

I am a District resident in Ward 1. I own a 5300ft² alley lot in Ward 5. I 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:

1608.1: Alley lot uses. I support allowing residential use of alleys in R-1, R-2, and R-3, not just R-3. There are over 600 alley lots across the city, and the majority of them could support residential dwellings, even if some are quite small. This is a question of using every tool to allow greater density and more housing options in a city that is losing affordable housing every day.

1608.2(c): Residential conditions for alley lots. For residential uses, I believe there should be no limits on R zones, and minimum alley width should be 15 feet, or less than 24 feet. The current 24 foot standard effectively precludes the vast majority of alleys in the District.

1609.1: Alley Lot Special Exception Uses; I believe alley lots in R-1, R-2, and R-3 zones should be afforded residential use by right, not by special exception.

1609.2: Alley Lot Special Exceptions. I believe alley width should be 15 feet, or less than 24 feet, not 24 feet. I understand that fire codes concerns resulted in the 24 foot language, but believe this code is excessive.

I also support the development of ADU's on alley lots if the size of the lot is appropriate. This is not addressed in the current zoning changes.

Thank you,

Brian Levy

Submitted on 7/24/2014 by:

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