


1D01: Yasmin Romero-Latin Vice chairperson yasminkiki@yahoo.com	<div style="text-align: center;"> Mount Pleasant Advisory Neighborhood Commission  1380 Monroe St NW, #117 Washington DC 20010 </div>	<div style="text-align: right;"> RECEIVED OFFICE OF THE D.C. ZONING COMMISSION 2014 OCT 27 PM 2:18 1D04. Phil Greiner 1D04@anc-dc.gov </div>
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Stop apartment house conversions in Mount Pleasant

RESOLVED, that ANC1D advises the Office of Planning and the Zoning Commission that the Mount Pleasant Historic District should be exempted without delay from the current zoning regulation allowing matter-of-right conversions of pre-1958 houses to 3 or more units based on lot size. Existing zoning regulations should be amended to limit future matter-of-right conversions of all R4 dwellings (row, semi-detached and detached homes) to two units per lot irrespective of lot size. Conversions to more than that number should be subject to review as variances.


ANC1D strongly supports and urges the Zoning Commission to approve and adopt the Text Amendments to Chapter 4 of the Zoning Code, R-4 Zones (Case ZC 14-11), proposed by the Office of Planning as Recommendations 5 and 6 in its report of June 24, 2014.

Why Mount Pleasant is experiencing a wave of developer driven conversions of houses of all kinds in its R-4 zone (detached, semi-detached and row) into multiple unit condominiums.

This accelerating trend, which threatens both the quality and character of the neighborhood, is driven by existing zoning regulations that allow for the conversion of pre-1958 houses to "apartment houses," that is, buildings with three or more units whether apartments or condominiums, as long as there is 900 square feet of lot size for each unit.

One of our neighborhood's unique historic assets, more than 200 lots that exceed 2,700 square feet, is being used by developers to convert remaining R4 dwellings (row, semi-detached and detached) homes into the maximum number of luxury units allowed by law and to sell these units individually as condominiums. This trend threatens Mount Pleasant's longstanding demographic and economic diversity by catering to a few specific segments. It has eroded the number of group homes which has supplied affordable housing to people of all ages and backgrounds for years. By eliminating existing housing for families, it is making such housing even less affordable for those in need of such accommodations and pushing them out of the neighborhood, eroding support for neighborhood schools and other community institutions.

Passed by 3 to 0 vote at the legally noticed, public meeting of ANC1D on October 21, 2014, with a quorum present. Voting "yes" Commissioners Hoey, McKay, Terrell. A quorum for this commission is three, three commissioners were present.


Secretary, ANC1D

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
ZONING COMMISSION
EXHIBIT NO. 6
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