



ADVISORY NEIGHBORHOOD COMMISSION 1A

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SMD 1A04 – Mogan Corr
SMD 1A07 – Thomas Boisvert
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SMD 1A02 – Vicky Wright-Smith
SMD 1A05 – Kevin Holmes
SMD 1A08 – Kent Boese
SMD 1A11 – Dotti Love Wade

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Commissioner Kent C. Boese

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RESOLUTION IN STRONG SUPPORT OF TEXT AMENDMENT TO THE ZONING REGULATIONS: CHAPTER 1, DEFINITIONS AND CHAPTER 4, R-4 ZONES (ZONING CASE 14-11)

WHEREAS; The proposed Text Amendment to the Zoning Regulations for residential structures located within the R-4 Zone places greater emphasis on the original intent of the zone – namely that the zone's primary purpose A) shall be the stabilization of remaining one-family dwelling structures within that zone, and B) shall not be an apartment house district – defined as any property with three or more dwelling units;

WHEREAS; The current R-4 text has resulted in an ever increasing preponderance of “pop-ups” and row-house conversions to apartment dwellings within the R-4 zone, and a reduction in the number of family-sized housing units in the District of Columbia,

WHEREAS; The existing R-4 text has resulted in making family-sized housing in the District of Columbia ever more costly and unaffordable as families increasingly compete with developers for the same properties,

WHEREAS; The text amendment – which reduces building height from 40 ft to 35 ft and limits dwelling units to no more than two by-right – does not deny property owners from increasing density or building height beyond these limits by allowing both to proceed through the special exception process, and,

WHEREAS; Advisory Neighborhood Commissions 1A and 1B, in collaboration, organized and co-hosted public meetings on August 4 and September 27, 2014, where staff from the Office of Planning explained the proposed text amendments and answered questions from the community.

BE IT RESOLVED THAT: Advisory Neighborhood Commission 1A supports and strongly recommends that the Zoning Commission approve and adopt the proposed Text Amendment to Chapter 1, Definitions and Chapter 4, R-4 Zones (Case 14-11). Additionally, the Commission recommends that the appropriate language be included in the text amendment to address conversions to residential and non-residential structures to apartment dwellings as follows

- A residential structure in an R-4 District may be converted to an apartment house by special exception with the third unit and above subject to Inclusionary Zoning at 60% AMI

Advisory Neighborhood Commission 1A
3400 11th Street NW #200
Washington, DC 20010

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 5
EXHIBIT NO. 5

- A non-residential structure in an R-4 District may be converted to an apartment house by special exception with no minimum square feet per dwelling unit requirement


Additionally, ANC 1A strongly urges the Office of Planning and Board of Zoning to develop language governing the development of alley lots in the R-4 District. Examples of property in need of such guidance include Sq. 2892 Lots 885 & 886, Sq. 2845 Lots 813 & 814; and Sq. 2851 Lot 837.

BE IT FURTHER RESOLVED THAT: should there be a need to reevaluate the housing types in areas of the existing R-4 District, that the Zoning Commission and the Office of Planning address this through a re-zoning process rather than liberally interpreting existing zoning language and deviating from the original intent of the districts.

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Certification

After providing sufficient notice for and with a quorum of 7 present at its October 8, 2014, meeting, Advisory Neighborhood Commission 1A voted, with 7 Yeas, 0 Nos and 0 Abstentions, to adopt the above resolution.


Kent C. Boese
Chairperson, ANC 1A


Vickey Wright-Smith
Secretary, ANC 1A