

## THE EMERGENCE ARTS DEVELOPMENT

Dedicated to the positive impact that the Emergence Arts Collective had on the community by empowering the human spirit through arts, education, and social services.

**OWNER:** RITESH MATTA.  
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:** 2284  
**WARD:** 1

**CODE/ZONING INFORMATION**

**CODE:** TITLE 12 DCMR, SUBTITLES A TO L, DC  
CONSTRUCTION CODES SUPPLEMENT (2017)  
**ZONING:** DC ZONING REGULATIONS OF 2016

**ZONE DISTRICT:** RF-1

**PROJECT DESCRIPTION**

SUBDIVISION OF EXISTING PLOT (32X127') INTO FOUR (4)  
PROPERTIES (20X80') CONTAINING TWO (2) DWELLING  
UNITS EACH.

**LOT AREA:** 2,850 SF

**LOT WIDTH:** 20 FT

**(302) MAXIMUM NUMBER OR DWELLING UNITS**

IN THE RF-1 ZONE, TWO (2) DWELLING UNITS MAY BE  
LOCATED WITHIN THE PRINCIPAL STRUCTURE OR ONE  
(1) EACH IN THE PRINCIPAL STRUCTURE AND AN  
ACCESSORY STRUCTURE.

**PROPOSED:** TWO (2) DWELLING UNITS IN EACH LOT

**(303) HEIGHT**

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

**PROPOSED:** THIRTY-FOUR (34) FEET, ELEVEN (11)  
INCHES AND THREE (3) STORIES

**(304) LOT OCCUPANCY**

**MAXIMUM ALLOWED:** 60% 2,850 SF (.60) = 1,710 SF

**PROPOSED:** 59.67% 2,850 SF (.59) = 1,700.61 SF

**(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:** TWENTY-EIGHT (28) FEET FOUR (4)  
INCHES

**(306) REAR YARD**

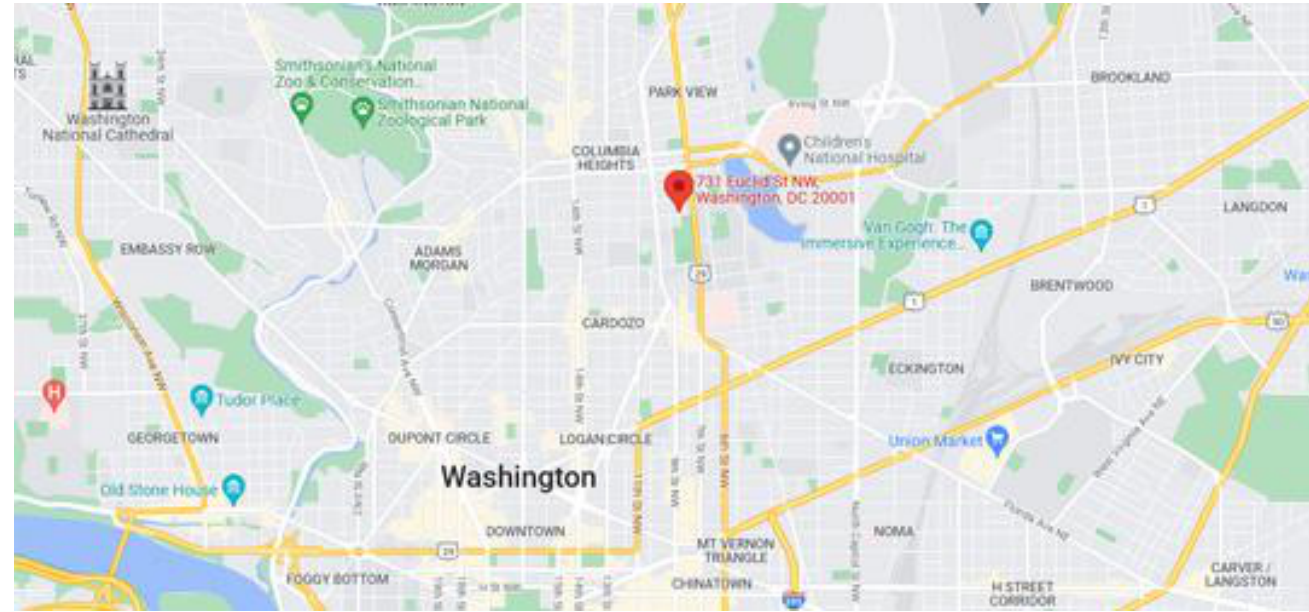
**MINIMUM ALLOWED:** TWENTY (20) FEET

**PROVIDED:** TWENTY-NINE (29) FEET

**(701) VEHICULAR PARKING**

**REQUIRED:** RESIDENTIAL FLAT 1 PER 2 DWELLING  
UNITS

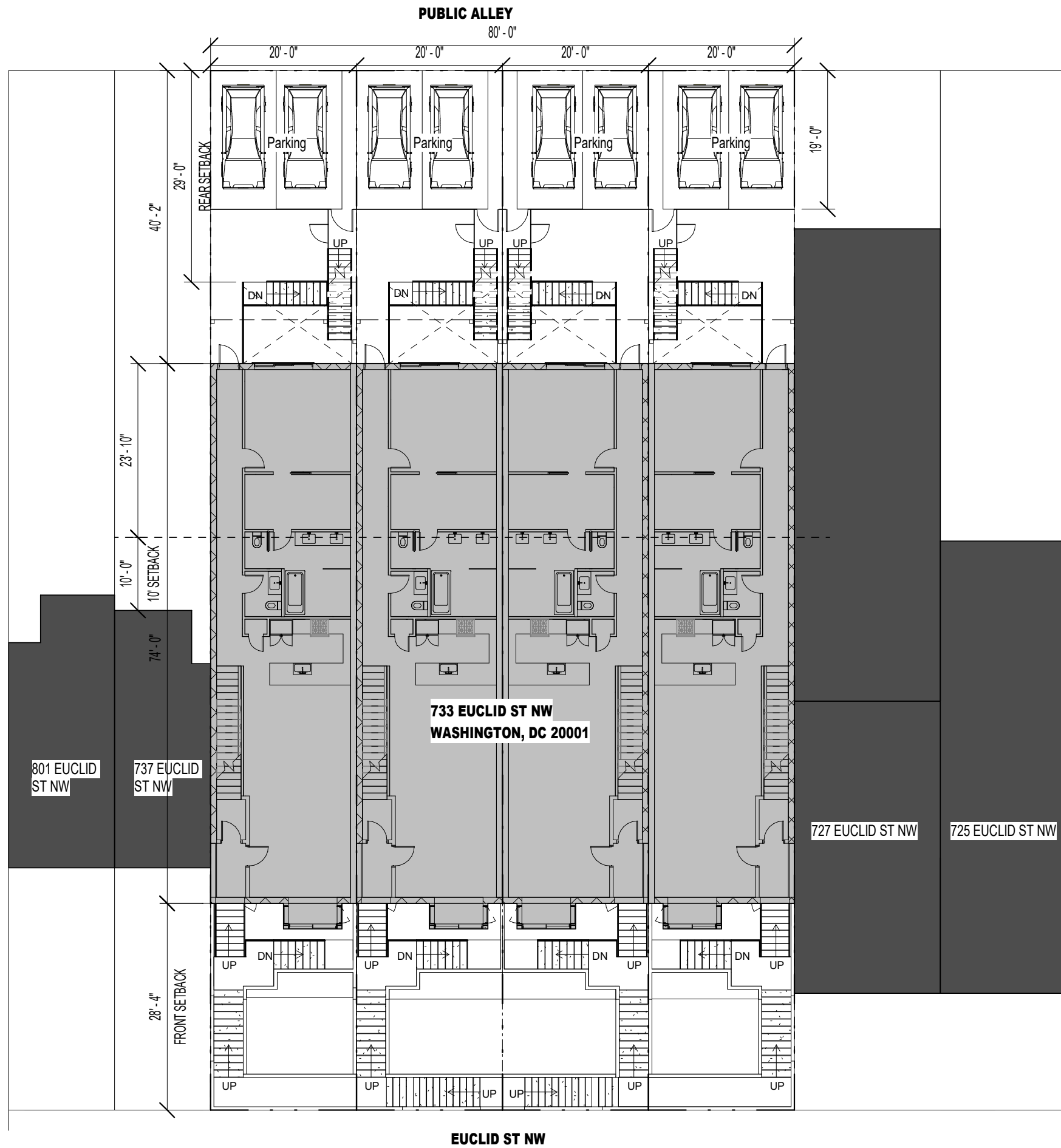
**PROPOSED:** 2 PARKING SPACES



Site Location



Aerial image



**THE EMERGENCE ARTS DEVELOPMENT**

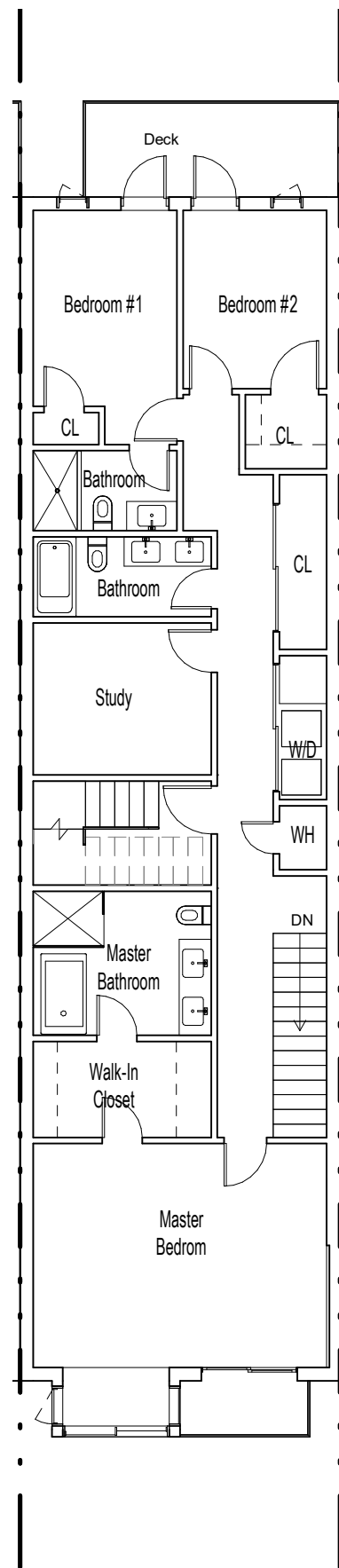
03-02-2022 | BZA Presentation

Site Plan

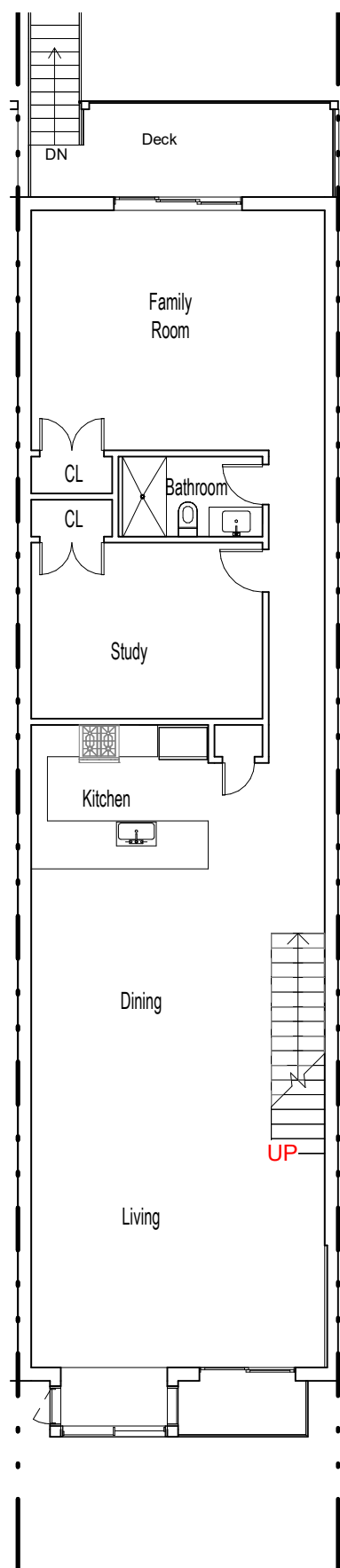
1/16" = 1'-0" | P02



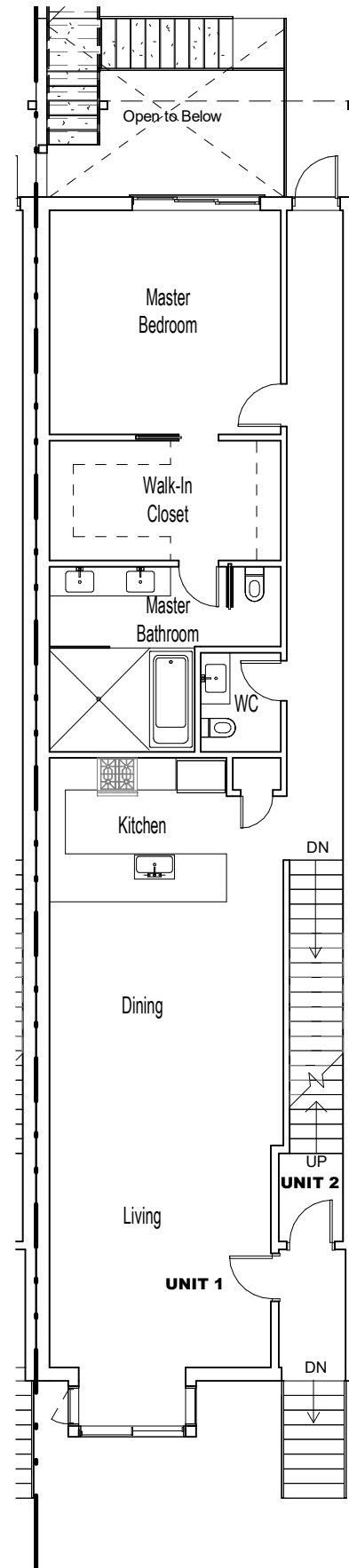
© 2019



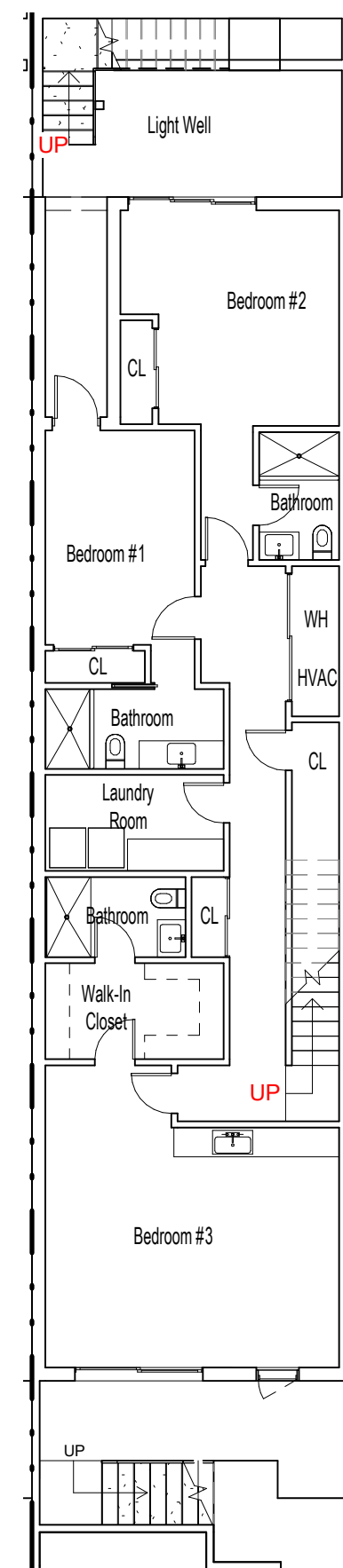
Third Floor



Second Floor



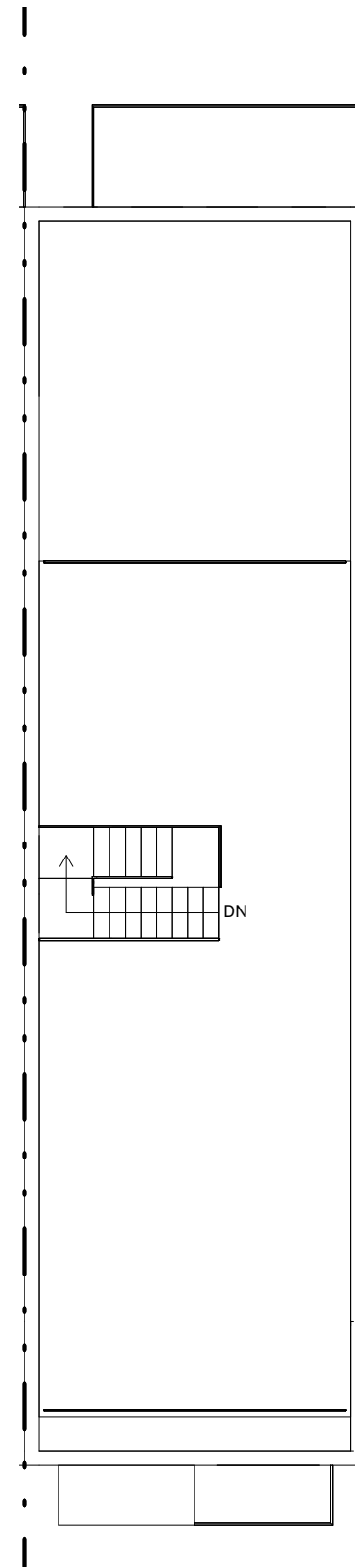
First Floor



Cellar



**THE EMERGENCE ARTS DEVELOPMENT**



Roof Deck



# THE EMERGENCE ARTS DEVELOPMENT

03-02-2022 | BZA Presentation

Floor Plans - Typical

3/32" = 1'-0" | P04

 inscapestudio

© 2019



Main Elevation

# THE EMERGENCE ARTS DEVELOPMENT

03-02-2022 | BZA Presentation

Main Elevation  
1/8" = 1'-0" | P05



© 2019





Rear Elevation