

129 Varnum Street, NW

Original Review Comments & Responses



Comments	Responses
Office of Planning	
○ The main entrance should be located along Varnum Street, NW.	○ An entry stair and landing will be located on the front façade.
○ The building setback should be consistent with the rest of the block.	○ The face of the building has been set back 12'-0" from it's previous location to align with the existing adjacent row houses.
○ Confirmation of the height, materials and grading for the retaining wall	○ The wall will be masonry, and it will never be more than 30" above grade.
○ How is trash handled and where can it be located?	○ The trash enclosure has been moved to the rear alley. ○ The number of trash receptacles has increased from 3 to 6.
○ Clarify proposed exterior materials.	○ The building will be masonry up to the sill of the 3rd floor windows. ○ Shingles will be utilized above the masonry at the 3rd floor.
○ Adaptively reuse the retaining wall along Varnum Street	○ The retaining wall will remain.

129 Varnum Street, NW

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Comments	Responses
Neighborhood	
○ The building residents should interact with the neighborhood residents.	○ A terraced area will be located in the front yard to allow the building residents to congregate.
○ Trash collection needs to occur more than once per week.	○ Trash shall be picked up no less than twice per week.
○ The number of units should be less than 7.	○ The unit count has been decreased from 7 units to 6 units.



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
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 - 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
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 - A12 PROPOSED STREET WALL ELEVATION
 - A13 PROPOSED SOUTH ELEVATION
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 - A17 PROPOSED BUILDING SECTION (EAST/WEST)

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				
	Lot(s):	0010, 0011		<u>Site Data:</u>
	Square:	3321		
DC Office Tax and Revenue	Site Area:	6,200 SF		
DCMR 11 - DC Zoning Map:				
	Zone:	R-5A		<u>Zoning Data:</u>
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" 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 0.3 Proposed 0.88	C	
DCMR11-403.1	Lot occupancy:			
		Allowable 40% Proposed 29.87%	C	
DCMR11 404.1	Minimum Rear Yard Setback:	20'-0" 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 Proposed 6 Spaces	C	1 Van accessible space provided
DCMR11 2115.1	Size of spaces:	(3) 9'-0" wide x 19'-0" long (3) 8'-6" wide x 19'-0" long	C	
DCMR11 2115.5	Vertical clearance:	6'-6" minimum	NC	
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
DCMR11 2117.8(a)	Driveway grade:	12% maximum	C	
DCMR11 2117.8(c)(2)	Required driveway width:	12'-0" minimum Proposed 11'-0"	C	
			NC	
DCMR11 2201.1	Loading Requirements:			
	Residential less than 50 units req'd:	0 loading berth 0 loading platform 0 service/delivery spaces	C	55 ft deep 200 SF 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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ZONING TABULATIONS

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129 VARNUM STRET, NW

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SITE



VARNUM STREET - NORTH

129 VARNUM
STREET, NW



VARNUM STREET - SOUTH

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EXISTING STREET WALL PHOTOS

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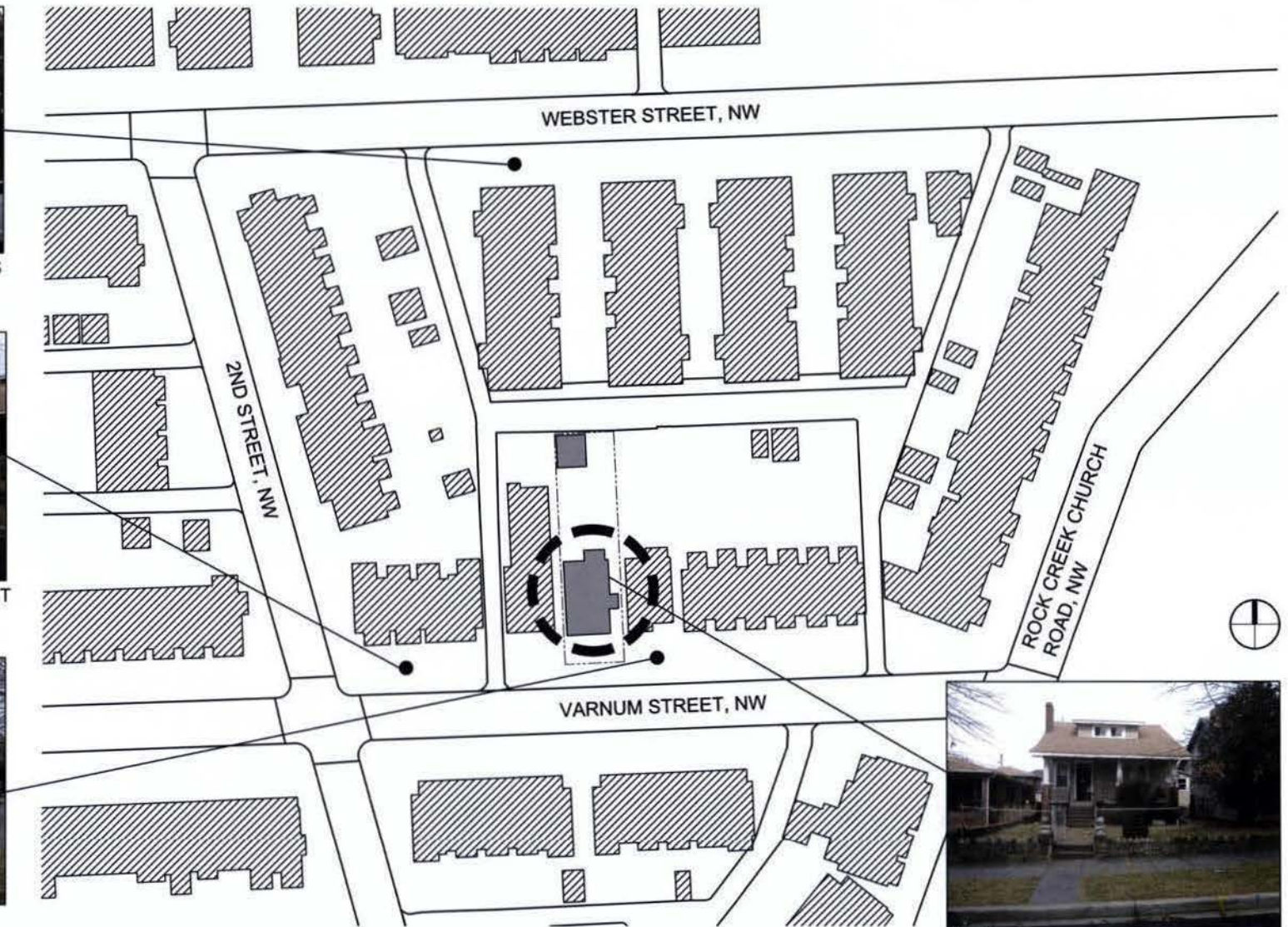
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WEBSTER GARDENS APARTMENTS



ROW HOUSES TO THE WEST



129 VARNUM STREET, NW

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SITE MAP
NTS

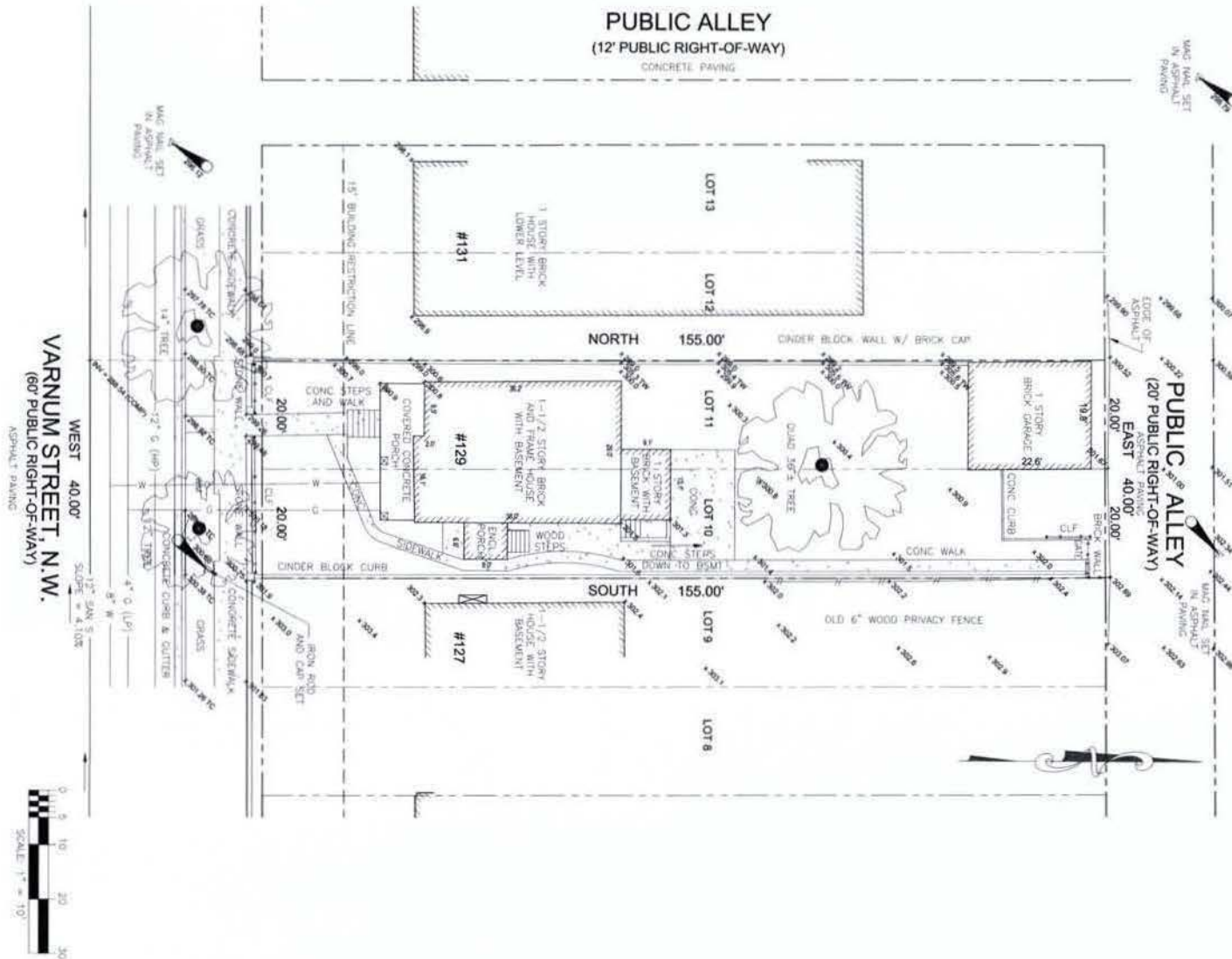
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ABBREVS. AND LEGEND

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



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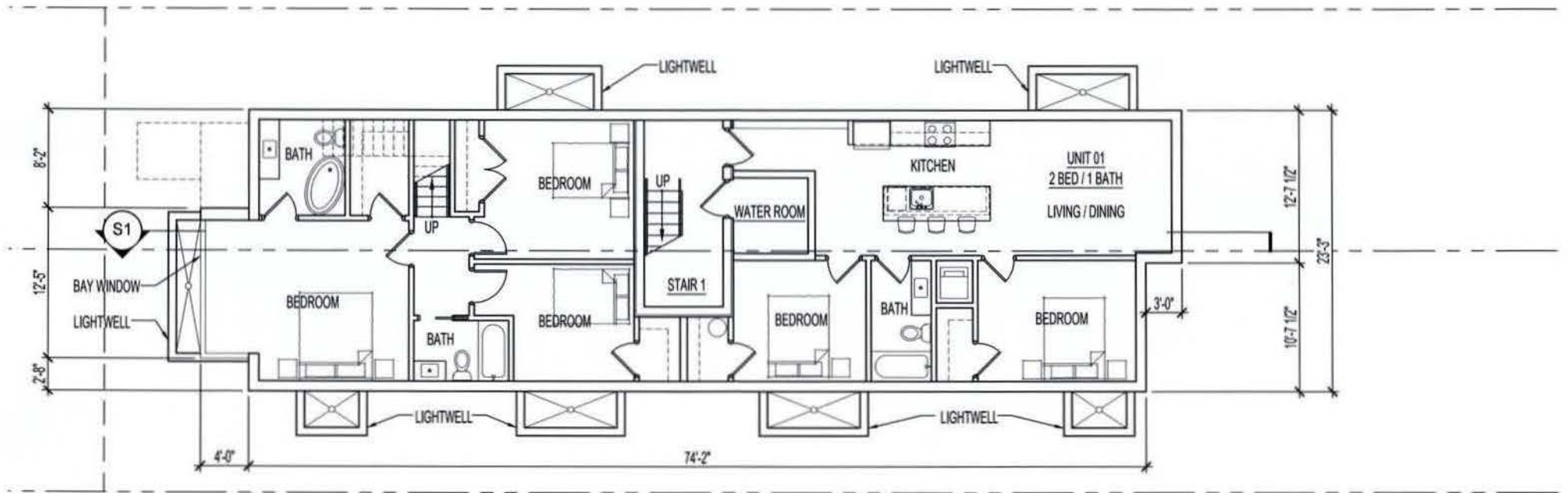
EXISTING CIVIL PLAN

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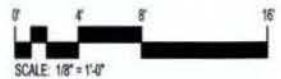
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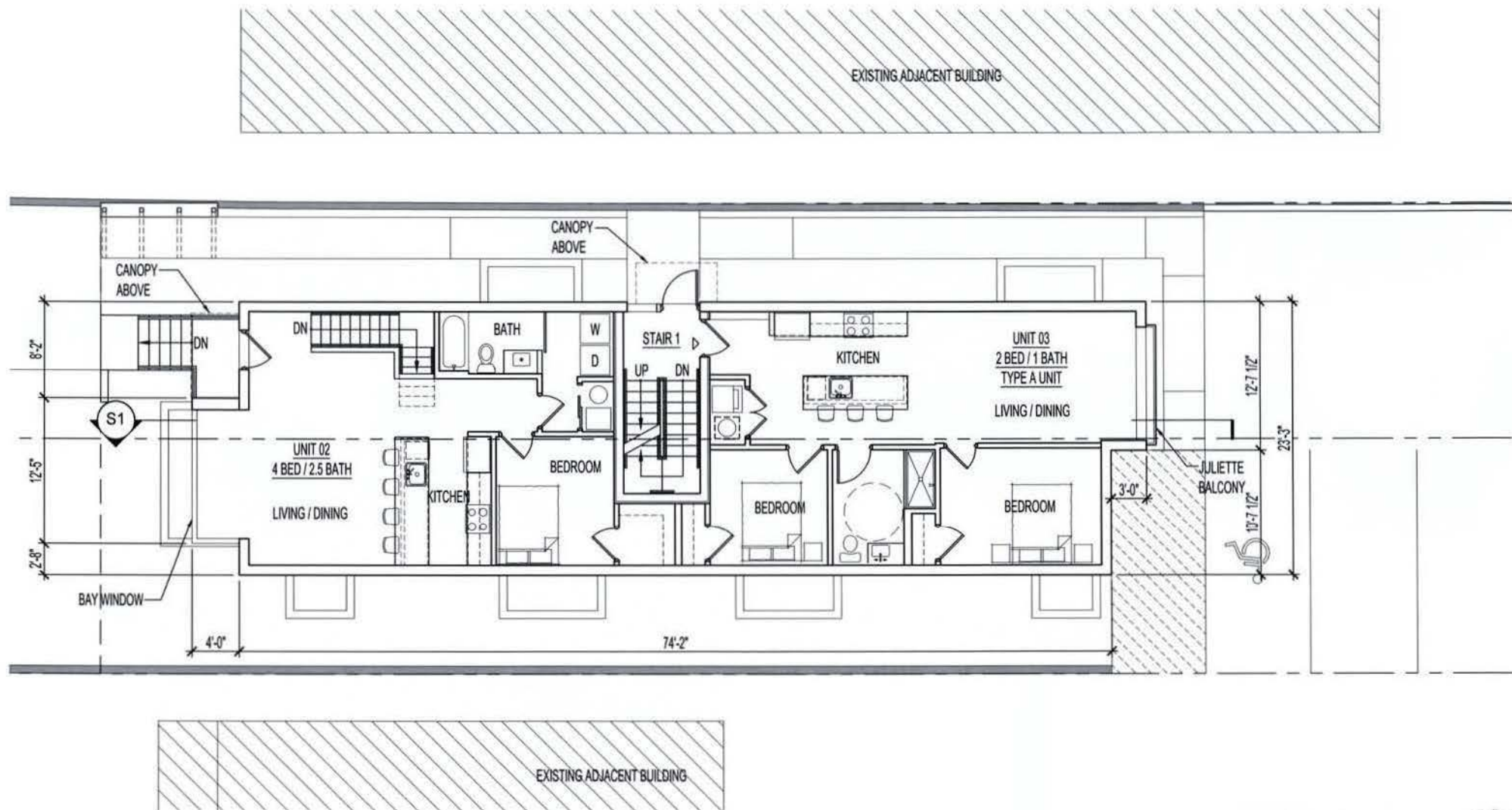
PROPOSED CELLAR FLOOR PLAN

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EXISTING TO
REMAIN



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PROPOSED GROUND / FIRST FLOOR PLAN

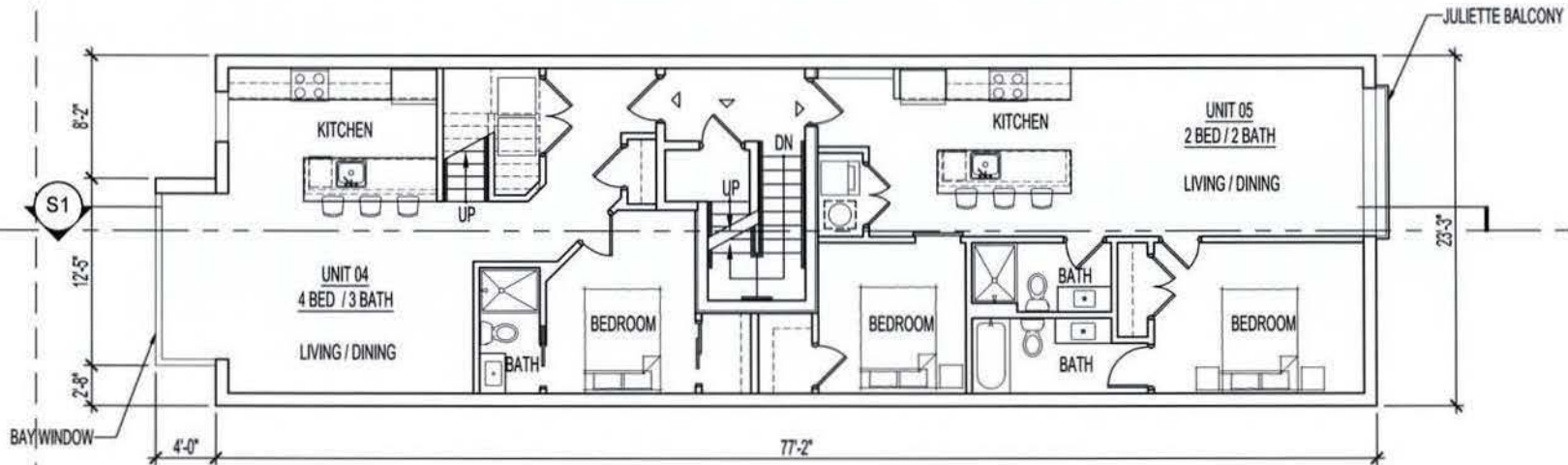
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EXISTING ADJACENT ROOF



EXISTING ADJACENT ROOF



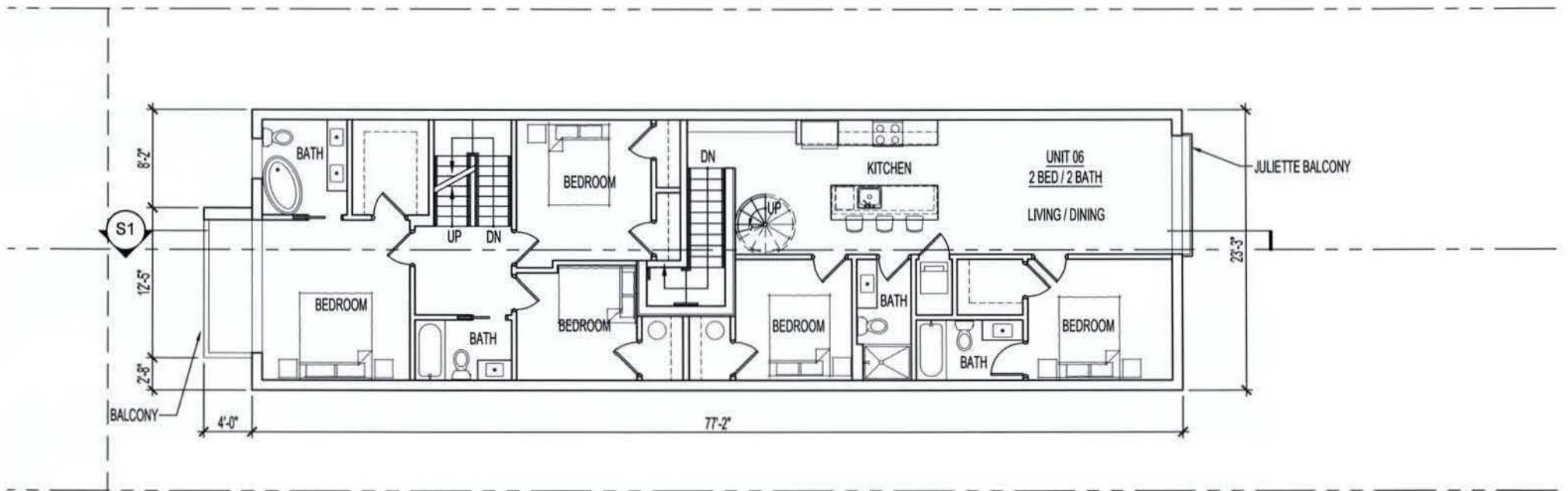
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PROPOSED SECOND FLOOR PLAN

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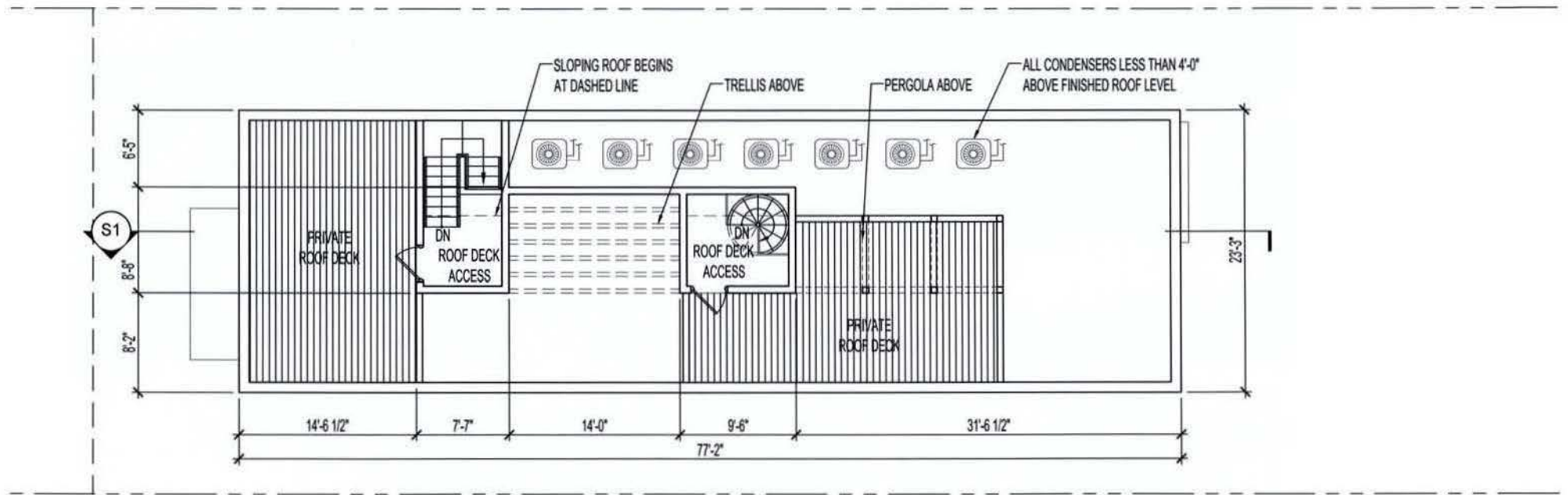
PROPOSED THIRD FLOOR PLAN

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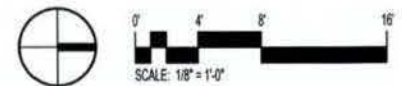
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PROPOSED ROOF PLAN



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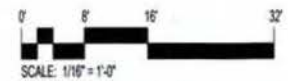
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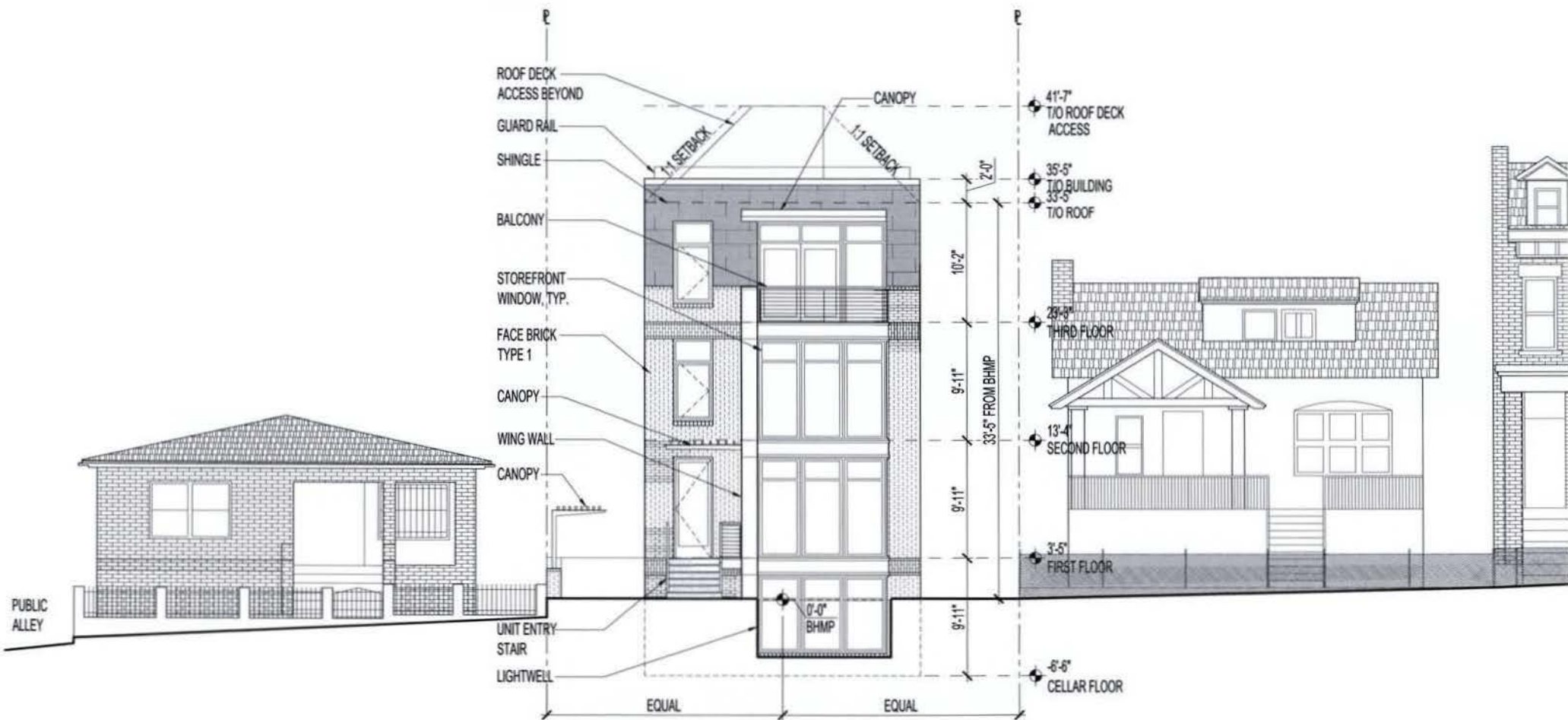
PROPOSED STREETWALL ELEVATION

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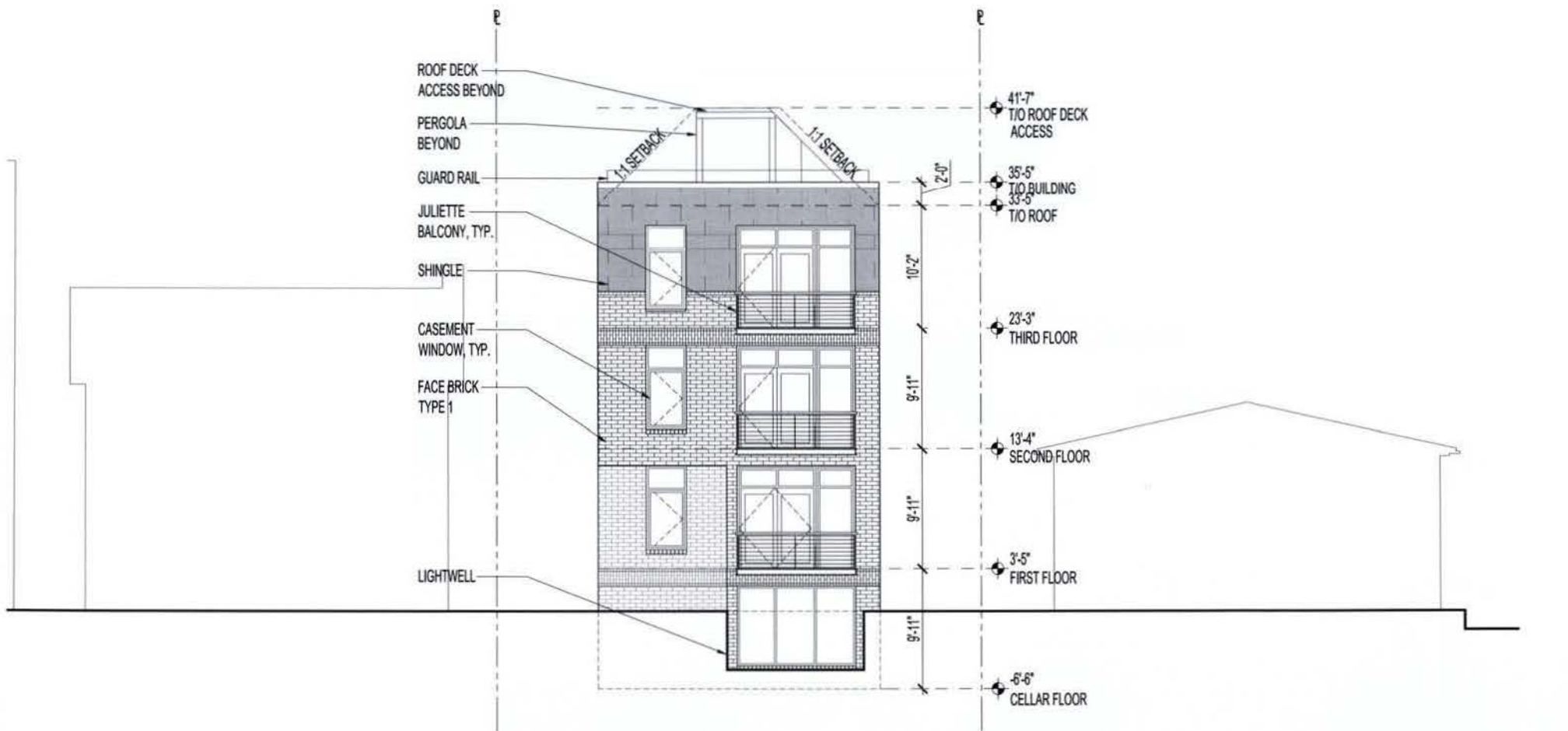
PROPOSED SOUTH ELEVATION

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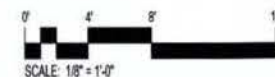
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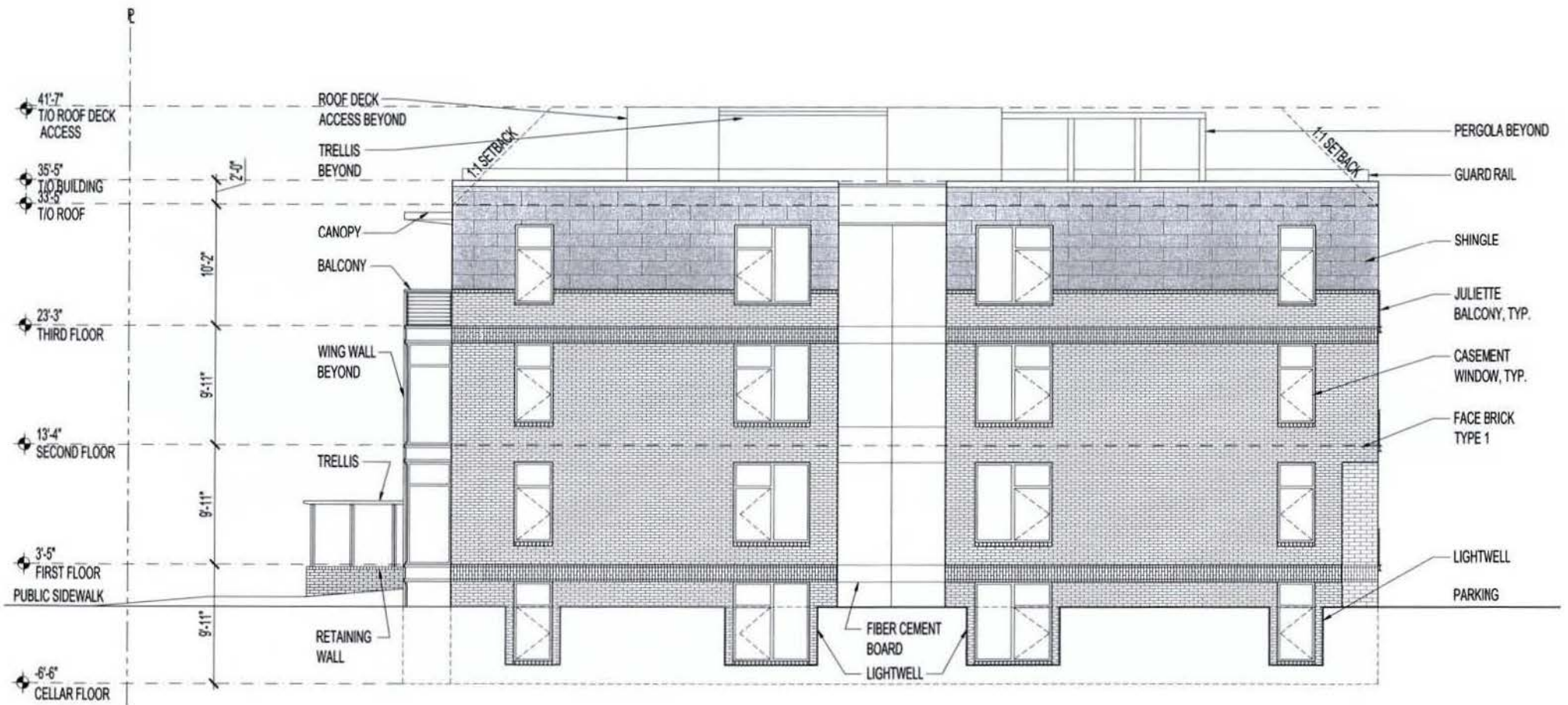
PROPOSED NORTH ELEVATION

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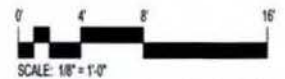
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PROPOSED EAST ELEVATION



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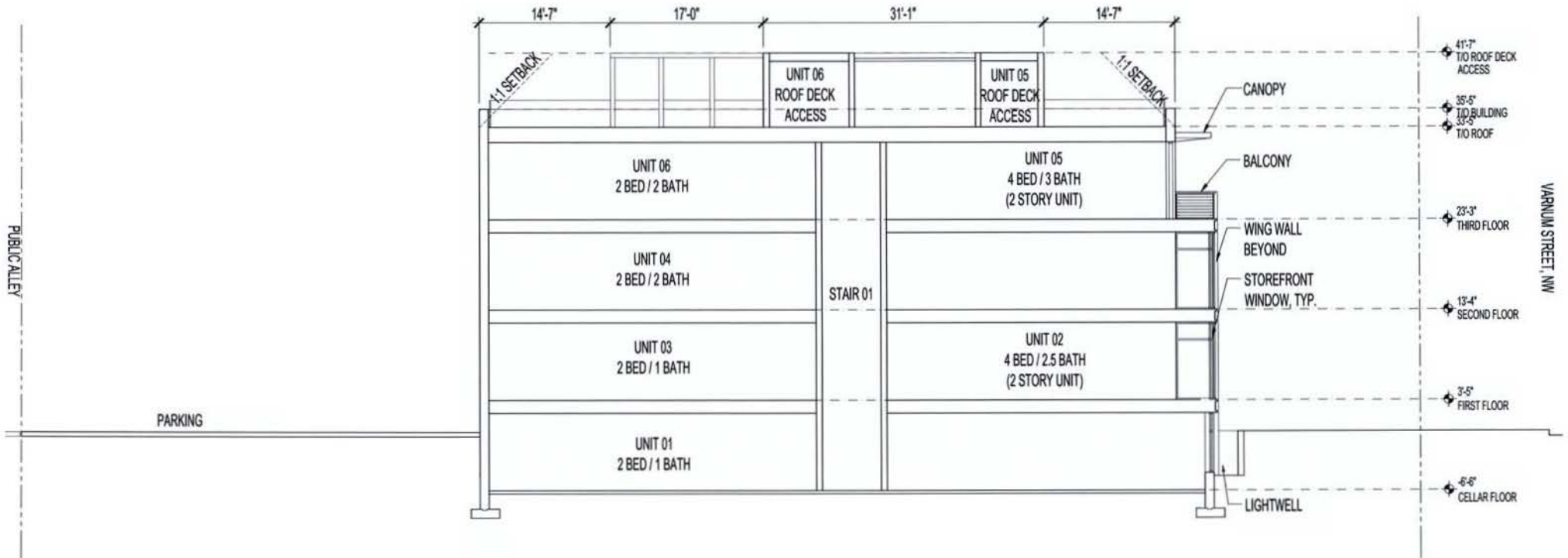
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PROPOSED WEST ELEVATION



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PROPOSED BUILDING SECTION (NORTH / SOUTH)

129 VARNUM STREET, NW

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NOT FOR CONSTRUCTION

revisions:

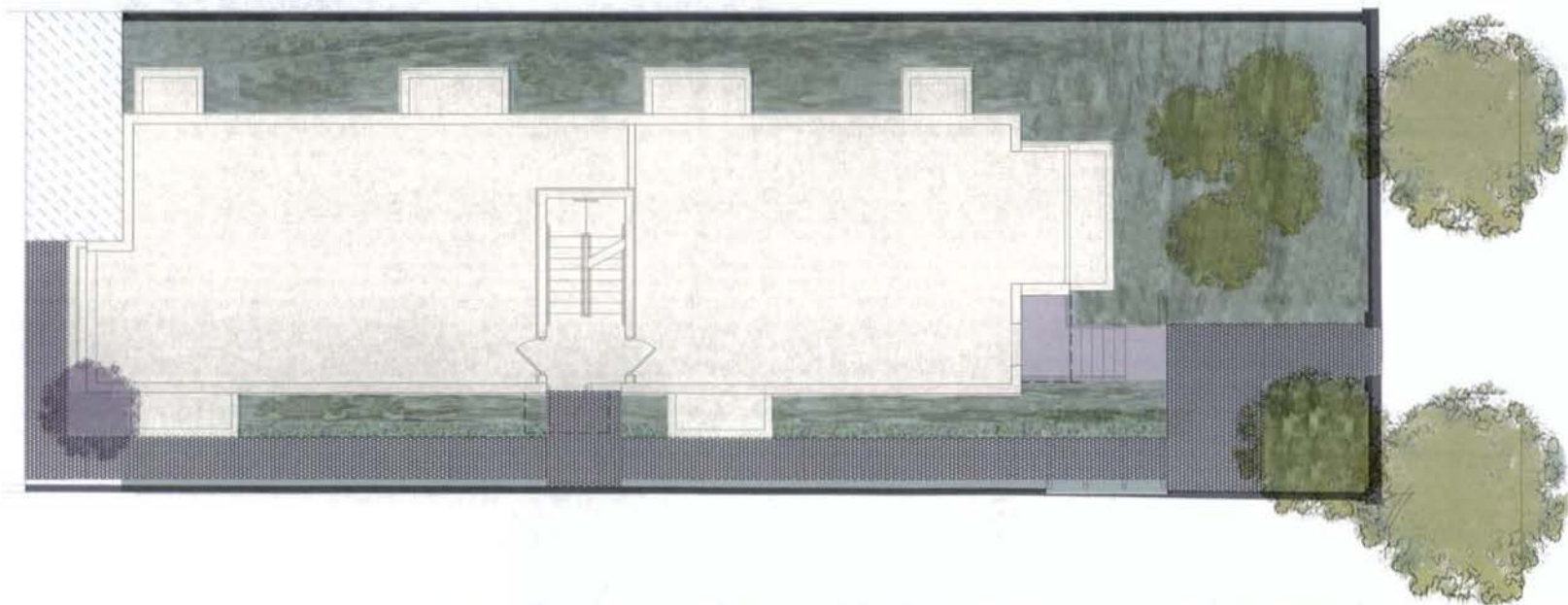
project:
 129 VARNUM ST NW
 WASHINGTON DC

drawing:
 SOUTH ELEVATION

scale:
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date:
 JUNE 30 2015

L-100



NOT FOR CONSTRUCTION

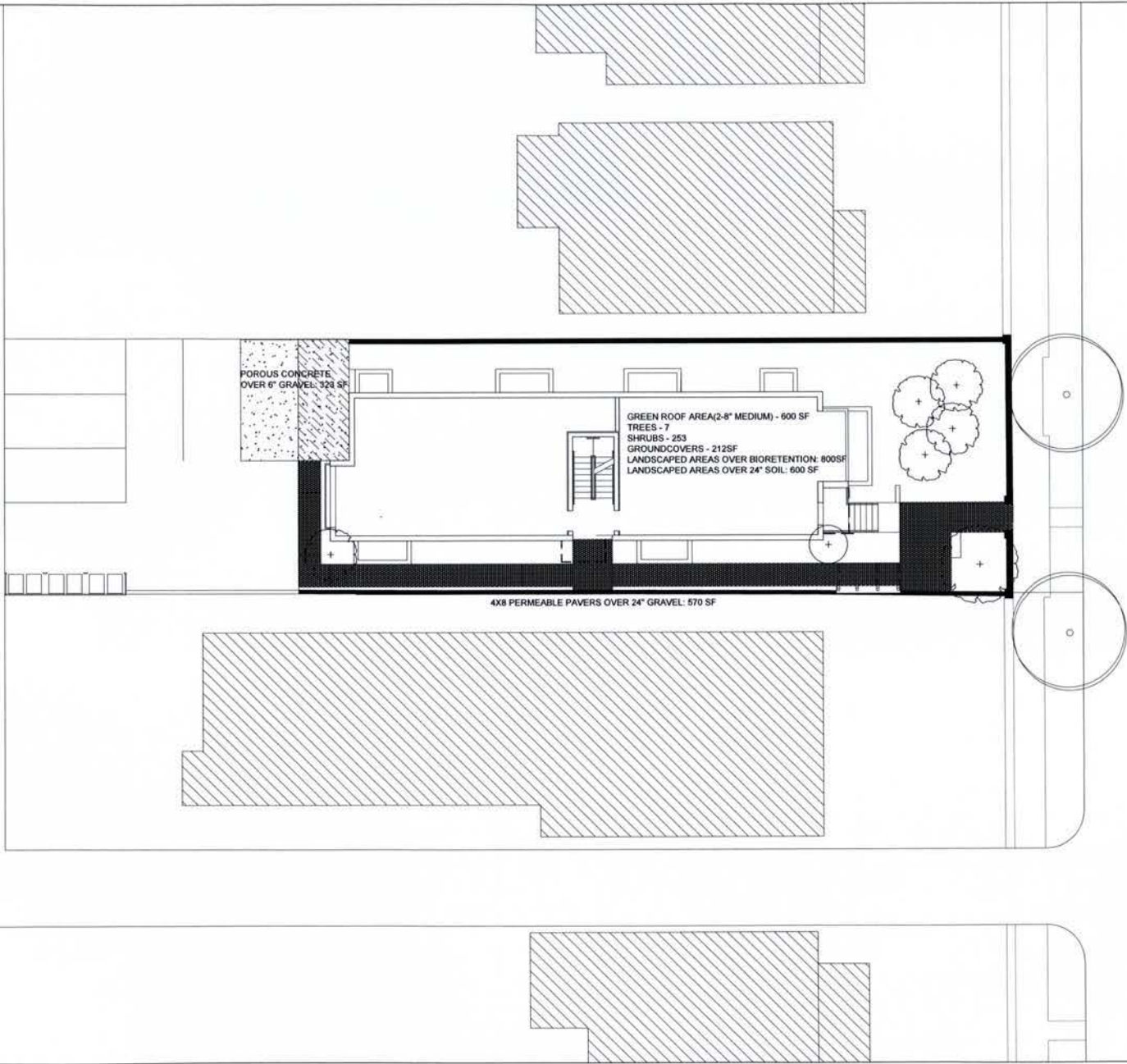
revisions:

project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
ILLUSTRATIVE PLAN
AND WEST ELEVATION
scale:
1/16"=1'-0"

date:
JUNE 30 2015

L-101



NOT FOR CONSTRUCTION

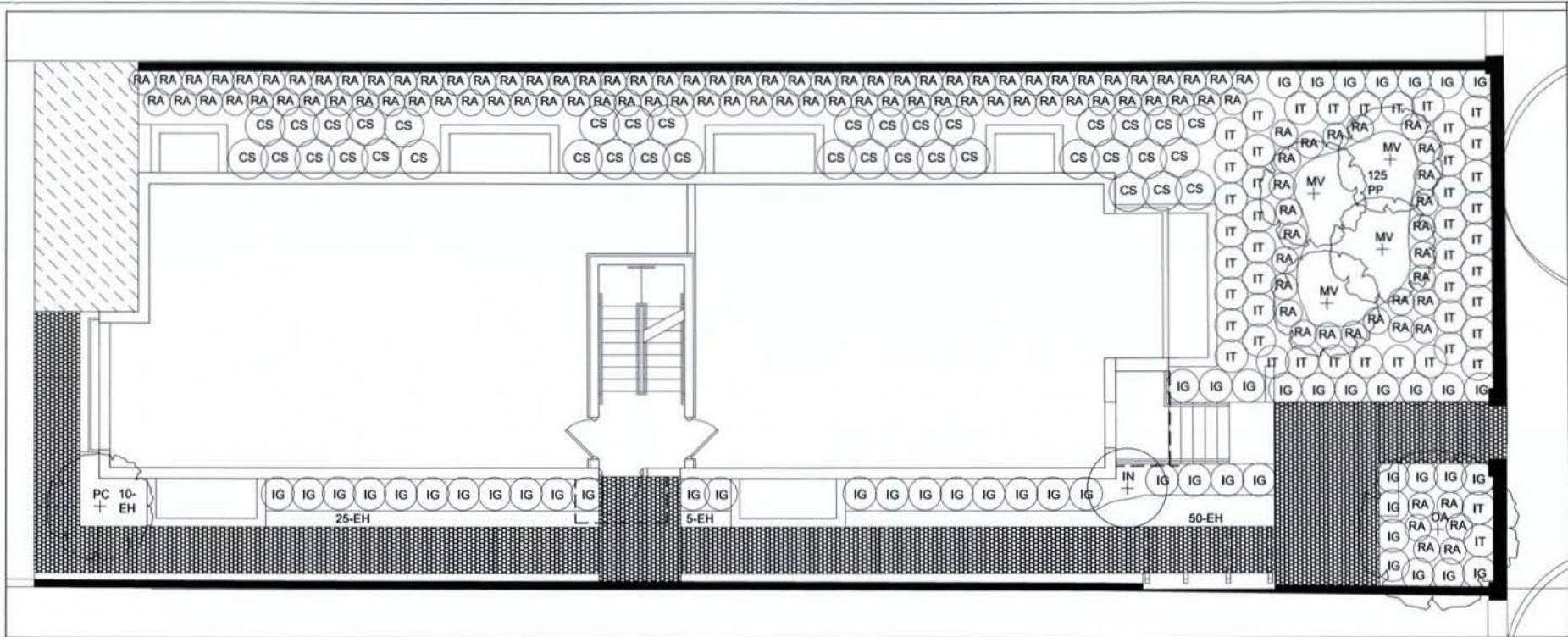
revisions:

project:
129 VARNUM ST NW
WASHINGTON DC

drawing:
LAYOUT/GAR PLAN

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

date:
JUNE 30 2015



SYM	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COND
TREES					
IN	1	ILEX OPACA	DWARF AMERICAN HOLLY	8 - 10'	B&B
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	8 - 10'	B&B
OA	1	OXYDENDRON ARBOREUM	SOURWOOD	2"	CAL
PC	1	COTINUS OBOVATUS	NATIVE SMOKETREE	8 - 10'	B&B
SHRUBS					
CS	38	CORNUS SERICEA	RED TWIG DOGWOOD	2 GAL.	CONT.
IG	52	ILEX GLABRA 'SHAMROCK'	DWARF INKBERRY	2 GAL.	CONT.
IT	46	ITEA VIRGINICA 'HENRY'S GARNET'	VIRGINIA SWEETSPIRE	2 GAL.	CONT.
RA	117	RHUS AROMATIC 'GROW LOW'	DWARF FRAGRANT SUMAC	BARE	ROOT
GROUNDCOVERS					
EH	90	EQUISETUM HYEMALE	SCOURING RUSH	1 GAL.	CONT.
PP	125	PACHYSANDRA PROCUMBENS	NATIVE PACHYSANDRA	QT.	CONT.

NOT FOR CONSTRUCTION

revisions:

project:
125 VARNUM ST NW
WASHINGTON DC

drawing:
PLANTING PLAN

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

date:
JUNE 30 2015



L-300

Green Area Ratio ScoreSheet

Address:

City: State: Zip:

Other / Skip Order:

Enter sq ft of lot:

Weighted Score:

Unweighted Score:

Landscaping Elements

A Landscaped areas (select one of the following for each area)

1 Landscaped areas with a soil depth of less than 24" enter sq ft: 0.3 -

2 Landscaped areas with a soil depth of 24" or greater enter sq ft: 0.6 360.0

3 Bioretention facilities enter sq ft: 0.4 320.0

B Plantings (credit for plants in landscaped areas from Section A)

1 Groundcovers, or other plants less than 2' tall at maturity enter sq ft: 0.2 42.4

2 Plants, not including grasses, 2' or taller at maturity - calculated at 9 sq ft per plant typically planted no closer than 18" on center enter number of plants: 0.3 683.1

3 Tree canopy for all new trees 1.5" to 6" diameter or equivalent - calculated at 50 sq ft per tree enter number of trees: 0.5 175.0

4 Tree canopy for new trees 6" diameter or larger or equivalent - calculated at 250 sq ft per tree enter number of trees: 0.6 -

5 Tree canopy for preservation of existing trees 6" to 12" diameter or larger or equivalent - calculated at 250 sq ft per tree enter number of trees: 0.7 -

6 Tree canopy for preservation of existing trees 12" to 18" diameter or larger or equivalent - calculated at 600 sq ft per tree enter number of trees: 0.7 -

7 Tree canopy for preservation of all existing trees 18" to 24" dia. or equivalent - calculated at 1,000 sq ft per tree enter number of trees: 0.7 -

8 Tree canopy for preservation of all existing trees 24" diameter or larger or equivalent - calculated at 2,000 sq ft per tree enter number of trees: 0.8 -

9 Vegetated wall, plantings on a vertical surface enter sq ft: 0.6 -

C Vegetated or "green" roofs

1 Over at least 2" and less than 8" of growth medium enter sq ft: 0.6 360.0

2 Over at least 8" of growth medium enter sq ft: 0.8 -

D Permeable Paving***

1 Permeable paving over at least 6" and less than 24" of soil or gravel enter sq ft: 0.4 129.2

2 Permeable paving over at least 24" of soil or gravel enter sq ft: 0.5 285.0

E Other

1 Enhanced tree growth systems*** enter sq ft: 0.4 -

2 Renewable energy generation enter sq ft: 0.5 -

3 Appressed water features enter sq ft: 0.2 -

Subtotal of sq ft =

H Biomes

1 Native plant species enter sq ft: 0.1 140.0

2 Landscaping in food cultivation enter sq ft: 0.1 -

3 Harvested stormwater irrigation enter sq ft: 0.1 -

Subtotal of sq ft =

I Green Roofs

1 Green roof with vegetation enter sq ft: 0.1 -

2 Green roof with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

J Green Walls

1 Green wall with vegetation enter sq ft: 0.1 -

2 Green wall with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

K Green Streets

1 Green street with vegetation enter sq ft: 0.1 -

2 Green street with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

L Green Spaces

1 Green space with vegetation enter sq ft: 0.1 -

2 Green space with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

M Green Parks

1 Green park with vegetation enter sq ft: 0.1 -

2 Green park with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

N Green Open Spaces

1 Green open space with vegetation enter sq ft: 0.1 -

2 Green open space with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

O Green Other

1 Green other with vegetation enter sq ft: 0.1 -

2 Green other with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

P Green Total

1 Green total with vegetation enter sq ft: 0.1 -

2 Green total with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

Q Green Total

1 Green total with vegetation enter sq ft: 0.1 -

2 Green total with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

R Green Total

1 Green total with vegetation enter sq ft: 0.1 -

2 Green total with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

S Green Total

1 Green total with vegetation enter sq ft: 0.1 -

2 Green total with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

T Green Total

1 Green total with vegetation enter sq ft: 0.1 -

2 Green total with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

U Green Total

1 Green total with vegetation enter sq ft: 0.1 -

2 Green total with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

V Green Total

1 Green total with vegetation enter sq ft: 0.1 -

2 Green total with water feature enter sq ft: 0.1 -

Subtotal of sq ft =

W Green Total

1 Green total with vegetation enter sq ft: