



ANC 1A ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Layla Bonnot
SMD 1A04 – Matt Goldschmidt
SMD 1A07 – Jen Bundy
SMD 1A10 – Rashida Brown

SMD 1A02 – Teresa Edmondson
SMD 1A05 – Christine Miller
SMD 1A08 – Kent C. Boese
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Zach Rybarczyk
SMD 1A06 – Angelica Castañon
SMD 1A09 – Michael Wray
SMD 1A12 – Jason Clock

ANC 1A Resolution in Support with Concerns of Zoning Commission Case 19-15: Short Term Rentals

WHEREAS, the Council of the District of Columbia (“Council”) voted on November 13, 2018 to approve Act 22-563 known as the, Short-Term Rental Regulation Act of 2018, effective April 25, 2019 (“Act”) under D.C. Law 22-307. This new law requires the Department of Consumer and Regulatory Affairs (“DCRA”) to license the operation of short-term rentals (“STR”) and requires STRs to comply with applicable Zoning Regulations.;

WHEREAS, The Office of Planning report reads, ‘All regulations and licensing requirements of STRs would be administered by DCRA in accordance with D.C. Law 22-307, which is separate and apart from zoning. Given this, should D.C. Law 22-307 be amended in the future, the proposed zoning text would not necessarily need to be amended.’;

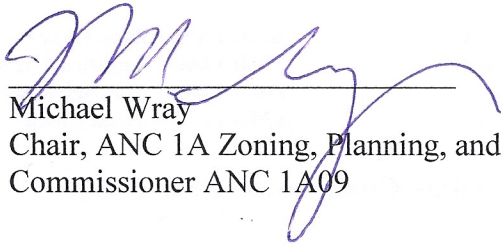
BE IT RESOLVED THAT: ANC 1A supports a text amendment to bring harmony to the text of the zoning regulation and the intent of Act 22-563. Short Term Rentals have a direct and lasting impact on neighborhoods with regard to the quiet enjoyment of property and affordable housing. However, a misplaced definition of STRs may have unintended consequences if not properly considered and therefore we have the following concerns;

BE IT FURTHER RESOLVED THAT: ANC 1A asks the Zoning Commission and the Office of Attorney General to consider if the Act is challenged successfully in a Court, would the definition of STRs and ultimately the accessory use of STRs in residential zones be in question. And if so, is this approach to defining STRs via the Act in the best interest of DC residents who may rely on STRs to afford their primary residence.

BE IT FURTHER RESOLVED THAT: ANC 1A asks the Zoning Commission and the Office of Attorney General to consider if it is in the best interest of DC residents to allow the Council to amend a law which in turn will change zoning regulation without involving the Zoning Commission. There are only a few of examples of this approach to a use definition in the current zoning regulation. In the future, STRs could be given a broader definition under the Act which may have unintended consequences if not fully reviewed and approved by the Zoning Commission.

BE IT FURTHER RESOLVED THAT: ANC 1A, for the reasons stated, suggests that the Zoning Commission include a definition for STR within the zoning regulation rather than rely on a reference to the Act.

BE IT FINALLY RESOLVED THAT: Commissioner Wray, or in his absence, any member of the Executive Committee, shall be authorized to communicate this resolution to members of the Zoning Commission and all other DC governmental agencies.



Michael Wray
Chair, ANC 1A Zoning, Planning, and Parks Committee
Commissioner ANC 1A09

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Certification:

After providing sufficient notice for and with a quorum of 8 present at its October 10, 2019, meeting, Advisory Neighborhood Commission 1A voted, with 8 Yeas, 0 Nos and 0 Abstentions, to adopt the above resolution.



Kent C. Boese
Chairperson, ANC 1A



Zachary Rybarczyk
Secretary, ANC 1A