



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
2884	0836	RF-1	1B03

Address of Property: 733 EUCLID STREET NW

ZONING INFORMATION

Relief from section(s): B-315.1(c), E-5201(E-205.5)

Type of Relief: Area Variance,Special Exception

Brief description of proposed project: This Statement is submitted on behalf of Euclid Flats LLC (the "Applicant"), owner of the property located at 733 Euclid Street, NW (Square 2884, Lot 836) (the "Property"). The Applicant intends to raze the existing building and subdivide the Subject Property into four new record lots. Each lot will be subdivided by right, with 20 feet of lot width and 2,850 square feet of land area. The subdivision is permitted as a matter-of-right and the proposed use on each lot (a flat) will also be permitted as a matter-of-right. The proposed buildings will require two areas of relief: the westernmost lot will require special exception relief from the ten-foot rule requirement (E-205.4) and the buildings will require variance relief from the front setback requirements of B-315.1(c).1 The proposed development will be aptly named "The Emergence Arts Development" to honor the existing building on the site, which was the home of the Emergence Arts Collective for many years.

Present use of Property: The Property is currently improved with the only detached dwelling on the block.

Proposed use of Property: The Applicant is proposing to subdivide the existing lot into four new record lots, which is permitted as a matter-of-right. Each lot will be improved with a row dwelling used as a flat (the "Project").

CONTACT INFORMATION

Owner Information

Name: Euclid Flats LLC
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Phone No.s: 2025031704
Phone No. Alternate:

Authorized Agent Information

Name: Martin Sullivan
E-mail: msullivan@sullivanbarros.com
Address: 1155 15th St #1003Washington
Phone No.s: 2025031704
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WAIVERS

- Solar:
Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Special exception (all other)	\$1560	1	\$1560
Grand Total			2600

Board of Zoning Adjustment
District of Columbia
CASE NO.20733
EXHIBIT NO.1

SIGNATURE

Date

Martin Sullivan

3/10/2022

