

BZA Application No. 21170

**723 Oneida Place, NW
Rotimi Ogunbiyi & Omotara Ogunbiyi
September 25, 2024**

Board of Zoning Adjustment
District of Columbia
CASE NO.21170
EXHIBIT NO.21

Sullivan & Barros, LLP

Overview and Requested Relief

- R-2 Zone
- The Applicant is proposing to construct a new accessory building which will be used as an accessory apartment, which is permitted as a matter of right.
- The Accessory Building is within the 450 square foot area limit for accessory structures, but it increases the overall lot occupancy of the lot to 50%, where 40% is allowed. **Accordingly, the Project requires special exception relief pursuant to D-5201 from the lot occupancy requirements of Section D-210.1.**
- The Office of Planning recommends approval
- There are letters of support from the neighbors at 719 and 721 Oneida. Owner also reached out to 725 Oneida, but they had no comment.
- ANC informed Applicant that it declined to weigh in or put on the agenda given it had full June/Sept meetings.

General Requirements of Subtitle X § 901.2

Criteria	Project
1) “Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps.”	<ul style="list-style-type: none">• The Property is located in the R-2 zone; is intended to provide for areas predominantly developed with semi-detached houses on moderately sized lots that also contain some detached houses.• The Property will remain a semi-detached single-family dwelling and the proposed accessory apartment is permitted as a matter-of-right. Accordingly, the proposed Project will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.
2) “Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps.”	<ul style="list-style-type: none">• The granting of the special exception will also not tend to adversely affect the use of neighboring properties, as more fully described in the following slide.

Specific Requirements of D § 5201	Project
<p>5201.4: An application for special exception relief under this section shall demonstrate that the proposed addition, new principal building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:</p> <p>(a)The light and air available to neighboring properties shall not be unduly affected;</p>	<p>The request is for lot occupancy, not the size of the accessory building, which is 78 square feet smaller than what would be permitted by right. In this case, the same Accessory Building could be constructed without relief if the Applicant reduced the size of the Principal Building. Accordingly, there is no difference in size between the accessory building for a matter of right project compared to the proposed project and therefore the relief will not unduly affect the light and air available to neighboring properties.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>The requested relief shall not unduly compromise the privacy of use and enjoyment of neighboring properties. The Accessory Building has no windows to its south or east. The proposed windows to the west face the Principal Building. The proposed windows to the north face the subject Property's yard.</p>
<p>(c)The proposed addition or accessory structure, together with the original building, or the new principal 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 street or alley frontage;</p>	<p>The Accessory Building should not be visible from Oneida Street. The Accessory Building will be visible from the alley to the north, but it will be separated from the alley by 24 feet. Further, the proposed Accessory Building is within the bulk and size requirements of the R-2 Zone. Accordingly, the Addition shall not substantially visually intrude upon the character, scale, and pattern of the houses along Oneida Street, or the abutting public alley.</p>

723 ONEIDA PL NW

DETACHED ADU ADDITION



SHEET INDEX

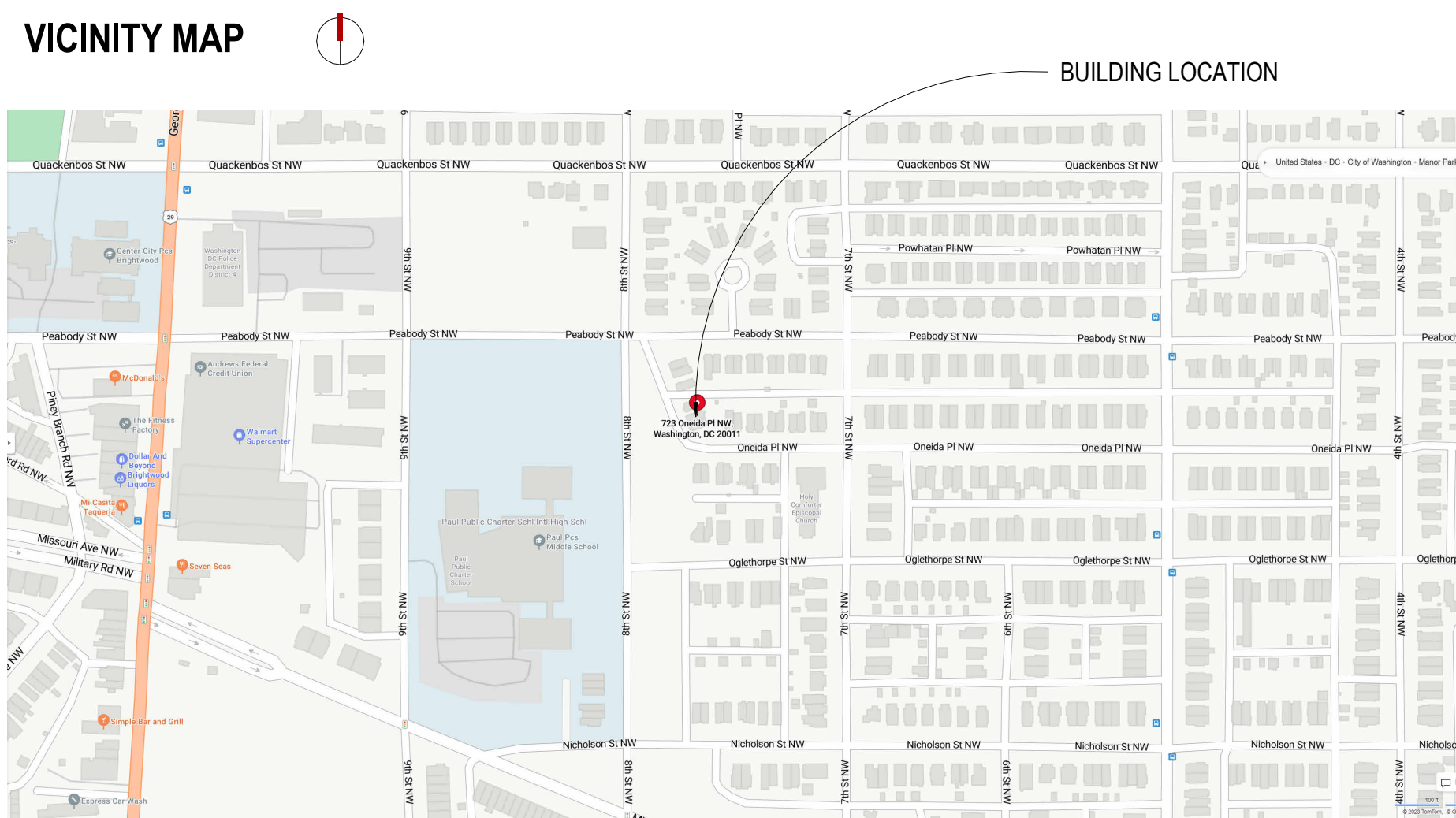
CS01 - COVER SHEET
0006 - SITE PLANS AND ZONING INFO
A101 - DETACHED ADU

PROJECT LOCATION

PROJECT ADDRESS:	723 ONEIDA PL NW, D.C. 20011
NEIGHBORHOOD:	17 - BRIGHTWOOD
ZONING:	R-2
SQUARE // LOT	3158 // 0042

PROJECT DESCRIPTION

DETACHED ACCESSORY DWELLING UNIT ADDITION TO EXISTING
SINGLE-FAMILY SEMI-DETACHED RESIDENCE



723 ONEIDA PL NW

SEMI-DETACHED SINGLE-FAMILY
DETACHED ADU ADDITION

DATE	DESCRIPTION
2024-05-02	REVISED ADU DESIGN

DRAWING TITLE
COVER SHEET

STAMP

PROJECT NO.
FS2024001

DRAWN BY:
Author

SCALE:

DATE:
2024-05-02

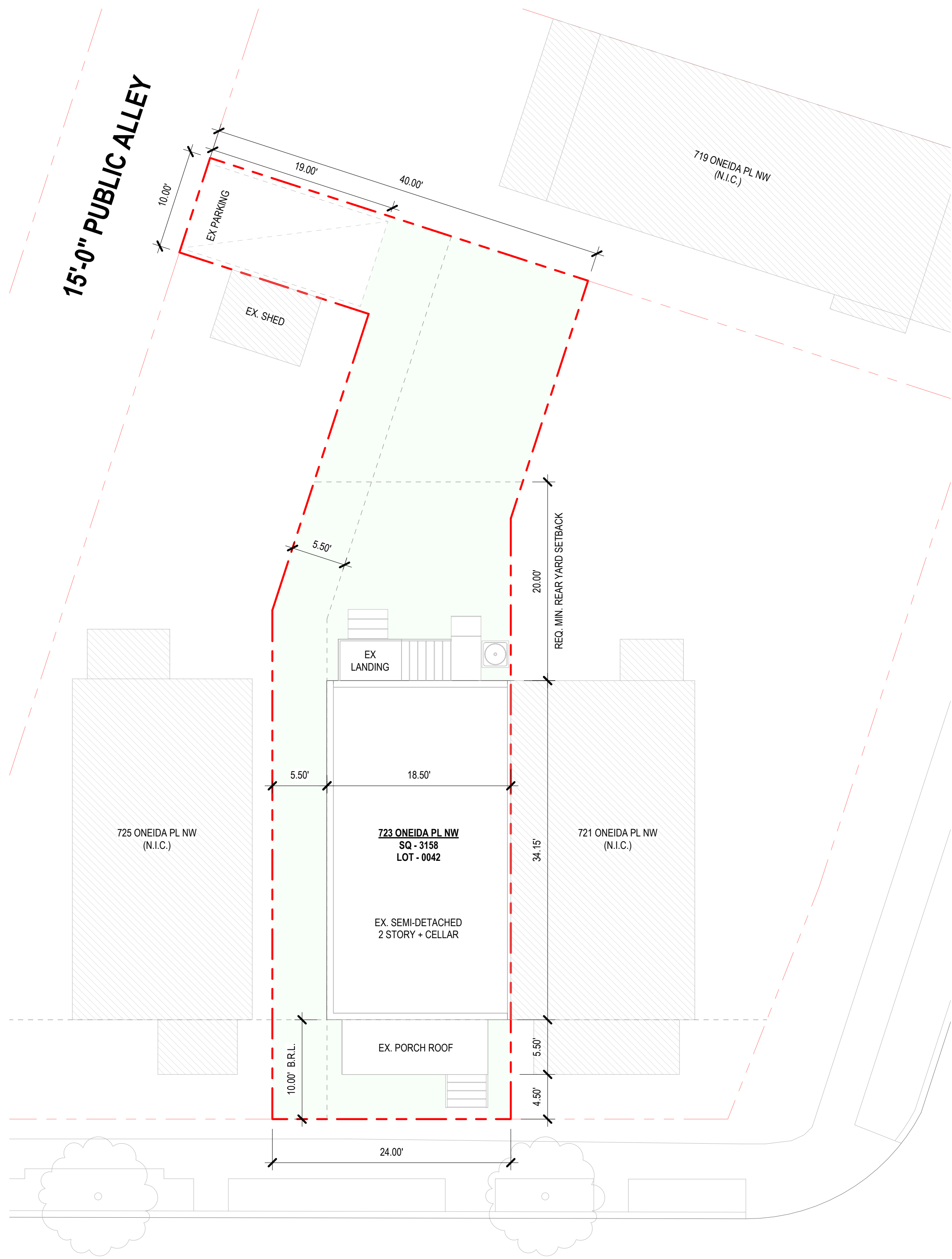
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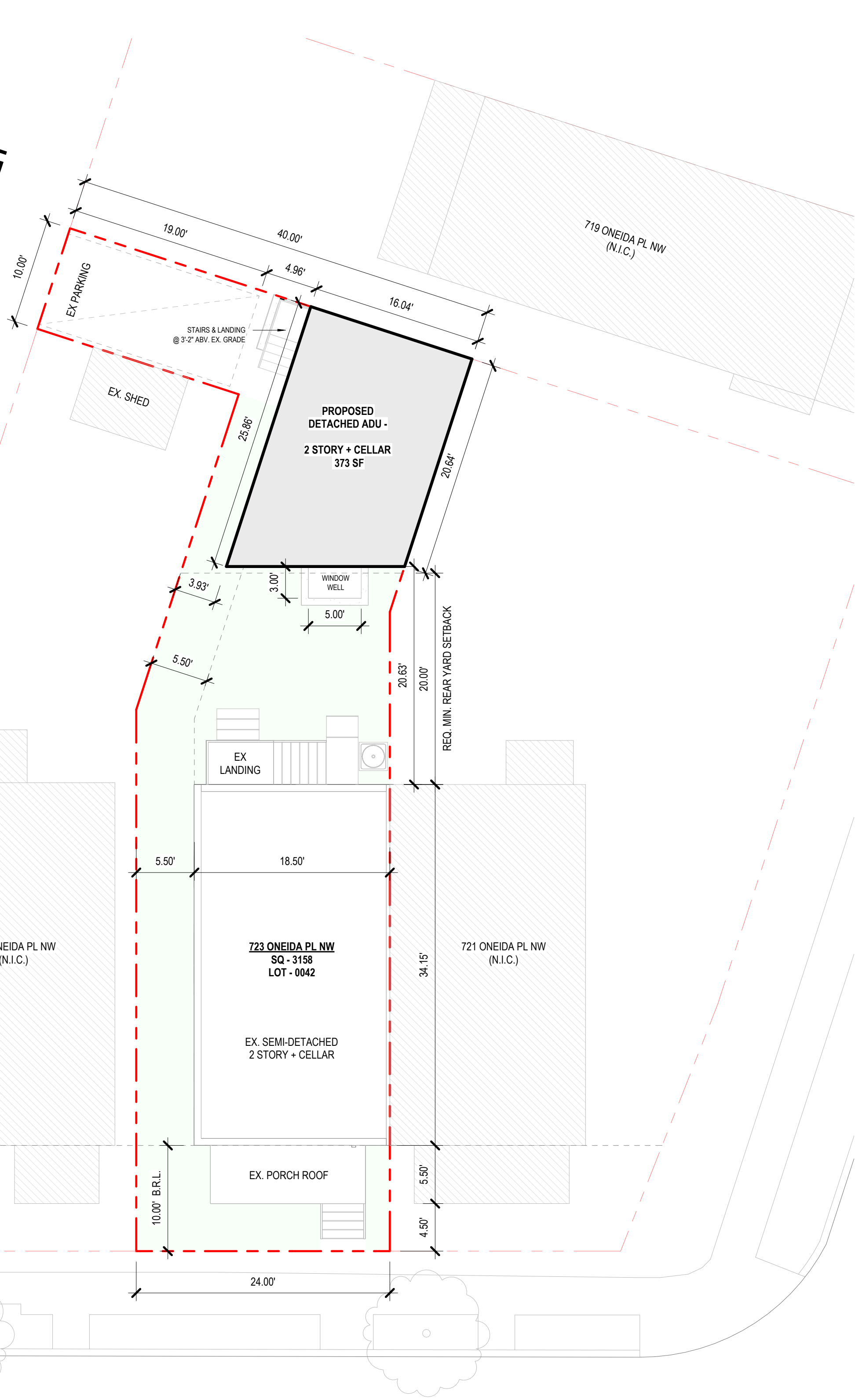
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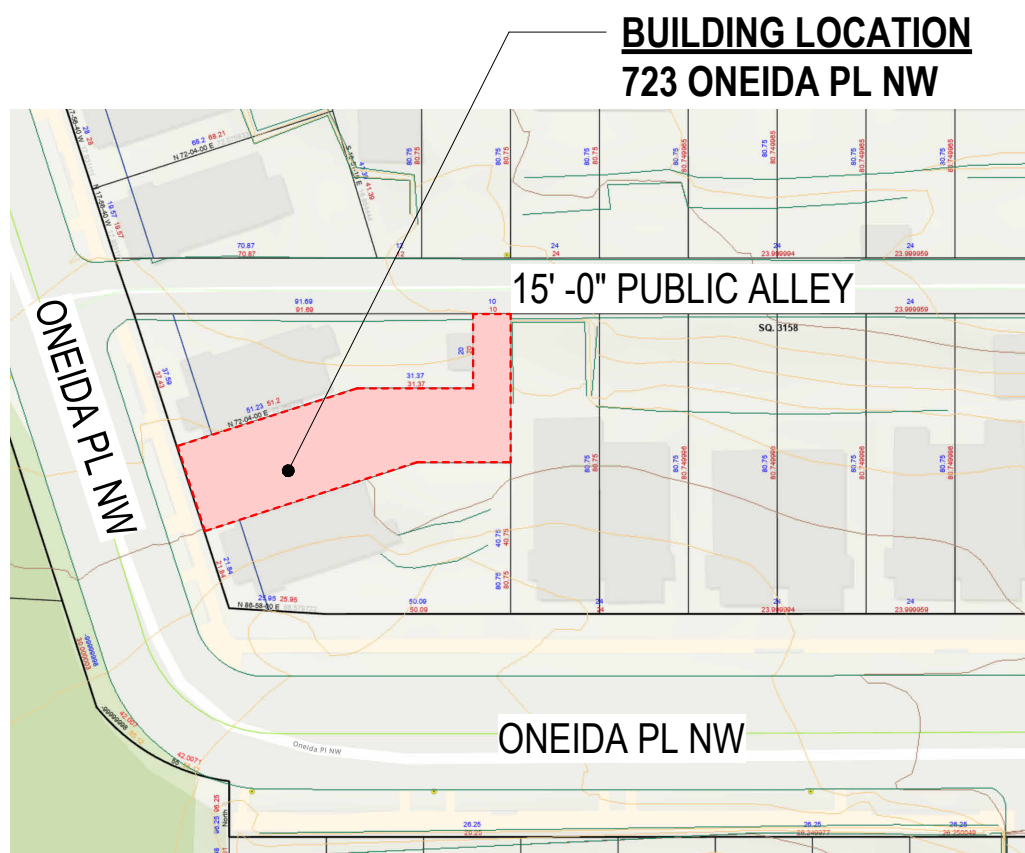
ONEIDA PLACEN.W.

1 EXISTING SITE PLAN
1/8" = 1'-0"



ONEIDA PLACEN.W.

2 PROPOSED SITE PLAN
1/8" = 1'-0"



A - VICINITY MAP

PROJECT NARRATIVE

ADDITION OF A DETACHED 2-STORY PLUS CELLAR ACCESSORY DWELLING UNIT (ADU) SUBJECT TO BZA APPROVAL FOR RELIEF FROM THE 40% MAXIMUM LOT OCCUPANCY (ZONE R-2)

BUILDING INFORMATION

BUILDING AREA AND INFO

ADDRESS: 723 ONEIDA PL NW
SQ // LOT: 3158 // 0042
ZONE: R-2

EXISTING LOT AREA: 2,206 SF
EX. MAIN BLDG.: 650 SF
EX. PORCH ROOF: 80 SF
LOT COVERAGE: 730 SF (33.09%)

PROPOSED ADU: 373 SF
LOT COVERAGE: 1,103 SF (50.00%)

*ADDITION OF THE ADU WILL PUT THE LOT OCCUPANCY OVER THE ALLOWED LIMIT OF 40%. ANY ADDITION BEYOND THE MAX. ALLOWED LOT OCCUPANCY IS SUBJECT TO BZA REVIEW & APPROVAL.

ZONING INFO / ANALYSIS

BUILDING HEIGHT ALLOWABLE:	MAX. ALLOWED: 40'-0"
	UNCHANGED: 23'-6"
STORIES:	ALLOWABLE: 3
	EXISTING: 2 PLUS CELLAR
FRONT YARD:	MIN. REQUIRED: WITHIN RANGE OF EXST.
	PROPOSED: N/A
SIDE YARD:	MIN. REQUIRED: 8'-0" (ONE SIDE)
	EXISTING: 5'-6" (UNCHANGED)
REAR YARD:	MIN. REQUIRED: 20'-0"
	PROPOSED: 20'-7 1/2"
LOT OCCUPANCY:	MAX ALLOWED: 40% (882 SF)
	PROPOSED: 50.00 % (1,103 SF)
PERVIOUS AREA:	MIN. REQUIRED: 30% (662 SF)
	PROVIDED: 43.06 % (950 SF)
PARKING:	REQUIRED: N/A
	EXISTING: 1 VIA PUBLIC ALLEY

ACCESSORY DWELLING UNIT PER:
DCMR 11 SUBTITLE D, CHAPTER 50
DCMR 11 SUBTITLE U - 253

BUILDING HEIGHT ALLOWABLE: MAX ALLOWED: 22'-0"
PROPOSED: 22'-0" TO ROOF H.P.
OF STORIES PROPOSED: 2 STORIES + CELLAR

DISTANCE FROM MAIN BLDG. MIN. REQUIRED: 20'-0"
PROPOSED: 20'-0"

MAX. FOOTPRINT (SF): MAX ALLOWED: 450 SF
PROPOSED: 373 SF

DIST. TO ADJACENT: < 300 FT. (SEE VICINITY PLAN ABOVE)
PUBLIC STREET - ONEIDA PL NW EX. ALLEY WIDTH: 15'-0"



723 ONEIDA PL NW
SEMI-DETACHED SINGLE-FAMILY
DETACHED ADU ADDITION

DATE	DESCRIPTION
2024-05-02	REVISED ADU DESIGN

DRAWING TITLE
SITE PLAN AND
ZONING INFO

STAMP

PROJECT NO. FS2024001
DRAWN BY: Author
SCALE: As indicated
DATE: 2024-05-02
DWG. NO.

0006

Questions?