BOARD OF ZONING ADJUSTMENT SUBMISSION

129 VARNUM STREET, NW

Washington, DC 20011

Square 3321, Lots 0010 & 0011

Zoning District: R-5-A

A1 COVER SHEET

A2 ZONING TABULATIONS

A3 EXISTING STREET WALL PHOTOS

A4 SITE MAP

A5 EXISTING CIVIL PLAN

A6 PROPOSED SITE PLAN

A7 PROPOSED CELLAR FLOOR PLAN

A8 PROPOSED FIRST FLOOR PLAN

A9 PROPOSED SECOND FLOOR PLAN

A10 PROPOSED THIRD FLOOR PLAN

A11 PROPOSED ROOF PLAN

A12 PROPOSED STREET WALL ELEVATION

A13 PROPOSED SOUTH ELEVATION

A14 PROPOSED NORTH ELEVATION

A15 PROPOSED EAST ELEVATION

A16 PROPOSED WEST ELEVATION

A17 PROPOSED BUILDING SECTION (EAST/WEST)

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Board of Zoning Adjustment
District of Columbia
CASE NO.19011
EXHIBIT NO.38A

129 Varnum Street, NW

129 Varnum Street NW, Washington, DC 20011

Analysis by: ECG

Applicable Section(s)	Requirements	Values	C / NC / NA / ENC	Relevant Criteria
DC Zoning Map		**Site Data:**		
	Lot(s):	**0010, 0011**		
	Square:	**3321**		
DC Office Tax and Revenue	**Site Area:**	**6,200 SF**		
DCMR 11 -		**Zoning Data:**		
DC Zoning Map-	**Zone:**	**R-5-A**		
DCMR11- 350	**Use:**			
DCMR11- 350.4 (a)	Existing Building	**Residential-Detached-Single-Family**	C	1 Unit
DCMR11- 350.4 (f)	Proposed Building	**Residential-Apartment**	C	6 Units
DCMR11 2602.1	**Inclusionary Zoning:**	**Not Required**	C	Not required for <10 new dwelling units
DCMR11- 400.1	**Allowable Building Height:**	**40'-0"**	C	
	Proposed	**33'-5"**	C	Max. height of 33'-6" permitted with 8'-4 1/2" side yard setback
DCMR11- 401.3	**Minimum Lot Dimension**	**As prescribed by the Board pursuant to § 3104**	C	
DCMR11- 402.1	**FAR:**			
	Allowable	**0.9**	C	
	Proposed	**0.88**	C	
DCMR11- 403.1	**Lot occupancy:**			
	Allowable	**40%**	C	
	Proposed	**29.87%**	C	
DCMR11 404.1	**Minimum Rear Yard Setback:**	**20'-0"**	C	
	Proposed	**51'-0"**	C	
DCMR11 405.5	**Side Yard:**	**8'-4 1/2"**	C	3" Per 1'-0" of Building Height
DCMR11 2100.1	**Parking:**			
	Required	**6 Spaces**	C	
	Proposed	**6 Spaces**	C	1 Van accessible space provided
DCMR11 2115.1	Size of spaces-	**(3) 9'-0" wide x 19'-0" long**	C	
		(3) 8'-6" wide x 19'-0" long	NC	
DCMR11 2115.5	Vertical clearance-	**6'-6" minimum**	C	
DCMR11 2117.4	Alley width-	**10'-0" minimum**	C	20'-0" alley width
DCMR11 2117.5	Aisle width-	**20'-0" minimum**	C	For 90 deg. Parking
DCMR1 2117.8(a)	**Driveway grade-**	**12% maximum**	C	
DCMR11 2117.8(c)(2)	Required driveway width-	**12'-0" minimum**	C	
	Proposed	**11'-0"**	NC	
DCMR11 2201.1	Loading Requirements:			
	Residential less than 50 units req'd-	**0 loading berth**	C	55 ft deep
		0 loading platform		200 SF
		0 service/delivery spaces		20'-0" deep
DCMR11 406.1	**Courts**			
	Open Court	**> 10' Wide Min.**	N/A	Width: 4" Per 1'-0" of Height of Court
	Closed Court	**> 15' Wide Min.**	N/A	Width: 4" Per 1'-0" of Height of Court; Area: Twice the square of the required width of court dimension based on the height of court, but not less than 350'-0".
DCMR11 400.7	**Penthouse setback-**	**1:1 setback from exterior walls**	C	
DCMR11 411.7	Allowable Area determined by GFA-	**2,294 GSF**	C	Shall not exceed 0.37 FAR
	Proposed	**199 GSF**	C	
DCMR11 411.3	Single enclosure-	**Shall be a single penthouse structure or linked to create a single structure.**	C	
DCMR11 411.5	Enclosing walls-	**Shall be of equal height**	C	
DCMR11 400.7	Penthouse height-	**18'-6" max (8'-2" proposed)**	C	Height above the roof; mech equip shall not extend above 18'-6", height of housing
	Building Restriction Line	**15'-0" from Property Line**	C	

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VARNUM STREET - NORTH

VARNUM STREET - SOUTH

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EXISTING STREET WALL PHOTOS

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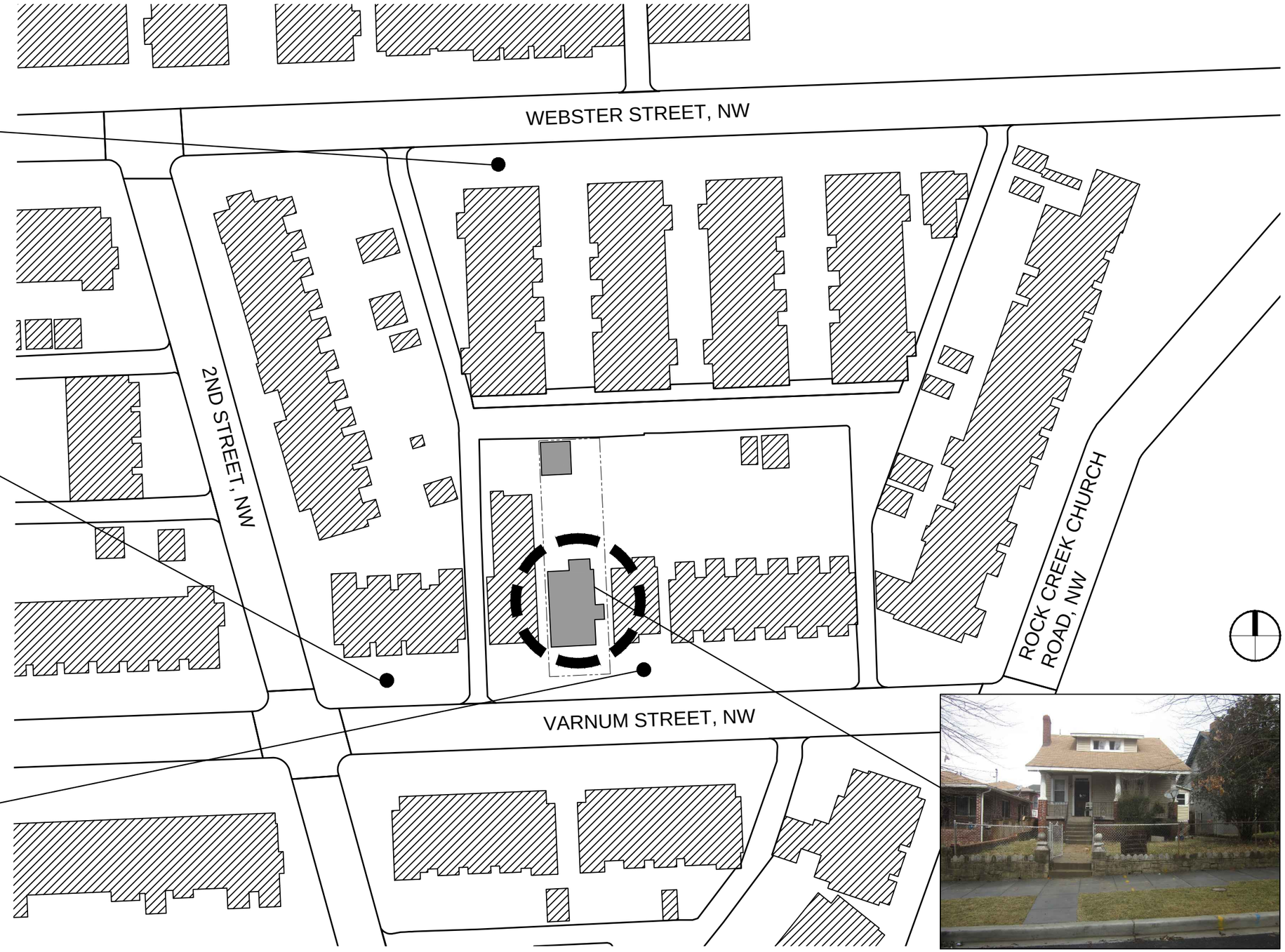
WEBSTER GARDENS APARTMENTS

ROW HOUSES TO THE WEST



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SITE MAP

NTS

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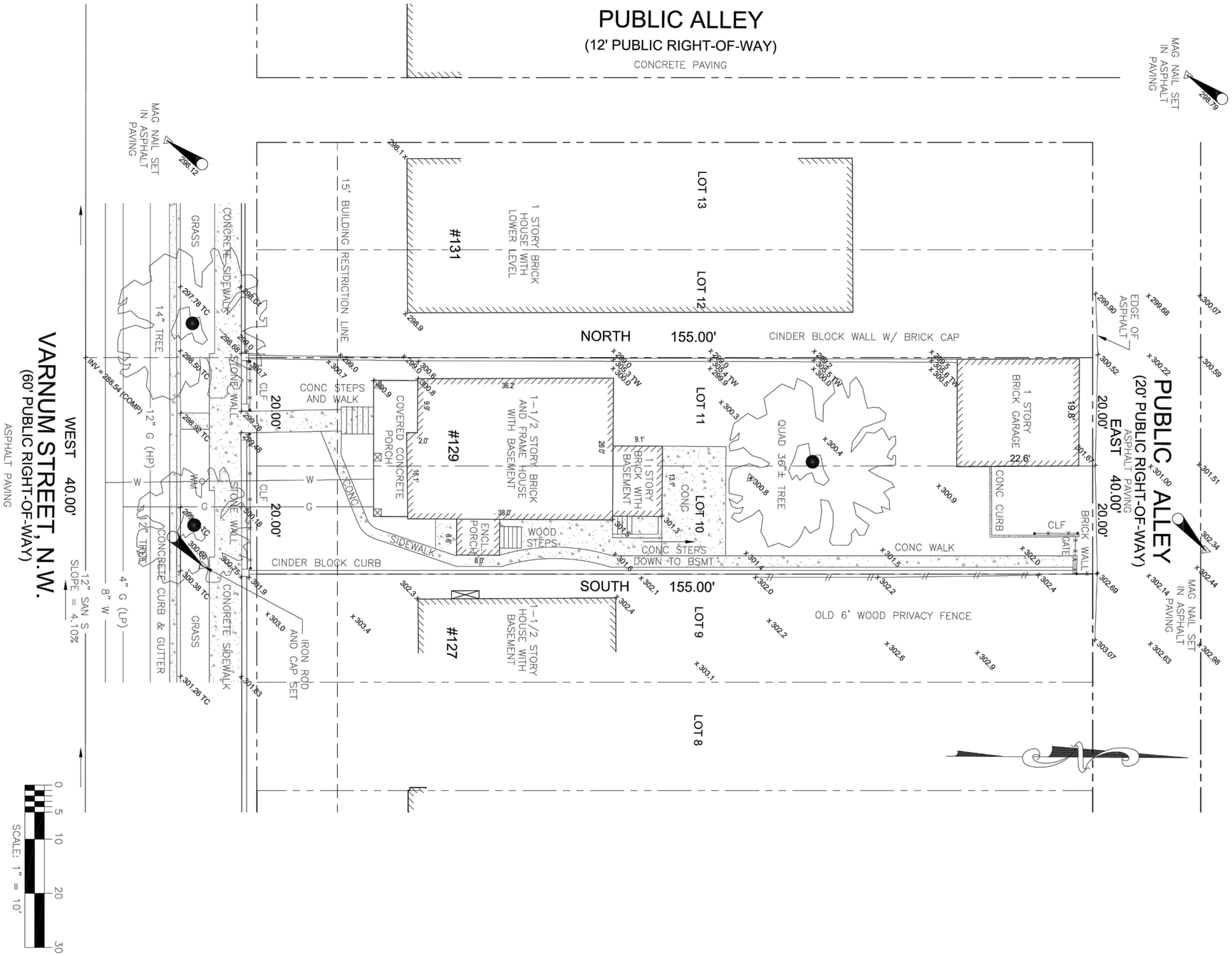

ABBREVS. AND LEGEND

- BUILDING
- PROPERTY LINE
- PIPE RAILING
- CHAIN LINK FENCE
- STORM DRAIN MANHOLE
- FH — FIRE HYDRANT
- WATER METER
- WATER VALVE
- GM — GAS METER
- GV — GAS VALVE
- COMBO SEWER MANHOLE
- CO — CLEANOUT
- RD — ROOF DRAIN
- OVERHEAD UTILITY
- ELECTRIC MANHOLE
- POWER POLE
- ST. LIGHT ON PWR POLE
- WALL MOUNTED CAMERA
- BOLLARD
- TSP — TRAFFIC SIGNAL POLE
- TCB — TRAFFIC CONTROL BOX
- SATELLITE DISH
- MAILBOX
- DOOR
- TC — TRASH CAN
- SIGN
- PM — PARKING METER
- DECIDUOUS TREE
- ASPH — ASPH
- CONC — CONCRETE
- WIF — WROUGHT IRON FENCE

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EXISTING CIVIL PLAN

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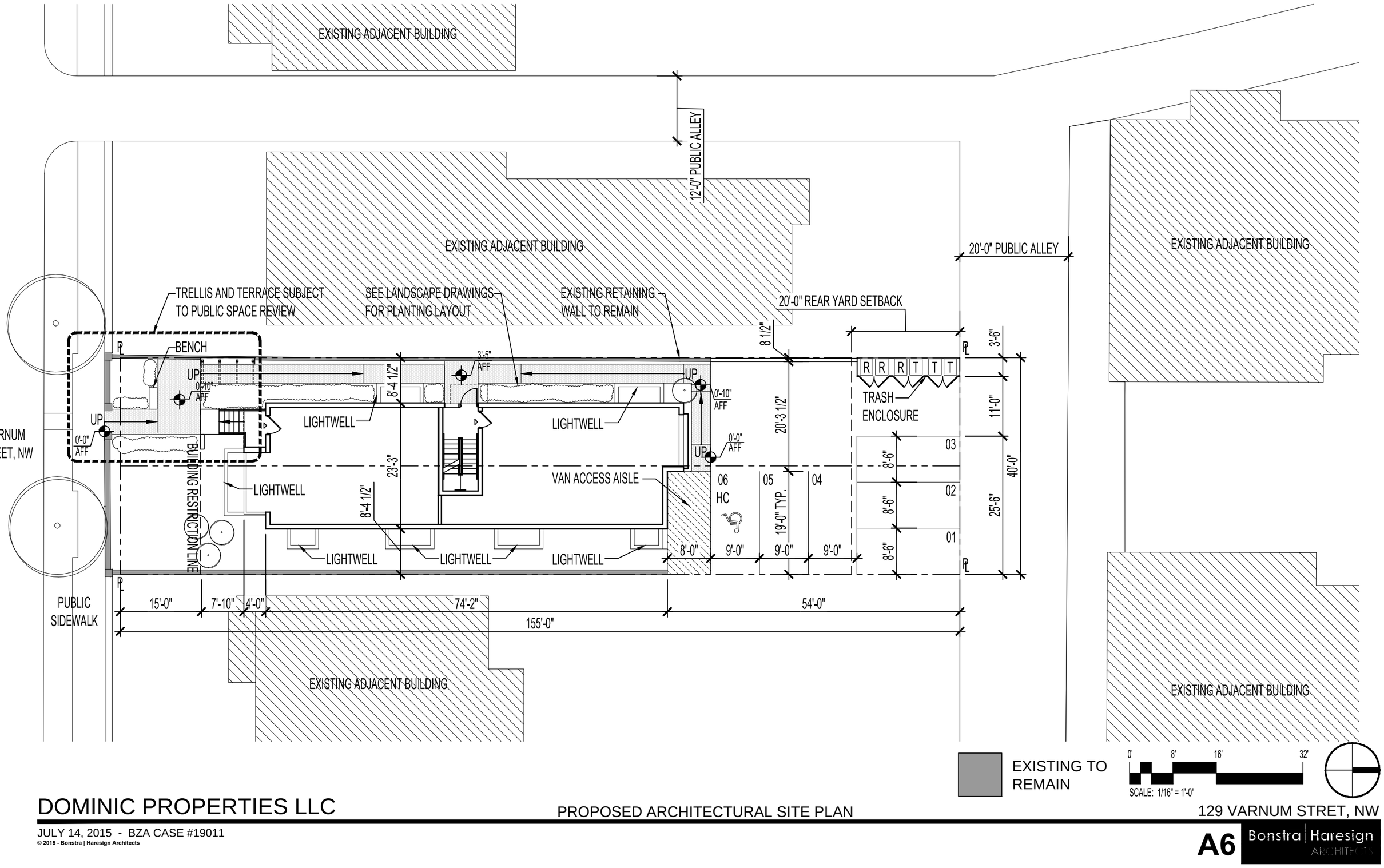

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PROPOSED ARCHITECTURAL SITE PLAN

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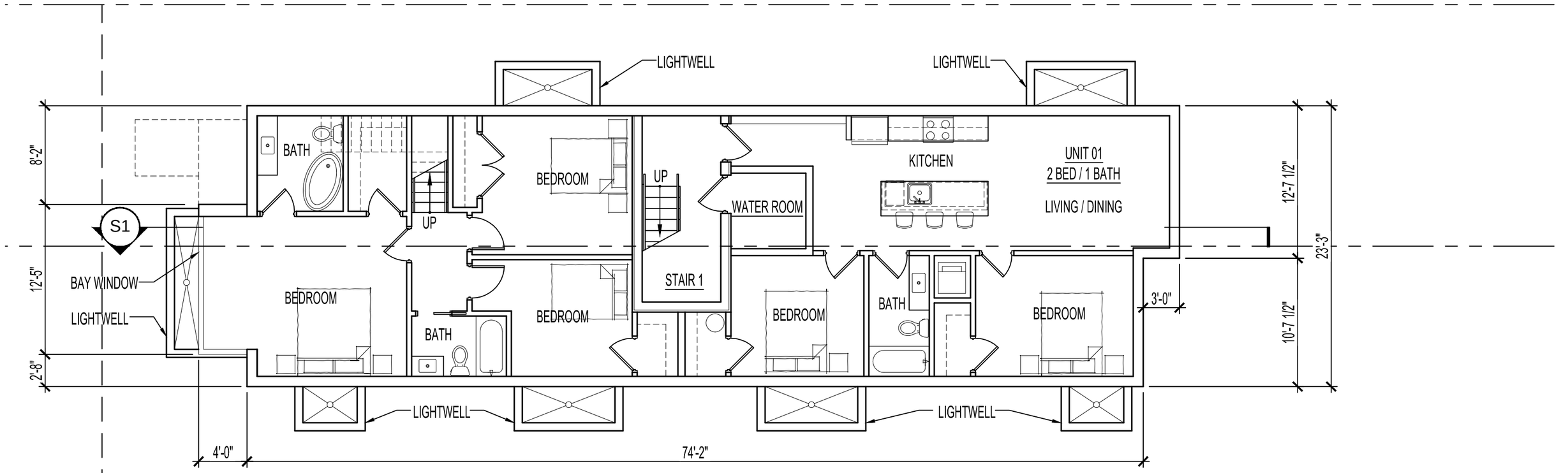

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PROPOSED CELLAR FLOOR PLAN

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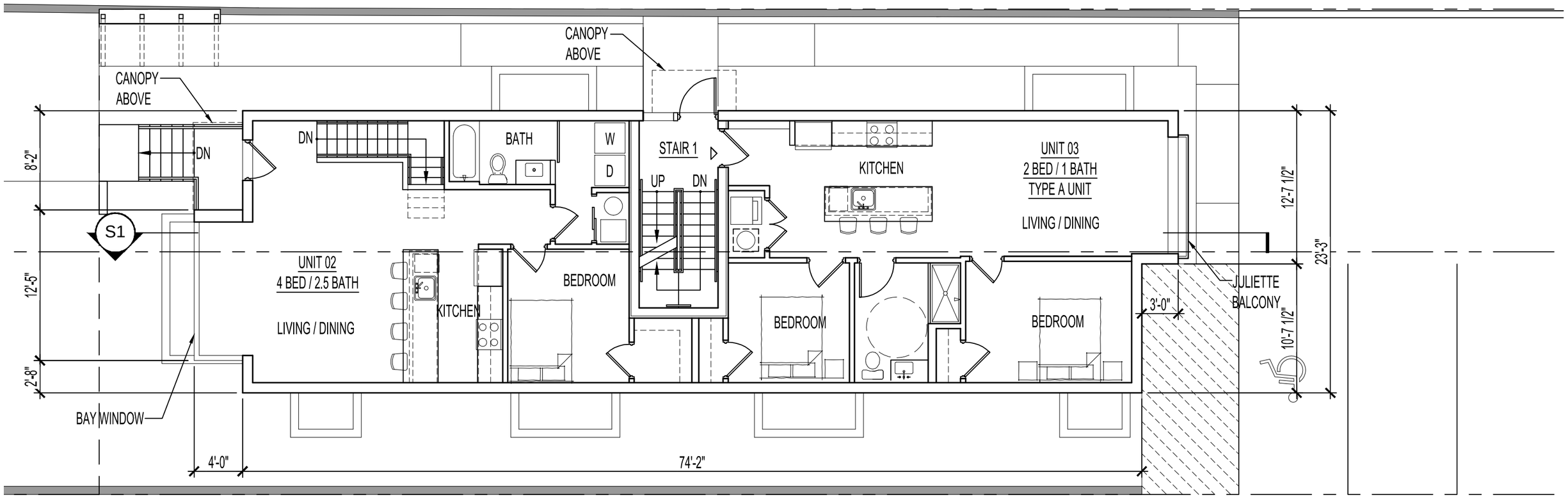

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PROPOSED GROUND / FIRST FLOOR PLAN

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EXISTING ADJACENT ROOF

JULIETTE BALCONY

KITCHEN

UP

DN

KITCHEN

UNIT 05
2 BED / 2 BATH

LIVING / DINING

S1

8'-2"

12'-5"

2'-8"

UNIT 04
4 BED / 3 BATH

LIVING / DINING

BATH

BEDROOM

BEDROOM

BATH

BATH

BEDROOM

23'-3"

BAY WINDOW

4'-0"

77'-2"

EXISTING ADJACENT ROOF

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PROPOSED SECOND FLOOR PLAN

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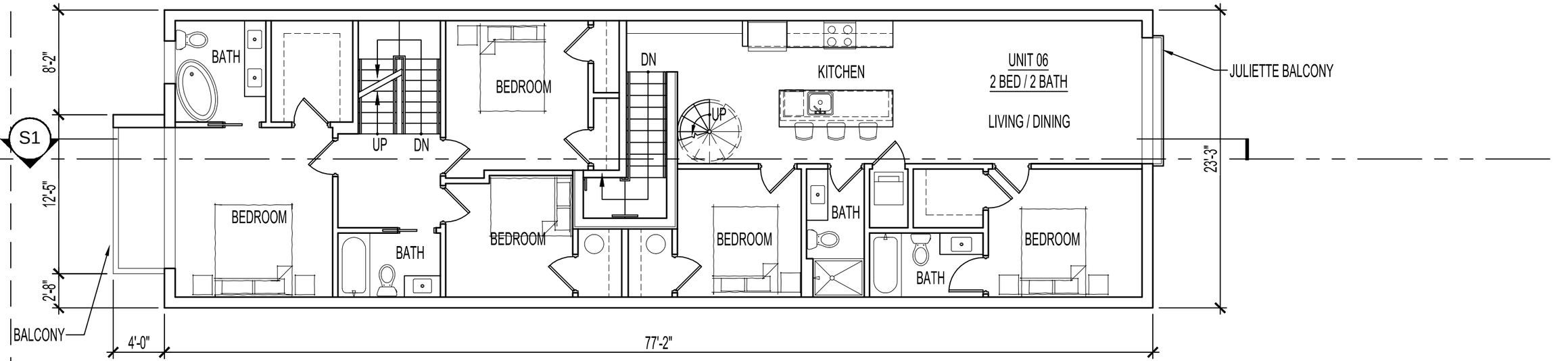

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PROPOSED THIRD FLOOR PLAN

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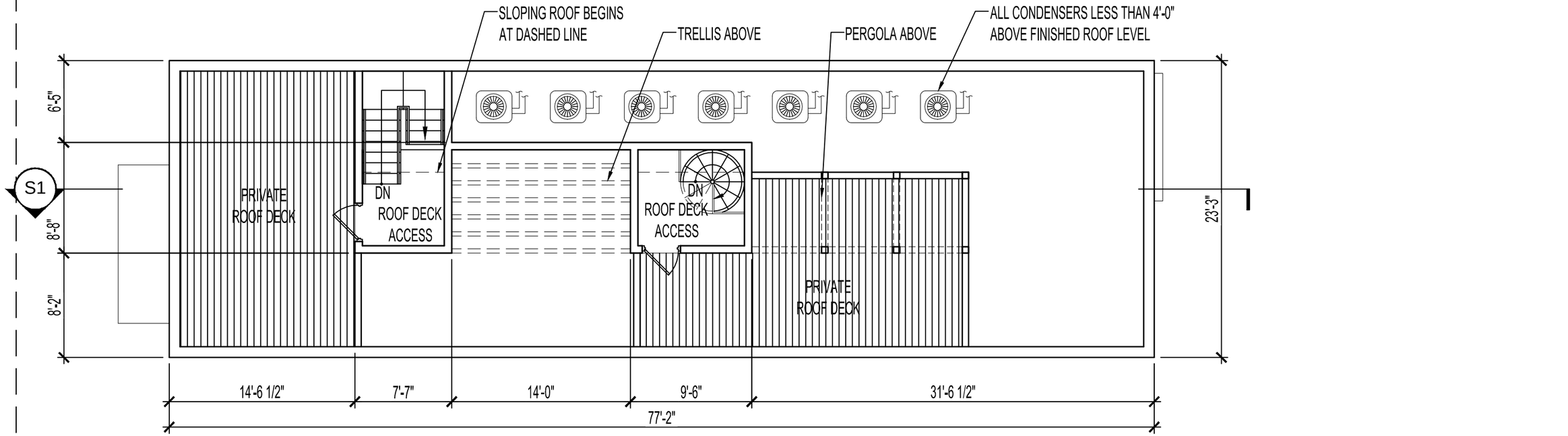

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PROPOSED ROOF PLAN

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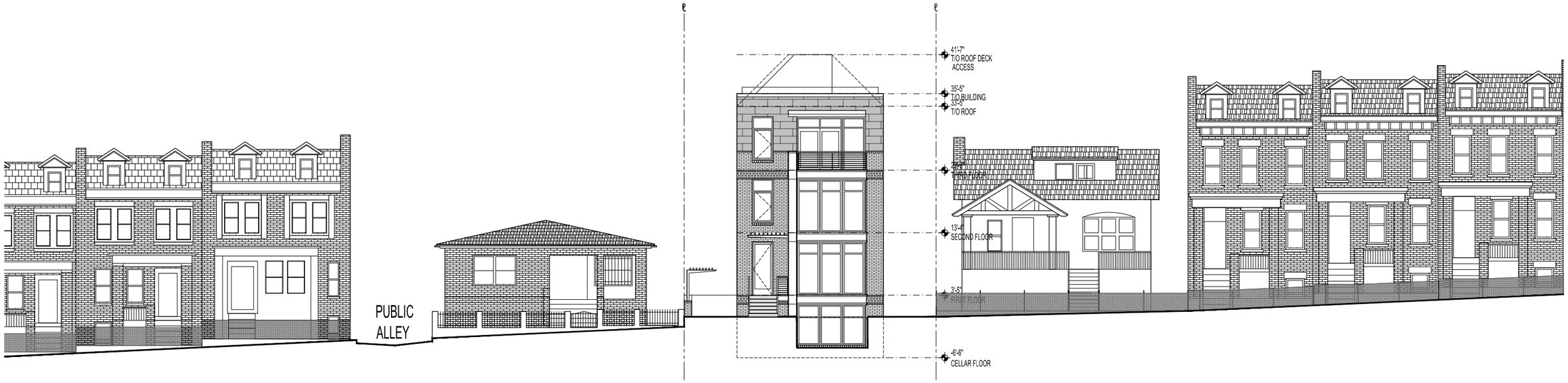

129 VARNUM STREET, NW

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

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PROPOSED STREETWALL ELEVATION

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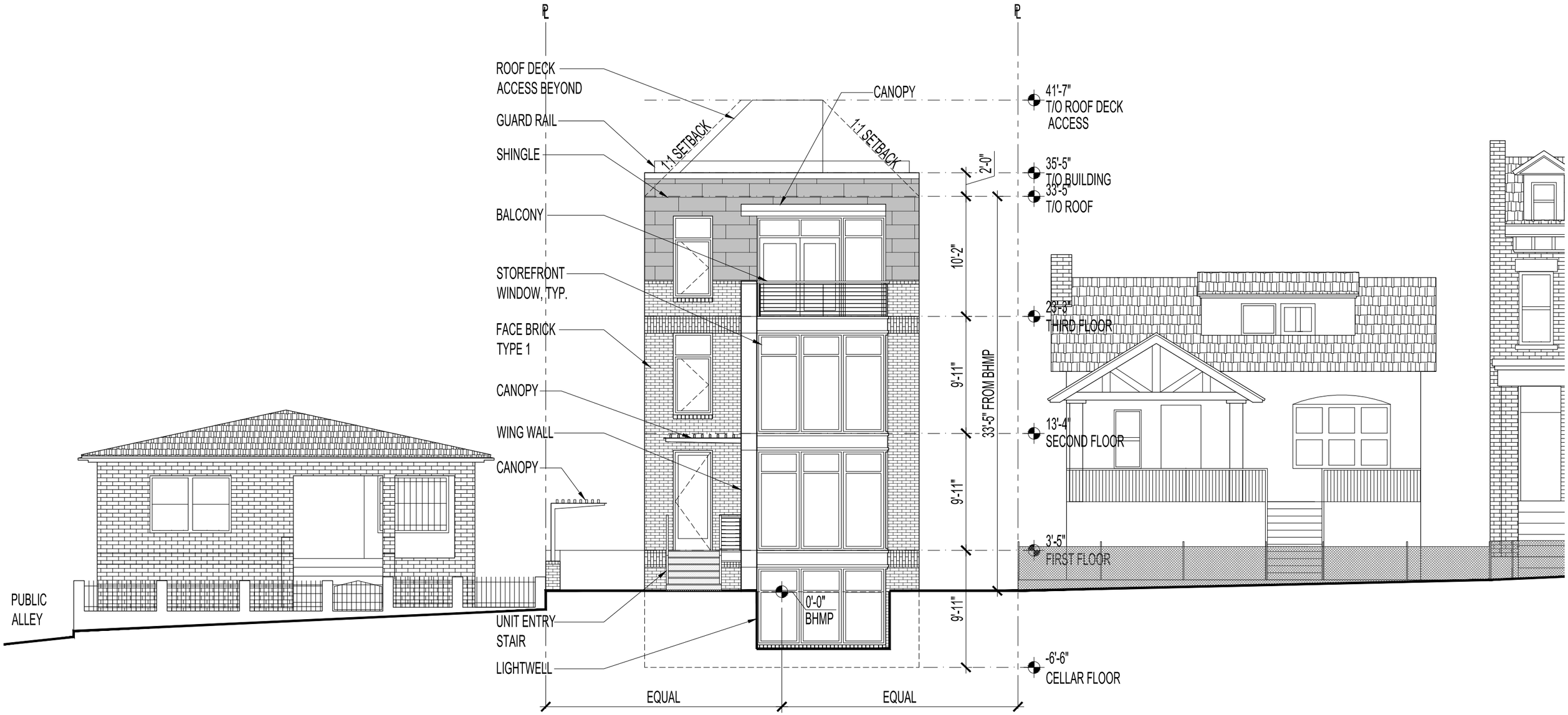

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PROPOSED SOUTH ELEVATION

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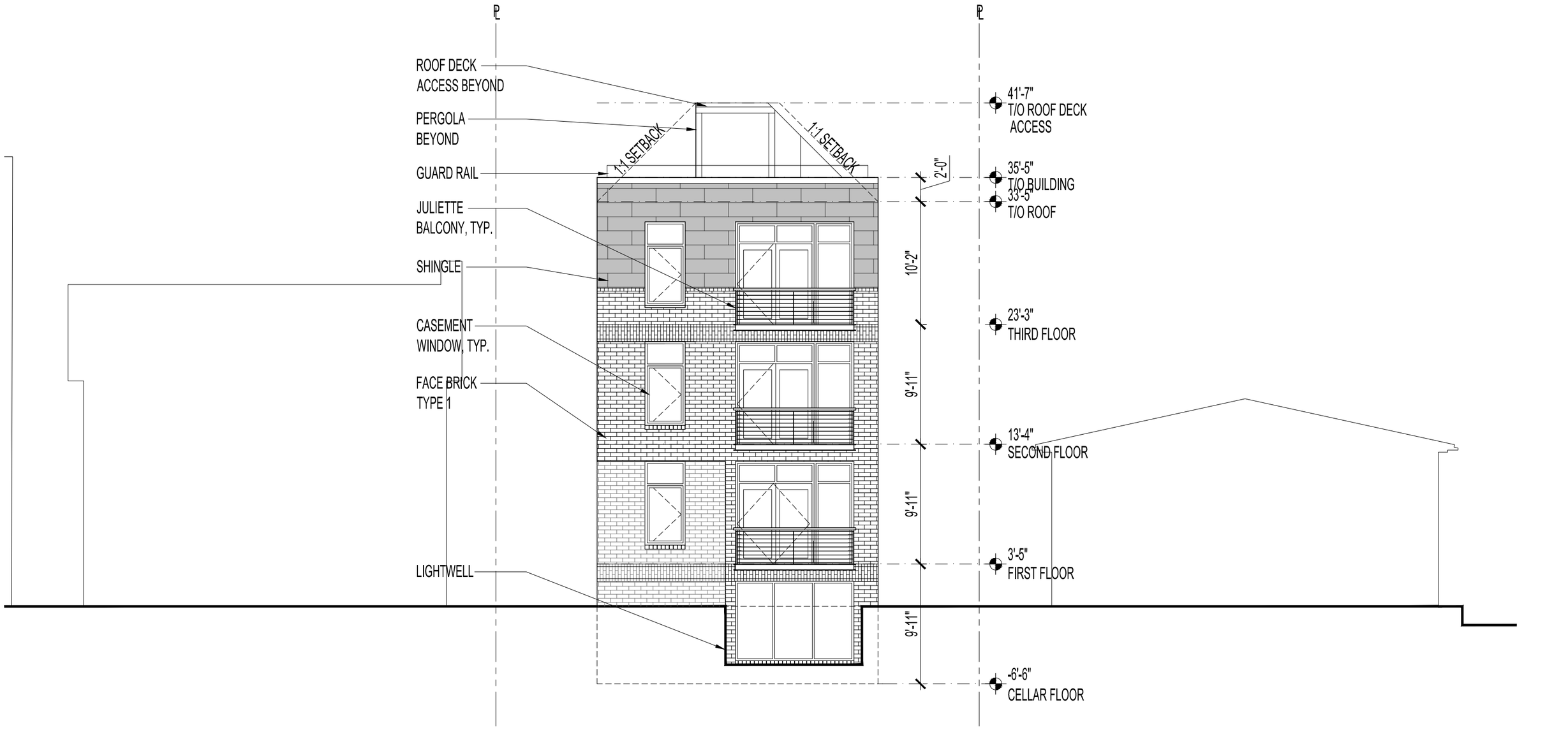

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PROPOSED NORTH ELEVATION

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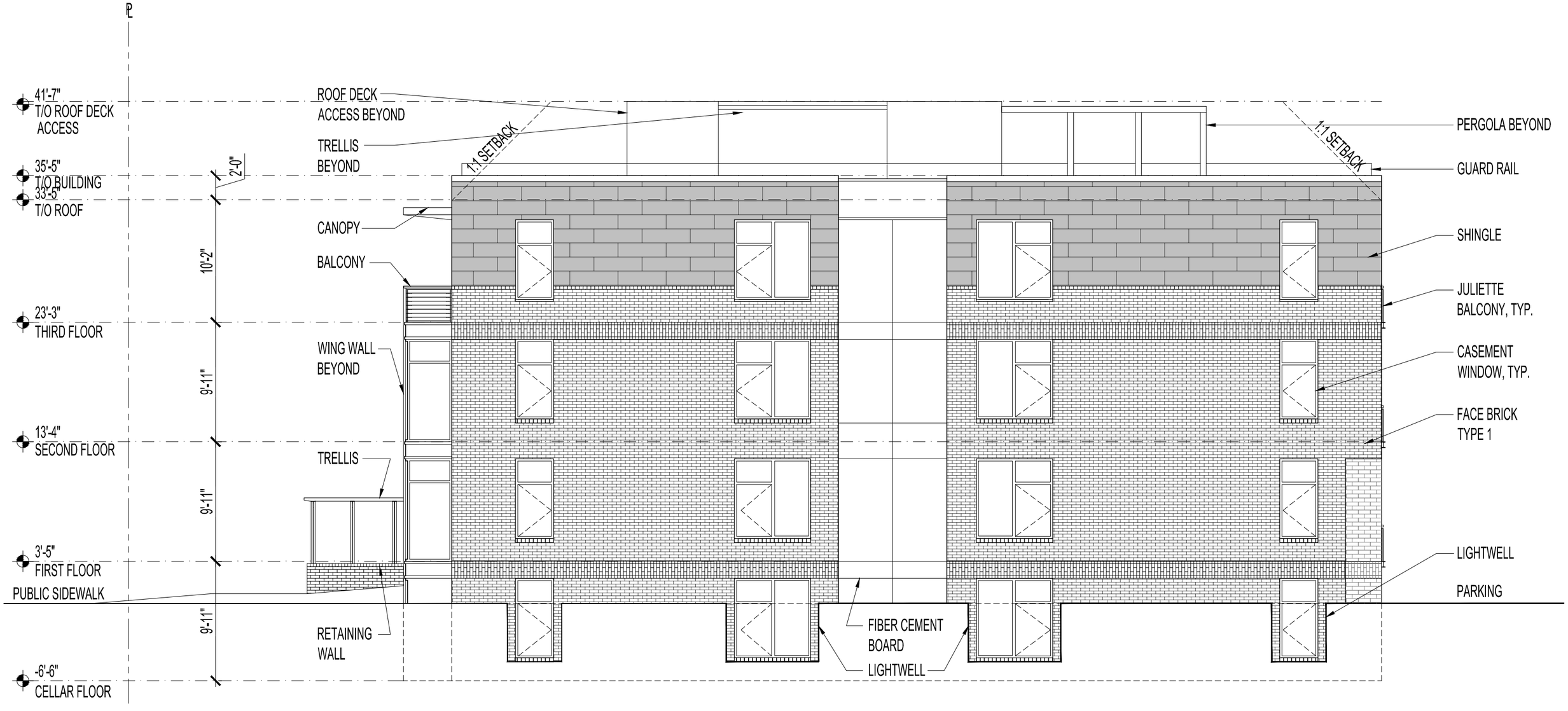

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PROPOSED EAST ELEVATION

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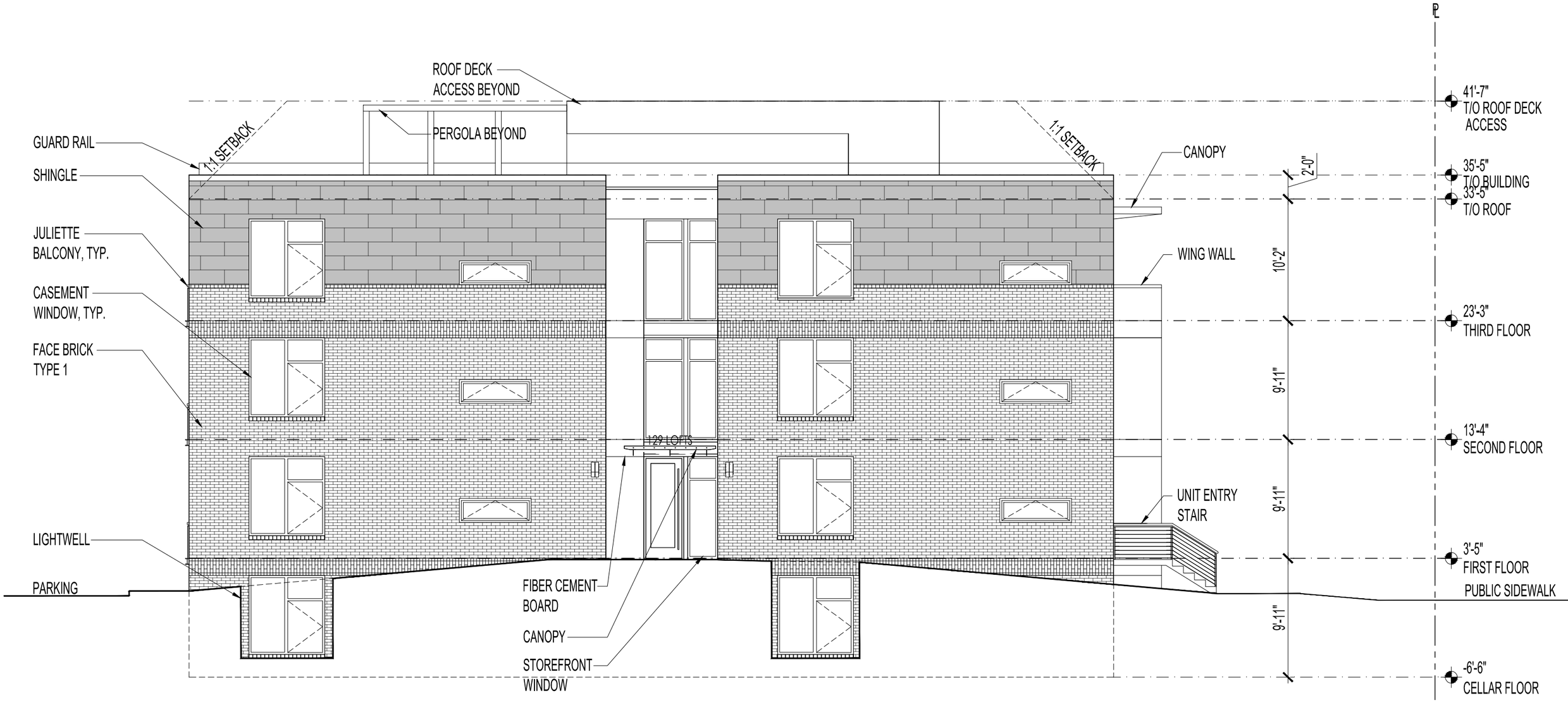

0' 4' 8' 16'

SCALE: 1/8" = 1'-0"

DOMINIC PROPERTIES LLC

PROPOSED WEST ELEVATION

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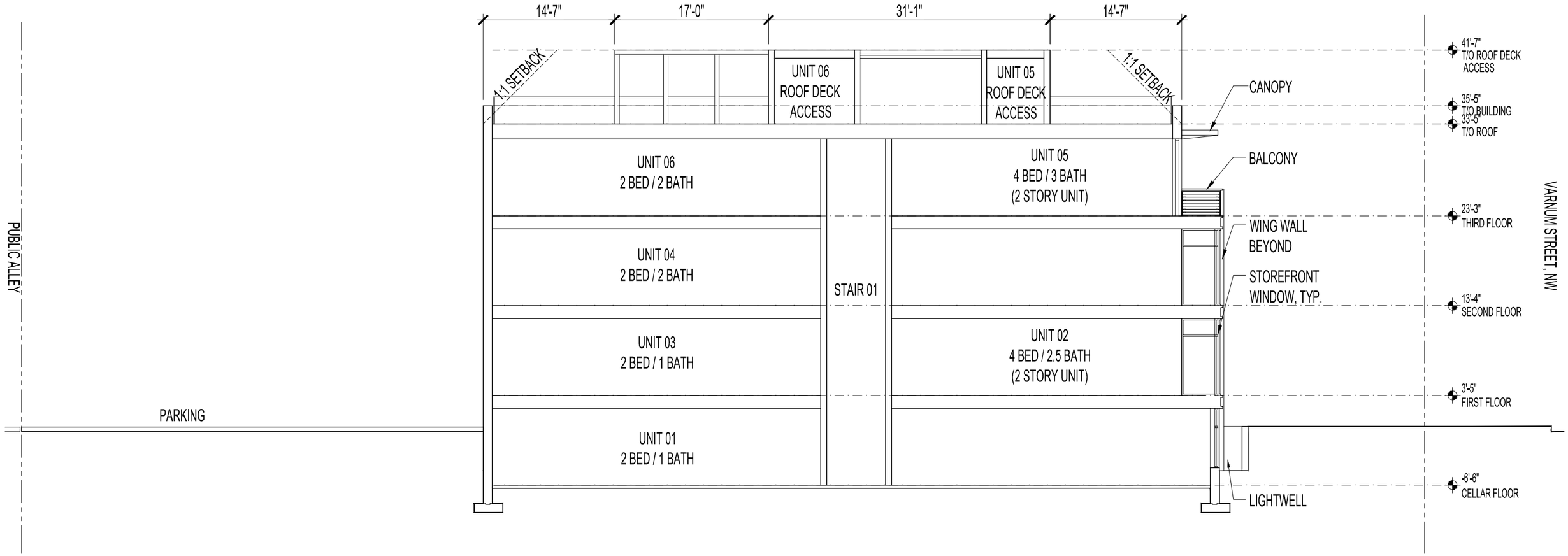

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SCALE: 3/32" = 1'-0"

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PROPOSED BUILDING SECTION (NORTH / SOUTH)

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