Cochran, Patricia (DCOZ)

From: James Pearlstein <jpearlstein@voice-va.org>
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To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter in Support of ZC 25-13 and ZC 25-09

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Members of the Zoning Commission,

Greetings.

Our closest friend in DC, a single mom who's husband recently passed away from cancer and is raising two teenage boys on a public teacher's salary, just had her rent go up from $2,500 per month to $3,800. The cost of housing in DC is completely out of control and we need our public officials to act with the urgency and boldness that the moment demands.

I'm writing to urge the Zoning Commission to approve the Office of Planning's proposed upzoning on Wisconsin Avenue (ZC 25-13) and Connecticut Avenue (ZC 25-09). I'm also asking my Councilmembers to support a broader upzoning in the next Comprehensive Plan.

These targeted rezonings will put more homes—including affordable homes—within easy reach of Metro and neighborhood retail. That means more opportunities for families and seniors, stronger small businesses, safer and more walkable main streets, and progress on DC's climate and equity goals.

This is an important first step, but it doesn't go far enough. I'm asking my Councilmembers to commit to a more vibrant, affordable DC in the Comprehensive Plan. Tell the Office of Planning to:

Board of Zoning Adjustment
District of Columbia
CASE NO. 17055
EXHIBIT NO. 39

1. Legalize up to Six Homes on All Residential Lots: Take steps to end exclusionary zoning by allowing up to six homes on every residential lot.

2. Allow Parking Flexibility Citywide: Give homebuilders and local businesses the flexibility to determine parking based on their specific site and neighborhood needs, rather than forcing arbitrary mandates that waste space and increase costs for renters.

3. Promote Transit Oriented Development: Allow buildings to reach 90 feet within ½ mile of Metro stations and ¼ mile of high-frequency bus lines (with automatic expansion when new bus lines/metro stops are added).

Ward 3 has long under-produced housing relative to its access to opportunity. These rezonings—and a broader upzoning in the Comp Plan—will help keep long-time residents, welcome new neighbors, and ensure our local shops and schools thrive.

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