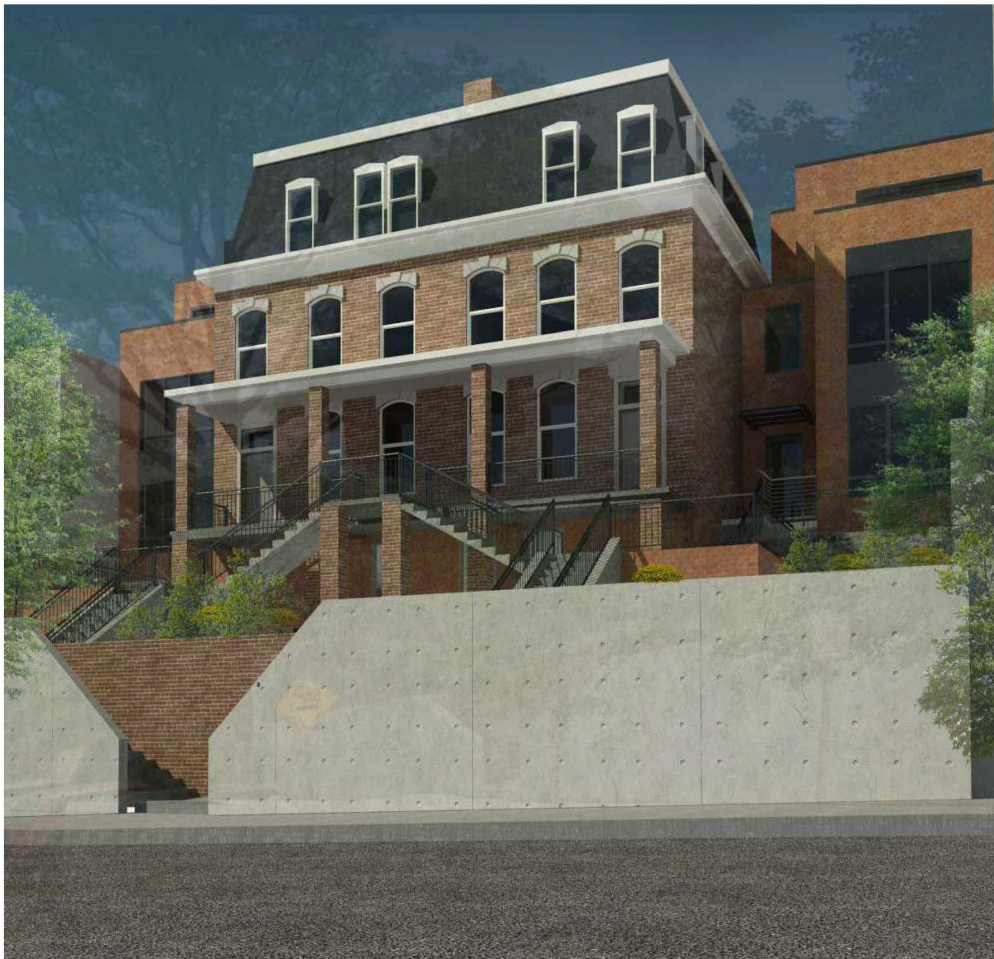




731/33 Euclid Street Development BZA Presentation

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Board of Zoning Adjustment
District of Columbia
Euclid Street View to East
CASE NO. 20733
EXHIBIT NO. 38A2
inscapestudio
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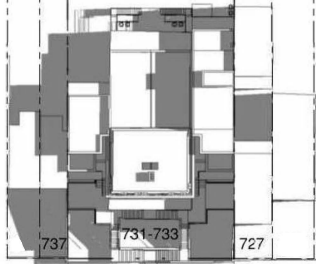
23-08-2022 | 731/33 Euclid Street Development

Euclid Street View to West

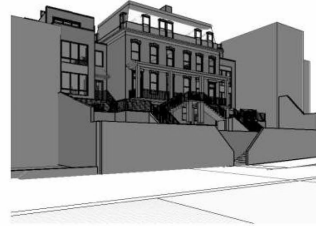
| P18



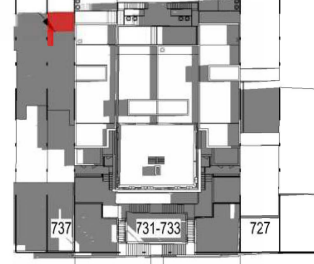
© 2019



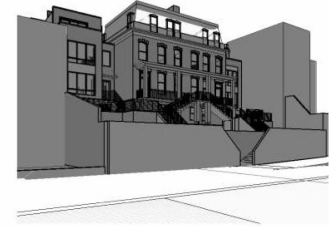
PLAN - MATTER OF RIGHT - 9:00 AM



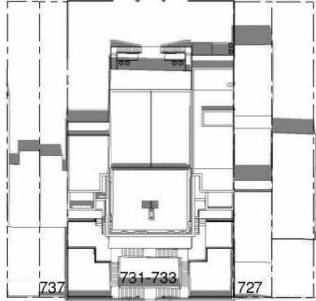
3D VIEW - MATTER OF RIGHT - 9:00 AM



PLAN - PROPOSED - 9:00 AM



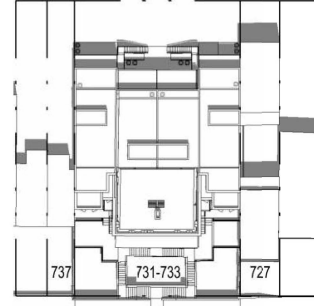
3D VIEW - PROPOSED - 9:00 AM



PLAN - MATTER OF RIGHT - 1:00 PM



3D VIEW - MATTER OF RIGHT - 1:00 PM



PLAN - PROPOSED - 1:00 PM NO ADDITIONAL SHADOW



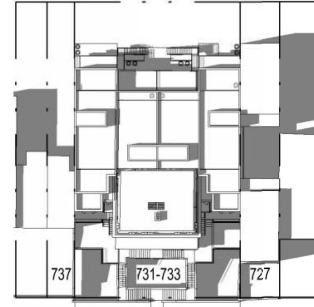
3D VIEW - PROPOSED - 1:00 PM



PLAN - MATTER OF RIGHT - 4:00 PM



3D VIEW - MATTER OF RIGHT - 4:00 PM



PLAN - PROPOSED - 4:00 PM NO ADDITIONAL SHADOW



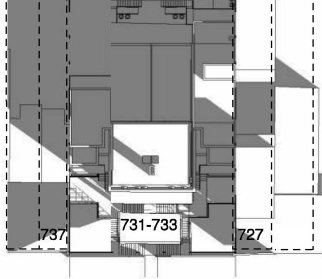
3D VIEW - PROPOSED - 4:00 PM

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SUN STUDIES - SUMMER SOLSTICE

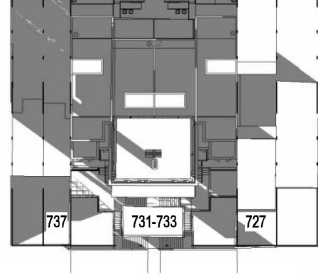
1" = 60'-0" | P1



PLAN - MATTER OF RIGHT - 9:00 AM



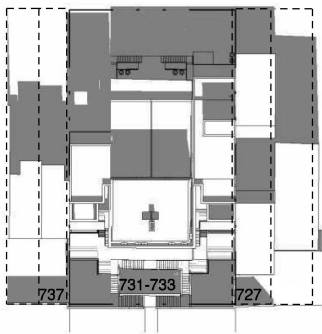
3D VIEW - MATTER OF RIGHT - 9:00 AM



PLAN - PROPOSED - 9:00 AM NO ADDITIONAL SHADOW



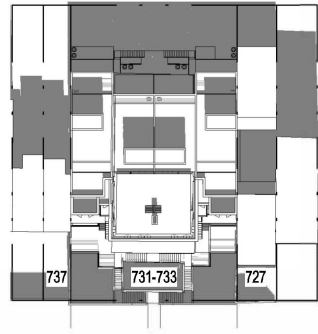
3D VIEW - PROPOSED - 9:00 AM



PLAN - MATTER OF RIGHT - 1:00 PM



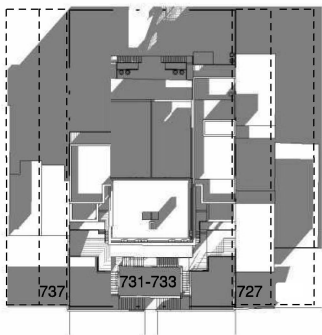
3D VIEW - MATTER OF RIGHT - 1:00 PM



PLAN - PROPOSED - 1:00 PM NO ADDITIONAL SHADOW



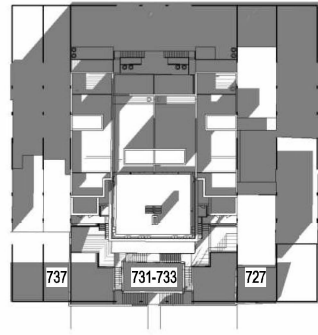
3D VIEW - PROPOSED - 1:00 PM



PLAN - MATTER OF RIGHT - 4:00 PM



3D VIEW - MATTER OF RIGHT - 4:00 PM



PLAN - PROPOSED - 4:00 PM NO ADDITIONAL SHADOW



3D VIEW - PROPOSED - 4:00 PM

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SUN STUDIES - WINTER SOLSTICE

| P2



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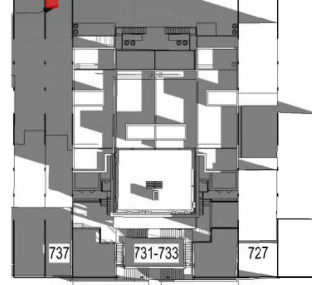
PROPOSED ADDITION AT
737 LOT



PLAN - MATTER OF RIGHT - 9:00 AM



3D VIEW - MATTER OF RIGHT - 9:00 AM



PLAN - PROPOSED - 9:00 AM



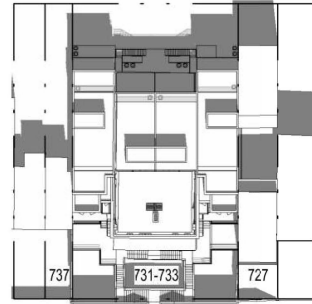
3D VIEW - PROPOSED - 9:00 AM



PLAN - MATTER OF RIGHT - 1:00 PM



3D VIEW - MATTER OF RIGHT - 1:00 PM



PLAN - PROPOSED - 1:00 PM NO ADDITIONAL SHADOW



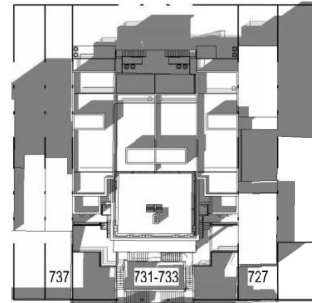
3D VIEW - PROPOSED - 1:00 PM



PLAN - MATTER OF RIGHT - 4:00 PM



3D VIEW - MATTER OF RIGHT - 4:00 PM



PLAN - PROPOSED - 4:00 PM NO ADDITIONAL SHADOW



3D VIEW - PROPOSED - 4:00 PM

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SUN STUDIES - SPRING/FALL EQUINOX

| P3



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Specific Requirements of E- 5201/5203

Section E-5203.1(a)/E-5201.4(a): “The light and air available to neighboring properties shall not be unduly affected;

- With respect to the ten-foot rule and side yard relief, the additional 32 feet of building length will not unduly affect light and air available to the neighboring property to the west. The Applicant has provided shadow studies demonstrating this.
- With respect to the height relief, the additional 2 feet of height at the rear of the existing Building will be negligible in terms of impact to light and air, as it will match the existing Building height. The additional 1.5 feet of height for the respective side additions will also be negligible as it is only 18 inches higher than what would be permitted by right.

Section E-5203.1(b)/E-5201.4(b): “The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

- There are no proposed windows on the side of the proposed West Addition
- In terms of height relief, the additional 18 inches of relief on the additions, and extension of the existing building at the rear, will not have any privacy impacts as it does not allow for additional views or windows.

Specific Requirements of E- 5201/5203

Section E-5207.1(c)/E-5201.4(c): “The proposed addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage;

- As demonstrated by the photographs included with this Application, there is a steep topography which makes it difficult to view a number of the Buildings on this side of Euclid Street.
- The Additions will be significantly set back from Euclid and not be visible from the street, as desired by HPRB.
- The side additions will complete the row house neighborhood.
- Design review ultimately up to HPO/HPRB which supports the final design.

Cellar vs. Basement

The Zoning Regulations categorize a building's lower level as either a cellar or a basement.

- A cellar is defined as “that portion of a story partly below grade where the finished floor of the ground floor is less than five feet (5 ft.) above the adjacent natural or finished grade, whichever is the lower elevation.”
- A basement is defined as “that portion of a story partly below grade where the finished floor of the ground floor is five feet (5 ft.) or more above the adjacent natural or finished grade, whichever is the lower in elevation.”

The Zoning Regulations further state: For the purpose of determining the maximum number of permitted stories, the term "story" shall not include cellars, penthouses, or rooftop structures.

Accordingly, a cellar does not count as a story whereas a basement does count as a story. The existing lowest level of the Building is six feet and six inches above grade; therefore, the Building is already nonconforming with respect to the number of stories.

Area Variance Requirements

Extraordinary or Exceptional Condition affecting the Subject Property/Confluence of Factors:

Number of Stories

- The existing lowest level of the Building is six feet and six inches above grade; therefore, the Building is already nonconforming with respect to the number of stories. The request for a “fourth story” is in essence a request to allow the lowest levels of the respective East and West additions to match the existing height above grade of the existing Building’s lowest level.
- Instead of having the lowest levels be 4.99 feet above grade, this would permit them to be 6 feet and 6 inches above grade—or approximately a foot and a half of additional height above grade than would otherwise be permitted. This is consistent with the additional height requested, which is permitted via special exception. It will still be lower than adjacent buildings because they were able to bury the lowest levels since it was new construction; we cannot do that.

Landmark Status

- The landmark status of the property is driving these restrictions. This is not a historic district and no other properties in the area are subject to these specific restricts and HPRB oversight.
- The history of the Property and existing Building type is also unique. The Property is currently improved with the only detached dwelling on the block. All other buildings are already attached to another building.
- Originally, the Applicant proposed to subdivide into four lots as a matter of right, and construct four flats; however, a landmark application was filed, and the Applicant had to entirely redesign the project.



Area Variance Requirements

Practical Difficulty if the Zoning Regulations were Strictly Enforced

- If relief were not granted, If the Zoning Regulations were strictly enforced, the Applicant would not be permitted to do the HPRB approved project and would likely not obtain approval from HPRB to do the alternative, which is to lower the additions lowest levels and other levels, to where they would not match up with the existing building.
- There was push back and from HPO staff and they indicated this was not preferable and would likely not be approved because the Additions are not cohesive with the existing Building if the levels do not line up.
- From a physical standpoint and construction standpoint, it also makes sense to have the added floor joists and levels on the same level as the existing Building because the Applicant plans to structurally tie in the respective Additions to the existing building. Further, the stairs and deck, and common elements at the rear can be on the same level on each floor.
- This could also result in losing a floor instead, resulting in fewer units than would otherwise be permitted by-right.
- The history of the project is significant, as the landmark delays have significantly impacted the original Application and this zoning history plays a role in the project too, so the elimination of the East, West, and Rear Additions would ultimately make the project unfeasible as it would result in a reduction of units from about 12 units to 8 or 9 units.
- The fact that the building has to be preserved and any additions have to be compatible and cohesive with the existing Building as approved by HPRB has naturally increased the cost and complexity of the project.
- Without the relief, the Applicant will not be permitted to construct the Rear, West, and Side Additions and the Project will not be feasible, resulting in a practical difficulty to the Applicant.

Area Variance Requirements

Relief Can be Granted without Substantial Detriment to the Public Good and without Impairing the Intent, Purpose, and Integrity of the Zone Plan

- The requested relief will allow the additions to match the existing number of stories of the Building, not increase it, and the overall height is limited to only 37 feet, which is within the special exception limit. It will still be shorter than the building to the west.
- The relief essentially permits another foot and a half of height to be above grade on the lowest level– that is where the impact is. The difference between 4.99 feet above grade vs. 6 feet and 6 inches above grade is negligible considering that it will not be visible from Euclid Street due to the steep topography at the front of the Property.
- Further, this property is inherently unique due to not only the landmark status but history concerning the landmark status and existing lower level already being considered a basement. No other properties in the area would face this issue as they could all propose new construction whereas the Applicant must maintain the existing structure.

Questions?