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Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
Washington DC 20001 - www.anc5e.com - twitter @anc5e
**RESOLUTION IN SUPPORT OF THE OFFICE OF PLANNING'S PROPOSED
AMENDMENTS TO ZONING REGULATIONS**

WHEREAS, within the District of Columbia, and specifically within the boundaries of ANC 5E, there has been a proliferation of new construction projects adding one or more stories to individual row homes. These additions are commonly referred to as "pop ups". Pop ups are often constructed by developers in the conversion of existing single family homes into multi-family structures (i.e., more than two units);

WHEREAS, pop ups are very often constructed in a manner that is out of character and significantly taller than surrounding row homes.

WHEREAS, the residential housing within the boundaries of ANC 5E primarily consists of row homes and is primarily zoned R-4; and

WHEREAS, ANC 5E's specific concerns are that pop ups are often unsightly, block sunlight and are inconsistent and incompatible with neighborhood character and the established roof lines and setbacks of the surrounding the row homes; and

WHEREAS, pop ups may negatively impact the market value of the surrounding row homes; and

WHEREAS, the Office of Planning (OP) has recognized that pop ups are inconsistent with the intent of the R-4 zone and the character of neighborhoods and has proposed zoning regulation changes designed to reduce the number of pop ups allowable by right and preserve single family homes (Case No. 14-11); and

WHEREAS, the proposed amendments to the Zoning Regulations would reduce the matter-of-right height in the R-4 zone from 40 feet to 35 feet; and

WHEREAS, the proposed amendments to the Zoning Regulations would also, among other things, potentially eliminate the conversion of a residential structure to an apartment house as a matter-of-right.

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ZONING COMMISSION
District of Columbia

CASE NO

14-11

EXHIBIT NO

189

ZONING COMMISSION

District of Columbia
CASE NO. 14-11
EXHIBIT NO. 189

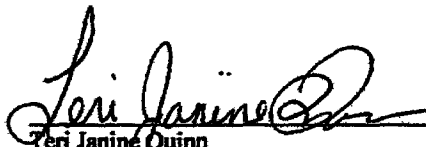
NOW THEREFORE BE IT RESOLVED, that ANC 5E strongly recommends that § 400.24 of OP's proposed amendments to the Zoning Regulations be further amended to read as follows.

400.24 The Applicant shall demonstrate that overall building or façade materials or structure height or upper addition resulting from the additional five feet (5 ft.) will not have a substantially adverse effect on the defining architectural features of the building or result in the removal of such features.

BE IT FURTHER ALSO RESOLVED, that ANC 5E respectfully requests that the Zoning Commission adopt the OP's amendments to the Zoning Regulations as proposed in Case No. 14-11 with additional edits to §400.24 as set forth above.

ANC 5E, at a properly noticed public meeting on January 20, 2015, by a vote of 6 in favor, 0 opposed, and with 3 members present but abstaining, voted to adopt this resolution and forward it to the Zoning Commission for action and implementation.

ANC 5E is composed of 10 Commissioners such that 6 Commissioners constitutes a quorum. We hereby certify this resolution to be true and correct.



Teri Janine Quinn
Chair, Advisory Neighborhood Commission 5E



Sally Hobbaugh
Secretary, Advisory Neighborhood Commission 5E