



**A RESOLUTION  
IN THE ADVISORY NEIGHBORHOOD COMMISSION (ANC) 1B  
OF THE DISTRICT OF COLUMBIA**

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**SUPPORTING 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, 2014 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 1B supports and 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 subject to Inclusionary Zoning at 60% AMI
- 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

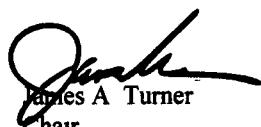
Additionally, ANC 1B urges the Office of Planning and Board of Zoning to develop language governing the development of alley lots in the R-4 District

**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**

Sufficiently noticed and with a quorum of 7 present at its December 4, 2014 meeting, ANC1B voted, with 7 Yeas, 0 Nays, and 0 Abstentions, to adopt the above resolution

  
James A. Turner  
Chair

  
Ricardo Reinoso  
Secretary

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
ZONING COMMISSION  
District of Columbia  
EXHIBIT NO. 8  
EXHIBIT NO. 8



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