

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need for the Council to state its support for a moratorium on the issuance of any building permit that would allow additional stories to be constructed on top of existing single-unit or 2-unit houses, including row houses, or the conversion of a single-unit or 2-unit house to more than 2 units until the health, safety, and environmental issues that arise from such construction are addressed on a comprehensive District-wide basis in law and in revised regulations promulgated by the District of Columbia Zoning Commission.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Sense of the Council in Support of a Moratorium on Pop-ups Emergency Declaration Resolution of 2015”.

Sec. 2. (a) The need for a moratorium is an emergency because pop-ups have caused property rights disputes; such as, reducing the efficacy of rooftop solar panels, reducing already limited off-street parking, causing damage to the foundations of neighboring homes, and by their inordinate height obstructing neighboring chimneys, pop-ups are a potential carbon monoxide and fire hazard.

(b) Other adverse effects regarding pop-ups that need to be studied and may need further regulation are issues of reduced air quality, of flooding, and other water damage.

(c) Many residents, including Harriet Tregoning, the former Director of the Office of Planning, testified that there are pop-ups that are aesthetically incompatible in size, scale,

1 architecture, and setback neighborhood character in which they are constructed. There may also
2 be a need to study the fiscal effects of these neighborhood character setbacks on the value of
3 homes and the desirability for new residents to move into particular neighborhoods.

4 (d) It is clear that more regulations are required to settle pop-up issues, and the
5 conversion of a one-unit or 2-unit house into multi-dwelling units, for residential neighborhoods
6 District-wide.

7 (e) It is urgent that a moratorium be placed on the issuance of building permits to
8 maintain the status quo until needed regulations are developed, and finalized by the Zoning
9 Commission.

10 Sec. 3. The Council of the District of Columbia determines that the circumstances
11 enumerated in section 2 constitute emergency circumstances making it necessary that the Sense
12 of the Council in Support of a Moratorium on Pop-ups Emergency Approval Resolution of
13 2015 be adopted on an emergency basis.

14 Sec. 4. This resolution shall take effect immediately.