



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N W
WASHINGTON, D C 20004

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D C OFFICE OF ZONING
2015 MAY -4 AM 11:46

April 23, 2015

Ms Sara B Bardin, Director
District of Columbia Office of Zoning
441 4th Street N W , Suite 200 South
Washington, D C 20001

Dear Ms Bardin

Enclosed is a copy of Council Resolution 21-86, the "Sense of the Council in Support of a Limitation on Pop-ups Emergency Resolution of 2015," adopted by the Council at the April 14, 2015 Legislative Meeting

If you have any questions regarding this resolution, please contact Nyasha Smith, Secretary to the Council, at 202-724-8080 or nsmith@dccouncil.us

Sincerely,

Phil Mendelson
Chairman of the Council

enc

A RESOLUTION

21-86

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

April 14, 2015

To declare, on an emergency basis, the sense of the Council that the Zoning Commission for the District of Columbia should take immediate action to revise and finalize the zoning regulations to limit pop-up expansion of row houses.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Sense of the Council in Support of a Limitation on Pop-ups Emergency Resolution of 2015”.

Sec. 2. The Council finds that:

(1) On March 30, 2015, the Zoning Commission for the District of Columbia (“Zoning Commission”) voted to reduce the allowable height of conversions (“pop-ups”) in R-4 districts from 40 feet to 35 feet, but comprehensive regulations are needed to address the issues that ensue from pop-ups, and often the increased number of units in a dwelling, on a District-wide basis.

(2) Many residents who testified before the Zoning Commission on January 15, 2015, opposed pop-ups and were in favor of the height restrictions.

(3) Many residents testified that there are pop-ups that are aesthetically incompatible, for example, in size, scale, architecture, and setback with the neighborhood character in which they are constructed.

(4) Certain pop-ups have caused property rights disputes, such as:

(A) By blocking the sun, they reduce the efficacy of rooftop solar panels;

(B) By increased occupancy, they reduce already limited off-street parking;

(C) They obstruct neighboring chimneys, a potential carbon monoxide and fire hazard; and

(D) They cause damage to the foundations of neighboring homes.

(5) Every option in law and rule should be studied so that the law and rules that are established will promote the health and safety of our current residents and those to come, safeguard the value and character of District neighborhoods, including our historic row house neighborhoods, attract new residents as a result, and respect the property rights of property owners, both homeowners and developers.

ENROLLED ORIGINAL

(6) It is the policy of the District to promote access to and the integrity of safe and quality housing and neighborhoods for all District residents.

Sec. 3. It is the sense of the Council that the Zoning Commission should act immediately to finalize zoning regulations that address the pending issues set forth in this resolution.

Sec. 4. Transmittal.

The Chairman shall transmit a copy of this resolution, upon its adoption, to the Zoning Commission and the Mayor.

Sec. 5. This resolution shall take effect immediately.



**COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004**

Docket No **PR21-132**

[] ITEM ON CONSENT CALENDAR

[X] ACTION & DATE

ADOPTED FINAL READING, 4/14/2015

[X] VOICE VOTE

RECORDED VOTE ON REQUEST

APPROVED

ABSENT

[] ROLL CALL VOTE - Result

Councilmember	Aye	Nay	NV	AB	Councilmember	Aye	Nay	NV	AB	Councilmember	Aye	Nay	NV	AB
Chmn. Mendelson	X				Evans	X				Silverman	X			
Alexander	X				Grosso	X								
Allen	X				McDuffie	X								
Bonds	X				Nadeau	X								
Cheh	X				Orange	X								
X - Indicate Vote					AB - Absent					NV - Present, Not Voting				

CERTIFICATION RECORD

Secretary to the Council

Date

[] ITEM ON CONSENT CALENDAR

[] ACTION & DATE

[] VOICE VOTE

RECORDED VOTE ON REQUEST

ABSENT

[] ROLL CALL VOTE - Result

Councilmember	Aye	Nay	NV	AB	Councilmember	Aye	Nay	NV	AB	Councilmember	Aye	Nay	NV	AB
Chmn. Mendelson					Evans					Silverman				
Alexander					Grosso									
Allen					McDuffie									
Bonds					Nadeau									
Cheh					Orange									
X - Indicate Vote					AB - Absent					NV - Present, Not Voting				

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Date

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[] ROLL CALL VOTE - Result

Councilmember	Aye	Nay	NV	AB	Councilmember	Aye	Nay	NV	AB	Councilmember	Aye	Nay	NV	AB
Chmn. Mendelson					Evans					Silverman				
Alexander					Grosso									
Allen					McDuffie									
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CERTIFICATION RECORD

Secretary to the Council

Date