

TESTIMONY
September 8, 2014

Office of Planning
441 4th Street, NW, Ste 200-S
Washington, DC 20001

RE Case Number 08-06A-Alternative Text

Office of Planning and the District Zoning Commission,

I am a District Ward 1 resident and would like to sincerely thank OP and the Zoning Commission for your tireless work on the DC zoning rewrite. However, as the rules are finalized, I would ask you to please consider

SUBTITLE D:

I support stronger language to allow the widespread development of ADU's. There is tremendous potential for backyard ADU's in DC, and I feel that expanding ADU (accessory dwelling units) in all forms is essential to increasing DC's housing supply, expanding affordable housing, and allowing aging in place for DC residents. I *support* the majority of the latest changes to the ADU language developed over the summer: eliminating minimum lot areas, reduction in minimum house square footage, etc. However, I believe the latest zoning rules on ADU's should *keep* 1606.2, so residents can develop ADU's by right without going through a costly and time-intensive special exemption process. Specifically, I support retaining the matter of right provision for accessory apartments to be located in existing accessory *buildings* as originally set down on September 9, 2013. In addition, I support deleting the six-person aggregate maximum for the principal and accessory apartment and establishment of a limit only on the number of residents in the accessory apartment.

SUBTITLE D and E

a) I support eliminating the proposed CIA (Camping in Alleys) zoning rule introduced by the Office of Planning. It appears this rule was made in an

untransparent fashion (with no public demand, at the last minute over the summer), appears unjustified (given the current lack of alley squatter camps), and is unequally applied to private property (solely alley lots) in the District. It also appears to target a single individual, violating a commonly held principle of law. More importantly, it eliminates a potential source of affordable micro housing in DC we should be working together to develop further. I refer the commission to the full open letter on this matter posted here <http://boneyardstudios.com/2014/07/24/open-letter-to-dc-zoningplanning-on-proposed-cia-camping-in-alleys-and-adu-rule/>

Thank you,
Brian Levy

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