

5800 32nd Street NW
Washington, DC 20015
22 September 2015

I am writing with respect of Zoning Regulations Review and to request changes with respect of two aspects of the proposed newly formulated Zoning Regulations. I have followed with interest the process over the years and fear that certain proposals represent significant harm to residents of the District of Columbia, imposing an undue burden onto us.

Proposed changes to minimum parking requirements do not reflect the reality of how people live and work in the District. Though some may wish to reduce the use of the automobile within the District, the proposed reductions in minimum requirements will neither have that effect nor reflect the needs of District residents. Even if many of us were able to use alternative modes of transportation, cars will still need parking places. If developers of new buildings are not required to provide adequate parking, users of these buildings will seek street parking, putting the parking burden unfairly onto the residents of the District of Columbia. Given crowding on Metro and its poor performance, it is unrealistic to reduce parking requirements along Metro corridors. Thus, maintaining current parking requirements is a matter of basic equity to us residents of the District of Columbia.

My other area of concern involves proposed changes to the Zoning Regulations with respect of Accessory Dwelling Units, now retitled as Affordable Dwelling Units. In the District many of us live on small plots of land in built-up neighborhoods. Neighbors should have a right to object to new buildings near alleys and property lines that will affect quality of life. New accessory buildings near property lines may restrict neighbors' access to light and air and cause changes in surface water flow. Thus, current regulations with respect to Accessory/Affordable Dwelling Units should remain in place.

Thank you for your consideration of my views and those of the residents of the District of Columbia.

Sincerely yours,



Harlan Cohen