

November 6, 2013

Brian Levy
1321 Florida Ave NW
Washington, DC 20009

Anthony Hood
Chairman
DC Zoning Commission
One Judiciary Square
441 4th Street NW, Suite 200S
Washington, DC 20001

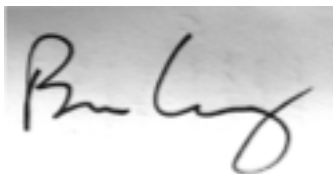
RE: Zoning Case No. 08-06A, Subtitle D (Testimony in support for accessory apartments)

Dear Chairman Hood and the D.C. Zoning Commission:

I own a 5200 ft² residential R-3 zoned alley lot in the Stronghold neighborhood (Ward 5). Currently it's not possible to build an alley residential dwelling unless the alley is 30 foot or greater in width (only a few of the 700+ alley lots in DC are this wide). Allowing building on these lots will increase alley safety, positively increase density, and allow additional housing stock in a city short of it. **I strongly support the proposed changes to new zoning rules that allow residential alley dwellings in all residentially zoned alley areas. In addition, I support a change that allows an accessory apartment on an alley dwelling by special exemption, as some alley lots are very large and could easily accommodate both a primary and secondary structure.**

I own a row house at 13th and Florida Ave NW in Ward 1 (zone R-5B), and would like to add a micro accessory apartment. The new DC proposed zoning would allow backyard carriage house-type dwellings in R-1 and R-2, but not R-3 (special exemption only) or R-4. I believe expanding accessory apartments should be a priority to allow additional affordable housing in DC, for interns or other low wage workers who are rapidly being forced out of many areas of DC, in addition to family members requiring their own unit. **I strongly support the proposed expansion of accessory apartments, and believe that accessory dwellings should be allowed by right in R-1, R-2 and R-3 zones, and by special exemption in R-5.**

Thanks for your consideration,

A handwritten signature in black ink, appearing to read "Brian Levy", is shown on a light background.

Brian Levy
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