

**To:**

Zoning Commission of the District of Columbia  
441 4th Street NW, Suite 200-S  
Washington, DC 20001

**Subject:** Support for Z.C. Case No. 25-06 — Alley Lots Text Amendment

Dear Members of the Zoning Commission,

I am writing in support of the Office of Planning's proposed text amendment for **Z.C. Case No. 25-06**, which would modernize the regulations for alley lots and help make alley homes feasible to build across the District. I represent **ANC 2G04**, which includes the **historic alley dwelling districts of Blagden Alley and Naylor Court**.

Over the past four years, our Commission has been working to fill in vacant alley lots and bring more housing opportunities to these historic corridors while maintaining their architectural character. These proposed zoning changes would directly support that work and help realize the potential of our underused alley spaces.

Alley homes are a gentle, neighborhood-scale way to add the starter homes and small apartments our city needs. They make better use of land, improve alley safety through regular use, and strengthen neighborhood character without changing the look and feel of our streets.

I strongly urge the Commission to adopt the proposal and to go a step further by:

- **Eliminating costly parking mandates** that make alley housing financially infeasible, especially on smaller lots.
- **Aligning unit limits with the underlying zones**, allowing the same number of homes as permitted on street-facing lots.
- **Aligning height limits with the underlying zones** to make construction practical and compatible with nearby buildings.

These refinements are narrow, practical, and pro-housing. They remove outdated barriers that have kept alley lots vacant and will help DC meet its housing goals while creating more affordable, attainable homes.

Thank you for your consideration and for your ongoing work to support housing opportunities across the District.

Sincerely,

Sincerely,



**Steven M. McCarty**

Chair, Advisory Neighborhood Commission 2G  
Commissioner, ANC 2G04  
[2g04@anc.dc.gov](mailto:2g04@anc.dc.gov)