



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

March 5, 2015

Vacant (1C01)

Hector Huezo (1C02)

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

To: Mayor Muriel Bowser
Councilmembers of the District Council
Zoning Commission of the District of Columbia

Re: Moratorium on Major Additions to Row Dwellings

Dear Mayor Bowser, Councilmembers, and Zoning
Commission,

At a duly noticed public meeting held on March 4, 2015, with
a quorum present, ANC1C voted 7-0 to adopt the attached
resolution calling for a moratorium on major additions to row
dwellings in Adams Morgan.

Sincerely,

Billy Simpson
Chair, Advisory Neighborhood Commission 1C

Resolution In Support of Moratorium on Major Additions to Row Dwellings in Adams Morgan, ANC 1C

Whereas Adams Morgan possesses a large number of residences in the R-5-B zoning category, and

Whereas Adams Morgan possesses a large number of residential family homes not protected by Historic designation, and

Whereas Adams Morgan has been overwhelmed with developers transitioning family dwellings into multi-unit dwellings, and

Whereas the proliferation of these maximized conversions have given rise to a new terminology, such as ‘Pop Ups’ and ‘Pop Backs,’ and

Whereas many of these conversions lack compatibility and harmony with the balance of the community, especially neighboring buildings on the same block, and

Where many of these conversions may be non-compliant with R-5-B zoning regulations that govern Gross Floor Area (GFA)/FAR, lot occupancy, and building codes, and

Whereas there are many examples of Pop Up and Pop Back construction that have hurt the property rights of neighboring properties in the form of structural damage, decrease in quality of life due to loss of light, air and privacy, and harm to property values, and

Whereas all property owners are entitled to equal consideration of their property rights, and

Whereas in December of 2014 ANC 1C did vote to downzone a portion of Lanier Heights from R-5-B to R-4 in response to repeated complaints against Pop Ups and Pop Backs, and

Whereas the Zoning Commission and District Government are reviewing changes to both the Zoning Regulations, and

Whereas the District of Columbia does have the power to hold back permits for Pop Ups and Pop Backs.

Whereas the District of Columbia lacks a design review process for review of pop-up and pop-back construction in row dwelling neighborhoods.

THEREFORE BE IT RESOLVED, that ANC 1C does urge the Mayor of the District of Columbia and the Council of the District of Columbia to take all appropriate action to place a moratorium on the construction of new floor additions to homes inside the boundaries of ANC 1C, and

Be it Further Resolved, that the Mayor and the Council are requested to work together to create and implement regulations and code changes to insure the continued protection of private property of adjacent neighbors impacted by a Pop Up or Pop Back, and

Be it Further Resolved that ANC 1C urges that this moratorium be kept in place until such time that the following conditions are met:

1. Zoning Commission Case 14-11 (text Amendment to R-4 Zones) is decided,
2. The Zoning Regulation Review (ZRR) is enacted.
3. Properties under historic designation are provided a more robust review process, such as the creation of proposed Conservation Districts.

And Finally Resolved, that the Chair of ANC 1C is authorized to communicate this resolution to the Mayor, the members of the District Council, and the Zoning Commission.