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May 27, 2015

Zoning Commission
441 4th Street NW Suite 200S
Washington, DC 20001

Dear Chairman Anthony Hood,

Please see the attached resolution from ANC 4C on the matter of ZC 14-11. This resolution was voted on at a publicly announced meeting. The vote was 9 Yeas – 0 nays – 1 abstention.

WHEREAS, the District of Columbia's R-4 zones consists of single family homes in an attached rowhouse configuration; meaning, each home shares a parting wall and/or structure that is directly in contact with the adjoining property; and

WHEREAS, many of these R-4 zoned, single family homes are now being converted into multi-family units, and

WHEREAS, these multi-family conversions are considered "matter-of-right" developments, meaning an owner has an indisputable right to convert the attached R-4 zoned rowhouse into a multi-family units, contingent upon certain limitations set forth by Zoning and construction codes, and

WHEREAS, after hearing many complaints from residents concerning the "matter-of-right" conversion projects, the Office of Planning (OP) on June 24, 2014, issued a memo entitled *ZC 14-11 Preliminary and Pre-hearing Report – Request for a Text Amendment*, calling for, among other things, reduction in conversions height, and

WHEREAS, ANC 4C voted to support numerous changes to the zoning code for conversion projects including, but not limited to, "Adopt the Office of Planning's (OP) proposed 35' limit on "pop-up" development in R-4 zone, and 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, and

WHEREAS, the Zoning Commission held a meeting on January 15, 2015, on the subject of conversions (ZC 14-11), where they heard from both supporters and opponents of conversion projects; and

WHEREAS, at the aforementioned Zoning Commission meeting, OP advised it supported subjecting conversion project's third (3rd) and fourth (4th) units to Area Median Income requirements to help create affordable housing, and

WHEREAS, the Zoning Commission, voted by a margin of 3-2 to approve the following limits on conversion projects:

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Washington, DC 20039

801 Shepherd Street
Washington, DC 20001
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2015 JUN -1 AM 10:42
ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 264

Maximum height as a matter of right = 35 feet

A mezzanine shall count toward the maximum number of floors

There shall be 900 square feet of land area per dwelling unit and no more than 4 units shall be permitted.

The 4th unit shall be subject to IZ at 80% AMI

A conversion shall not result in the demolition of more than 30 percent of the gross floor area of the original structure.

A rear addition shall not extend further than ten feet (10 ft) past the rear wall of any adjacent residential row structure


An upper floor addition shall not result in the removal or significant alteration of a roof top architectural element original to the house such as a turret or tower.


Any upper floor addition shall not block or impede the functioning of a chimney or other external vent required by any municipal code on an adjacent property.

An upper or rear addition shall not interfere with the operation of any neighboring solar energy system

WHEREAS, the public comment period on the Zoning Commission's proposed approved rule on conversion projects is from May 1, 2015 to June 1, 2015;

THEREFORE BE IT RESOLVED, That ANC 4C wishes to reiterate its support for the Zoning Commission actions and urge the ZC to finalize these rules for conversion projects in the District of Columbia by once again voting in the affirmative on the matter


Vann-Di Galloway, Chair
27 MAY 15


Rickey Williams, Jr., Commissioner