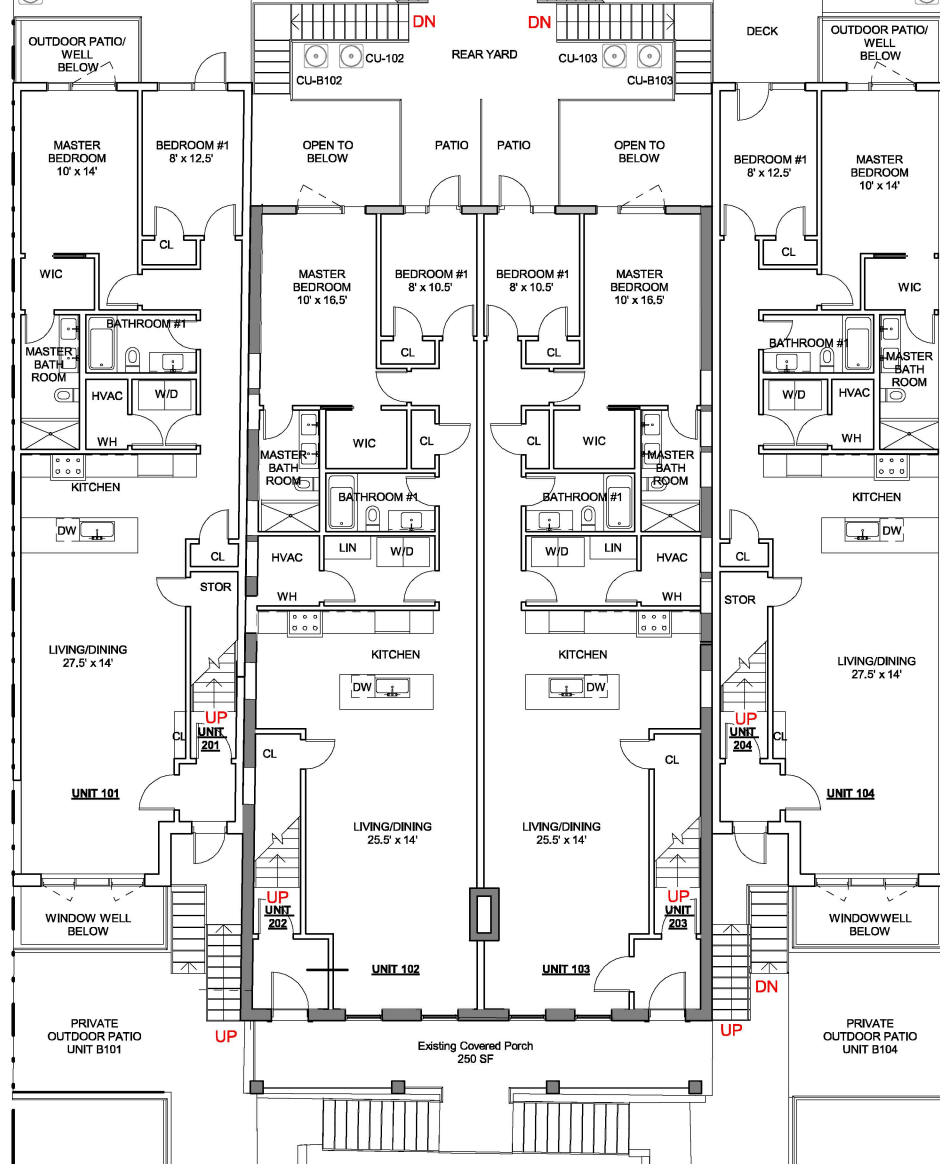
Proposed Basement

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



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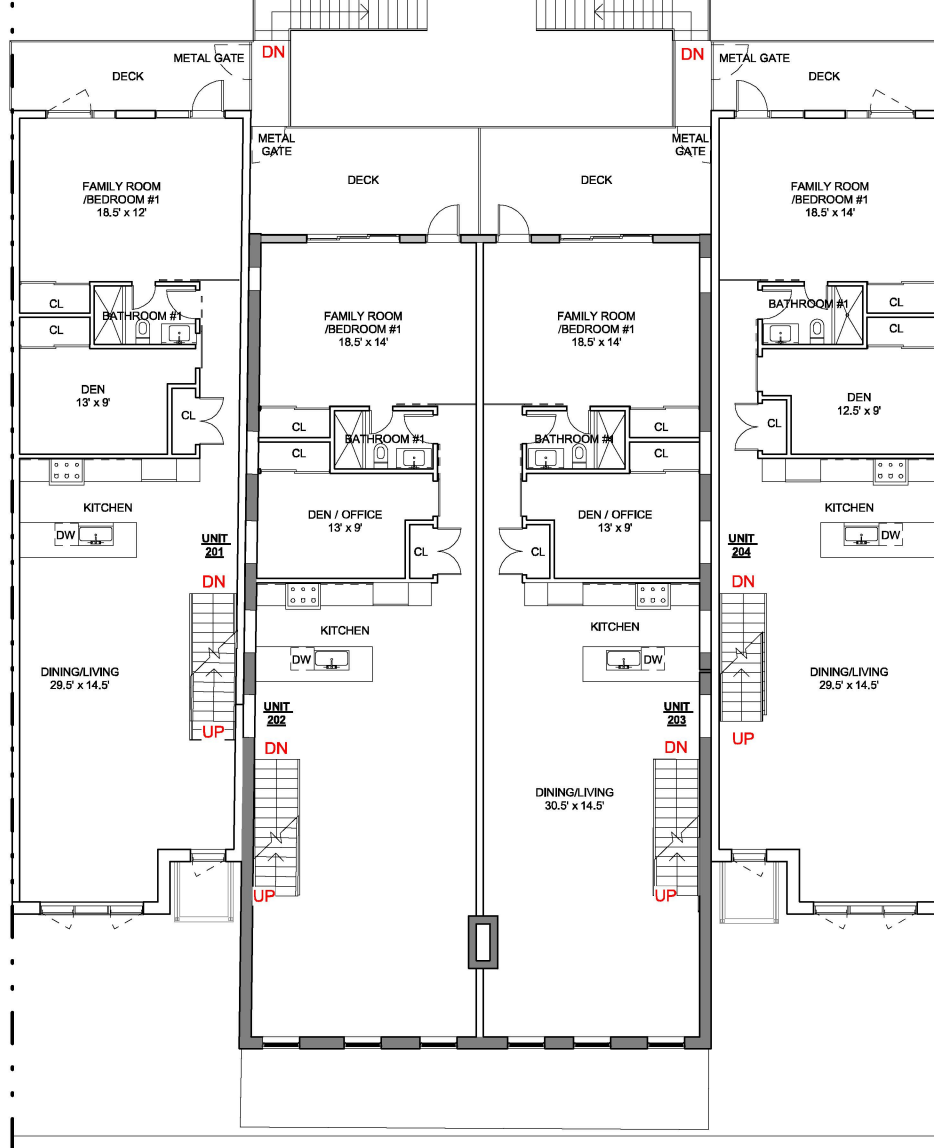
Proposed First Floor

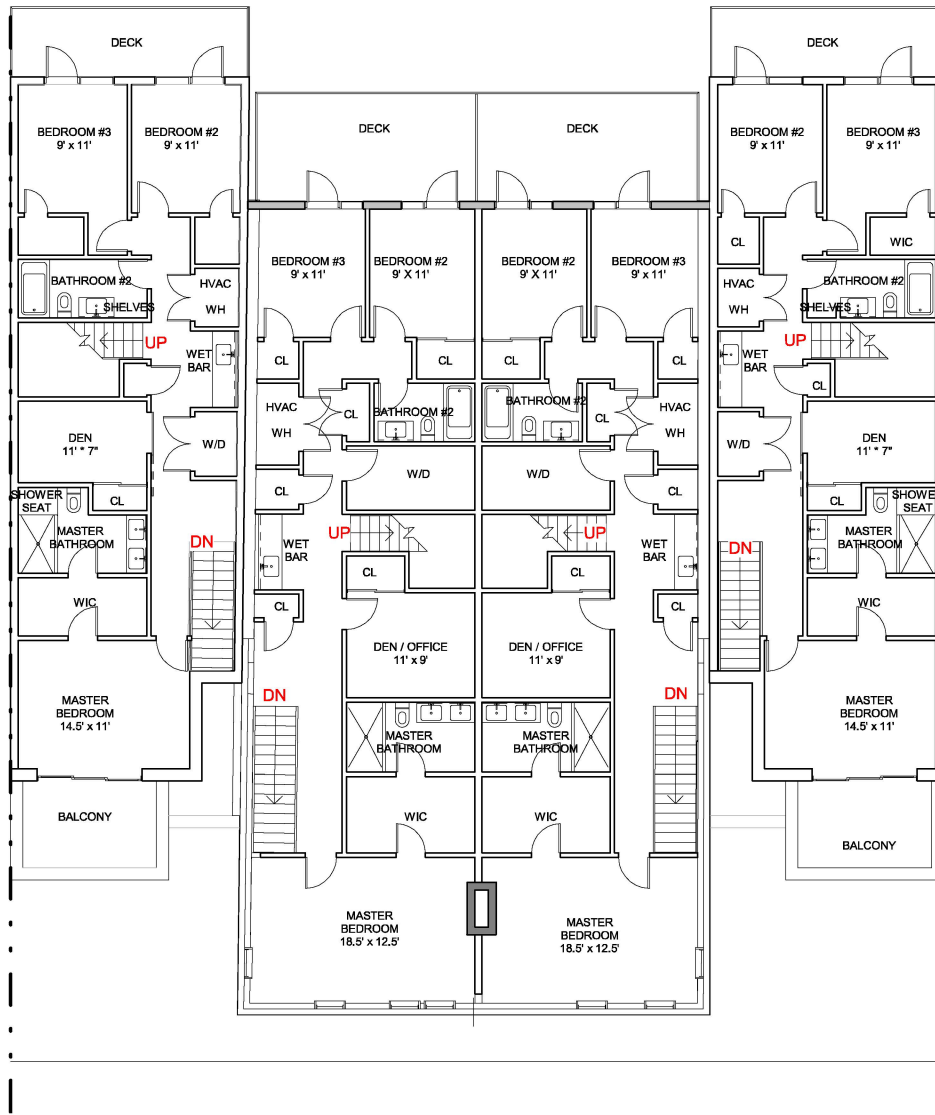
3/32" = 1'-0" | P11



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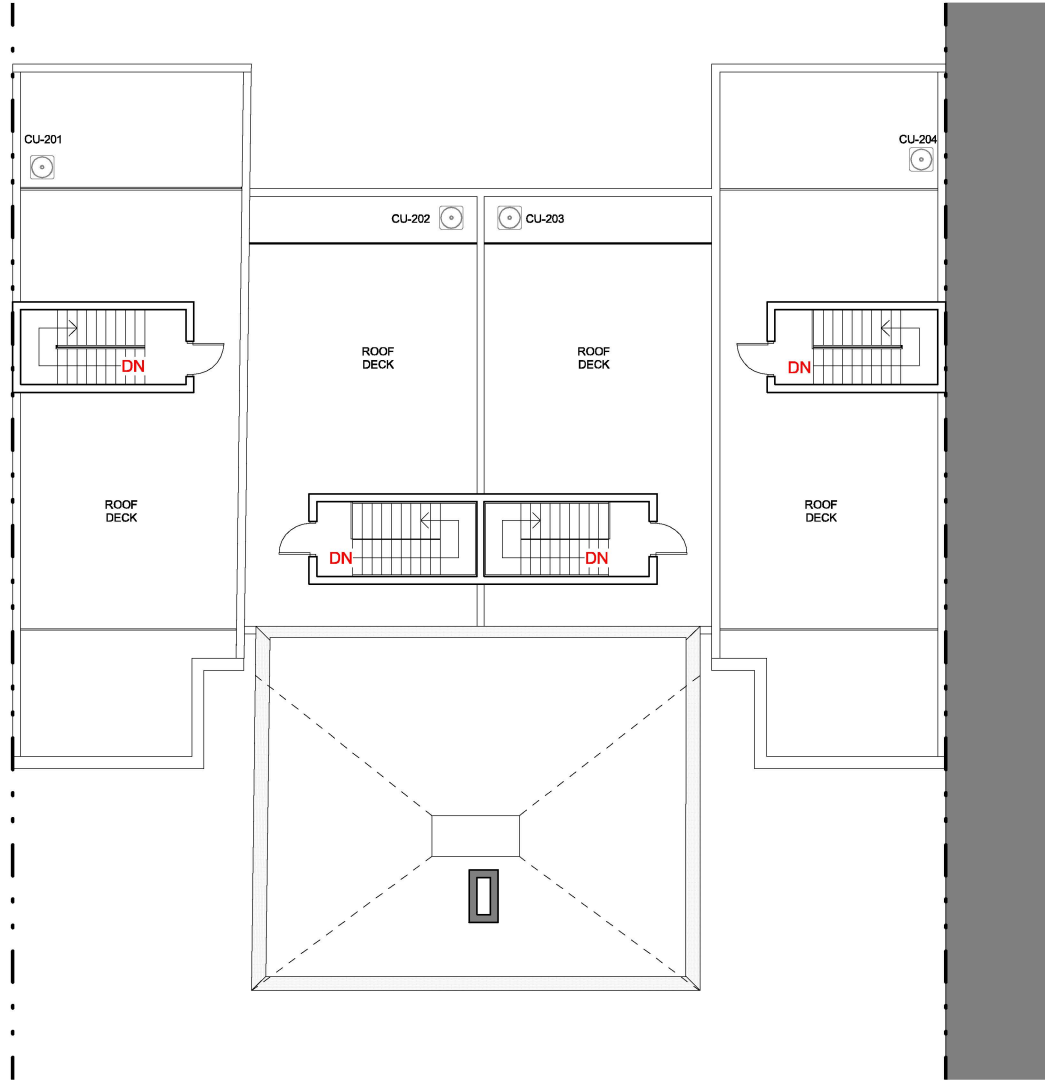
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Proposed Third Floor

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



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Proposed Penthouse/Roof

3/32" = 1'-0" | P14



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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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