



**ADVISORY NEIGHBORHOOD COMMISSION 3E**  
**TENLEYTOWN    AMERICAN UNIVERSITY PARK    FRIENDSHIP HEIGHTS**  
**WAKEFIELD    CHEVY CHASE    FORT GAINES    SPRING VALLEY**  
c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015  
<https://anc3e.org>

**ZC Case 25-06; Alley Lot Regulations**

**Whereas** ANC 3E has long been supportive of adding housing, including affordable housing, in our ANC, Ward and across the city;

**Whereas** this ANC has encouraged the city to concentrate such additional housing around transportation corridors;

**Whereas** ANC 3E has previously supported zoning changes to facilitate the construction of additional housing units in multi-unit buildings but has not opined on zoning changes that might facilitate the construction of additional single family homes;

**Whereas** the DC Office of Planning (OP) is proposing to make changes to what can be built on alley lots in residential (R) zones. ANC 3E currently has 25 alley lots<sup>1</sup>, 11 of which are greater than 450 square feet which is the minimum required square footage for building a residential unit in DC;

**Whereas** among the changes OP is proposing that would potentially impact housing construction on alley lots in ANC 3E are the following:

- Reduce the permitted minimum alley width from 24 feet to 15 feet
- Allow the construction of one unit per lot in R-1 and R-2 zones (one unit per lot is currently allowed in R-3 zones) and allow an accessory unit to be built matter of right so long as the lot meets the minimum size requirement and allow an accessory unit to be built via a special exception if it does not meet the minimum lot size requirement

**Whereas** OP is proposing that housing constructed on alley lots be limited to 22 feet in height which is the same height limit on Accessory Dwelling Units in R zones which when constructed as a separate unit from the primary residence are typically located on the alley;

**Whereas** the result of these changes would permit as matter of right residential use of alley lots in R zones;

**Whereas** although ANC 3E believes these proposed changes will only result in the construction of additional market rate single family homes we believe there is value to creating new market rate housing units too as well as expanding access to affordable or below market rate housing;

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<sup>1</sup> <https://app.dcoz.dc.gov/CaseReport/ViewExhibit.aspx?exhibitId=374264>

**Whereas** while ANC3E has concerns about access to alley lots for individuals with mobility limitations, due to lack of sidewalks and the poor state of many DC alleyways we also believe this concern applies to many existing single family homes and in and of itself is not a reason to object to the opportunity for these additional units;

**Whereas** ANC 3E believes that given the typical lack of more than one exterior property frontage and the smaller lot sizes of many alley lots that OP should exempt alley lots from any parking requirements;

**Whereas** ANC 3E is puzzled by the OP proposal for a 25 foot rear yard requirement in 5100.2<sup>2</sup> which does not otherwise currently apply in R zones including to ADU's separate from the main dwelling unit and we fear might preclude most lots from seeing housing built;

**Whereas** ANC3E would like to see OP explore additional MOR uses such as a neighborhood pool or other recreational uses or a community garden for alley lots;

**Now therefore be it resolved:**

ANC3E supports the OP proposal to allow matter of right development of alley lots consistent with the underlying zone where the alley lot is located with the following caveat:

- OP removes parking minimums for alley lots

Contingent on this change ANC 3E urges the Zoning Commission to approve these proposed changes with the proviso that we don't understand the basis for the proposed change that requires the 25 foot rear yard requirement in 5100.2 and we urge the zoning commission to consider whether this requirement is necessary.

ANC 3E authorizes Commissioners Amy Hall and Tom Quinn to testify for the ANC at any proceedings connected to the above referenced case.

The resolution passed by a vote of 7 \_ 0 \_ 0 at a properly noticed meeting held on October 9, 2025, at which a quorum was present, with Commissioners Bender, Cohen, Gianinno, Graff, Hall, Mitchell and Quinn in attendance.

ANC 3E

**Jonathan Bender**  
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DN: cn=Jonathan Bender, o, ou,  
email=jbender@businesslawyer.  
com, c=US  
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by Jonathan Bender  
Chairperson

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<sup>2</sup> <https://app.dcoz.dc.gov/CaseReport/ViewExhibit.aspx?exhibitId=374264>