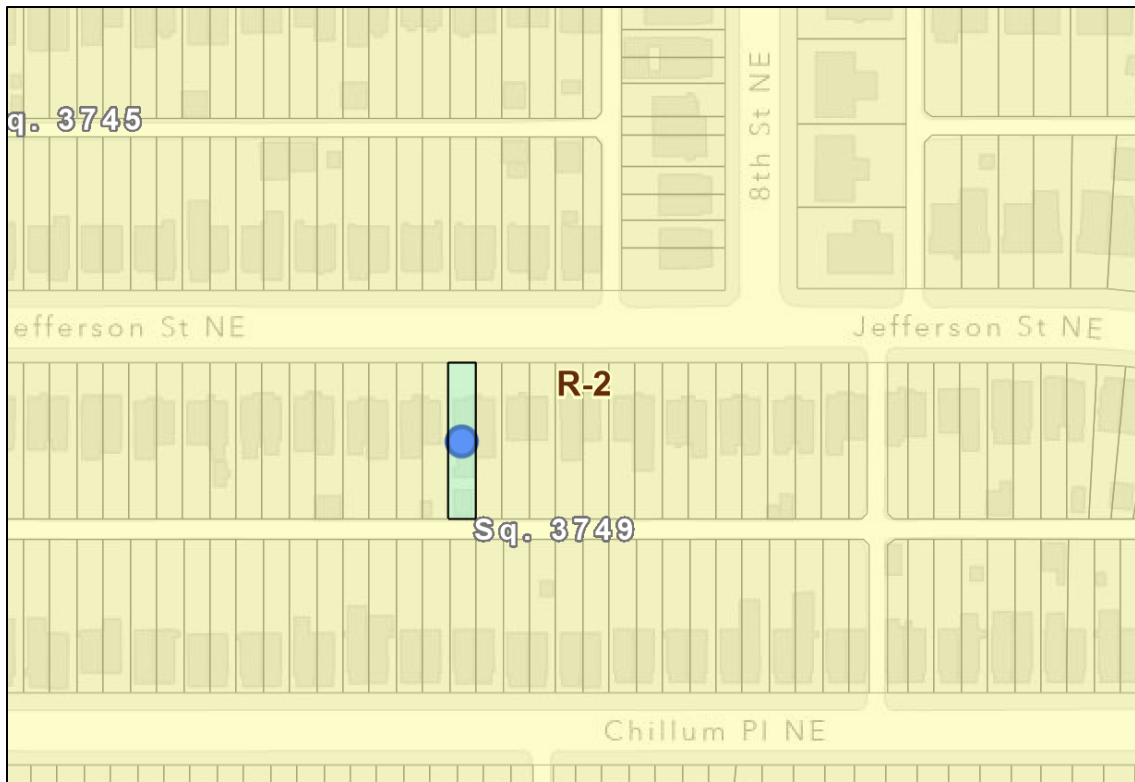


**Advisory Neighborhood Commission 5A**

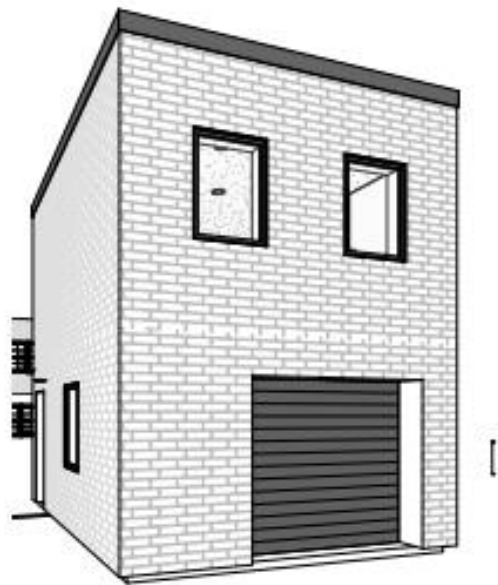
**Monthly Meeting**

**September 24, 2025 | University of D.C. Lamond-Riggs Campus | 5171 S. Dakota Ave, NE**

<b>BZA Case No. 21365</b> <b>Applicant: Cheryl Jeannine Rich Trust</b> <b>FAQ / Summary</b>	
Property	701 Jefferson Street, NE (Square 3749, Lot 95)
Zone	Residential (R)-2
Project	To construct a second story accessory apartment (“ADU”) above an existing detached garage, in the rear of a semi-detached, two-story, principal dwelling unit.
Height and Dimensions	2 stories (17 ft.): 1st story – parking pad; 2nd story – 300 sf ADU
Requested Zoning Relief	<p>Special exception form Subtitle U § 253.8(c), which requires that permanent access to an ADU must be provided by one of the following:</p> <ul style="list-style-type: none"><li>• Permanent passage, open to the sky, no narrower than 8 ft. in width, and extending from accessory bldg. to public street through a side setback or shared recorded easement b/w properties</li><li>• An improved public alley w/ min. width of 24 ft. that connects to public street; or</li><li>• Accessory building is within 300 ft. of a public street accessible through an improved public alley w/ min. width of 15 ft.</li></ul> <p><i>*permanent access to ADU cannot meet any of these conditions*</i></p>
Justifications	<p>Application complies with special exception criteria for ADU in R-2 zone (Subtitle U § 253.8(f)) because not likely to become objectionable and adequate public facilities:</p> <ul style="list-style-type: none"><li>• ADU located at rear of Property with direct access from 15-ft. wide alley;</li><li>• Parking pad provided; ADU does not require on-street parking;</li><li>• Proposed footprint and building height consistent with neighborhood character</li><li>• DC Water confirmed that water is available for proposed ADU; and</li><li>• Adequate public infrastructure (water, electricity, and transportation).</li></ul> <p>Application also complies with general special exception criteria (Subtitle X § 901.2):</p> <ul style="list-style-type: none"><li>• Proposed ADU consistent with general purpose and intent of R-2 zone;</li><li>• Principal dwelling unit and ADU both permitted by-right; and</li><li>• Should not adversely affect neighboring residential use given its rear location, small size, and available off-street parking.</li></ul>
Additional Benefits	<ul style="list-style-type: none"><li>• Multigenerational housing opportunities</li><li>• ADU intended to serve as housing for travel nurses and similar occupations that likely require temporary, but non-transient housing</li><li>• Accessible for those with or without a car</li></ul>
Other Considerations	<ul style="list-style-type: none"><li>• ADU will not be an Airbnb</li><li>• Tenant will have access to the garage parking space</li><li>• ADU will be painted dark blue/dark charcoal gray</li><li>• Material on top of garage will be vinyl siding</li><li>• Adjacent neighbor has not expressed any issues or concerns about the ADU</li><li>• Provides retirement stability</li></ul>



*Portion of District of Columbia Zoning Map*



**701 Jefferson Street NE  
Accessory Dwelling  
Unit**

**Subtitle U, Sec. 253.8**

*An accessory apartment in an accessory building in an R zone, except the R-1B/GT or R-3/GT zone, shall be permitted as a matter of right subject to the following conditions:*

- (a) There shall be permanent access to the accessory building apartment;*
- (b) The dwelling use of the accessory building shall be coterminous with the permanent access;*
- (c) The permanent access shall be provided by one (1) of the following:*
  - 1) A permanent passage, open to the sky, no narrower than eight feet (8 ft.) in width, and extending from the accessory building to a public street through a side setback or shared recorded easement between properties;*
  - 2) Through an improved public alley with a minimum width of twenty-four feet (24 ft.) that connects to a public street; or*
  - 3) The accessory building is within three hundred feet (300 ft.) of a public street accessible through an improved public alley with a minimum width of fifteen feet (15 ft.);*
- (d) An Accessory building that houses an apartment shall not be used simultaneously for any accessory use other than as a private vehicle garage, an artist studio, or storage for a dwelling unit on the lot;*
- (e) An accessory building that houses an apartment shall not have a roof deck; and*
- (f) An accessory apartment proposed within an accessory building that does not meet the conditions of this section shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, and subject the following conditions:*
  - 1) The accessory building shall be located such that it is not likely to become objectionable to neighboring properties because of noise, traffic, parking, or other objectionable conditions; and*
  - 2) Evidence that there are adequate public utilities for the health and safety of the residents.*