
Support Zoning Case Number 25-06, Alley Lot regulations

From Christopher Forinash <forinash99@everyactioncustom.com>

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To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Dear Chairman Anthony Hood,

As the resident of a basement apartment with an alley entrance on Capitol Hill, I wish to express my overall support for the proposed changes to the zoning regulations for alley lots. I am also a professional transportation planner and former Chair of the Arlington VA Planning Commission. I have worked for much of my career (day job and after-hours advocacy) to help create more places for people to live in our joyful, sustainable, diverse, connected neighborhoods.

These changes will make it easier to build homes on alley lots to help address our city's housing needs. Easing restrictions on alley lots offers an innovative way to find underutilized space that can be turned into hundreds of new homes. Importantly, the proposed changes will help make new homes on alley lots easier to build by providing needed flexibility through a Special Exception process for creating new alley lots and allow for modest height increases determined by the Board of Zoning Adjustments.

The proposed amendments, however, could be improved. I ask that you remove vehicle parking requirements from these typically small lots, where the tradeoff is between a home for people or storage for a car. Retaining existing parking requirements perpetuates a major barrier to finding space for new homes. The experience in Arlington bears that out - fewer "missing middle" units than could be created by simply eliminating damaging and inflexible parking requirements.

The proposed changes keep overly restrictive minimum lot area subdivision standards and impose excessive restrictions on lots in the R-1 and R-2 zones. Also, the expanded pervious surface requirement is counterproductive to increasing efficient use of small lots. These proposed rules should be reconsidered to make it easier to build new homes.

Overall, many of the proposed changes to alley lot regulations support the potential for hundreds of more homes in unique sites across the city. Revised new zoning regulations will benefit individual households seeking a place to live and put underutilized space to work. Encouraging more alley lot

homes helps meet our housing and affordable housing needs.

I ask you to support and improve these zoning regulations for alley lots.

Thank you for your consideration.

Sincerely,

Mr. Christopher Forinash

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