



ADVISORY NEIGHBORHOOD COUNCIL MISSION 4C

www.anc4c.org

Phone: 202-723-6670

Email: 4C@anc.dc.gov

Shanel Anthony, Chairman
shanelanthony4C07@gmail.com
202-291-0701
SMD 4C07

9/12/2014

Zachary Hartman
Vice Chairman
Zachfor4C09@gmail.com
202-747-4557
SMD 4C09

Michael Yates, Treasurer
4C01@anc.dc.gov
202-726-1870
SMD 4C01

Jeff Standish, Secretary
Jeff.Standish@gmail.com
508-317-6217
SMD 4C03

Joseph Maloney
4c02@anc.dc.gov
202-600-9527
SMD 4C02

Rickey Williams, Jr
Celine_beltz@yahoo.com
202-290-7600
SMD 4C04

Joseph Vaughan
4C05@anc.dc.gov
202-550-1081
SMD 4C05

Vann-DI M Galloway
Vann-DI.Galloway@anc.dc.gov
202-545-8155
SMD 4C06

Timothy A. Jones
Tai_reinv@juno.com
202-722-0701
SMD 4C08

Janell L. Rawlings
4C10@anc.dc.gov
202-723-6670
SMD 4C10

P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW
Washington, DC 20011

RECEIVED
D.C. OFFICE OF ZONING
2014-DEC-30 PM 2:39

Anthony J. Hood, Chairman
Zoning Commission

Lloyd Jordan, Chairman
Board of Zoning Adjustment

Director Sabbakhan,
Department of Consumer and Regulatory Affairs

Please see the attached resolution that was passed by ANC 4C concerning the conflict between what is commonly known as "pop-ups" and solar energy homes. This resolution was duly passed at the Wednesday, September 10, 2014 ANC 4C meeting. ANC 4C requests that the Zoning Commission and Board of Zoning Adjustment please give this resolution the "great weight" it is afforded under current law to speak on matter of consequence to the community.

Furthermore, in addition to the traditional signatories to these communications, ANC 4C04 Commissioner Rickey Williams, Jr., whose single member district is especially impacted by the presence of 'pop-ups' also signed this communication.

Whereas, for purposes of this Resolution, a "pop-up" is an upward conversion of an existing rowhouse to 3 or more separate units, are allowed as a 'matter of right,' in residential R-4 zones;

Whereas, existing regulations to rowhouses in R-4 zones is limited to two units which is defined as a 'flat' in contrast to 'apartments' which are defined as three or more units,

Whereas, the Office of Planning has documented "OP has always read the code to mean that R-4 is not intended to be an apartment zone;"

Whereas, R-4 zoning does not expressly prohibit any one property owner from converting their single family home into a multiple dwelling unit,

ZONING COMMISSION
District of Columbia

CASE NO. 14-11

ZONING COMMISSION
District of Columbia

CASE NO.14-11

EXHIBIT NO. 10

District of Columbia

CASE NO.14-11

EXHIBIT NO.10

Whereas, residents consistently advise that required notice of "pop-ups" are not currently occurring, per DC building regulations,

Whereas, residents have misinterpreted liability notices from the appropriate governing agencies,

Whereas, "pop-ups" can be interpreted as changing the existing character of neighborhood blocks, creating apartment zones on traditionally single family home residential streets,

Whereas, the zoning commission is currently considering changes to the regulations which allows for "matter-of-right" "pop-ups",

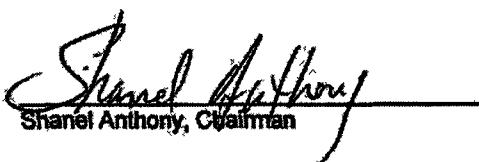
Whereas, the Department of Consumer and Regulatory Affairs is responsible for overseeing the District's building codes,

THEREFORE BE IT RESOLVED, that ANC 4C asks the Board of Zoning Affairs (BZA):

- 1). Adopt the Office of Planning's (OP) proposed 35' limit on "pop-up" development in R-4 zone,
- 2). Require a variance application for conversion of single family homes to more than two (2) separate dwelling units, whereby owners seeking variance must present plans and hear community input before ANCs at a public meeting.

Furthermore, ANC 4C asks the Department of Consumer and Regulatory Affairs (DCRA):

- 1). Strengthen existing rules and oversight for notification to nearby residents affected by "pop-ups", per DCRA's existing 200' notification radius, -
- 2). Clearly articulate liability for adjoining structure damage that may result from individual "pop-ups" to a neighbor's property.



Shanel Anthony, Chairman



Zachary Hartman, Vice-Chair



Rickey Williams, Jr., ANC 4C04 Commissioner

Cc: Director Ellen McCarthy, Office of Planning
Deputy Director Jennifer Steingasser
Councilmember Muriel Bowser