



ZC Case No. 25-06

OAG Testimony in Support

Alexandra Cain, AICP – Special Counsel

Public Hearing – January 12, 2026

OAG Recommends:

Approval of the text amendment, which will reduce unnecessary and burdensome regulations and facilitate additional housing on alley lots

The Text Amendment Addresses the District's Housing Crisis



Utilizing unique and underdeveloped lots to support “gentle density” and greater variety of housing types



Simplified regulations and entitlement processes

OAG Support for OP's Revisions Since Setdown

- 1) No objection to return to 24-foot minimum alley width for subdivisions and residential uses due to concerns from FEMS**
 - Continue to recommend greater clarity in special exception standards to clarify issues BZA and reviewing District agencies should consider
- 2) Support clarification to minimum lot dimensions in the R and RF Zones to tie them to the minimum required by the zone, rather than building type**
- 3) Support provision of special exception relief to allow additional height**
- 4) Support clarification that front setback rules do not apply to alley lots**
- 5) Support clarification to variance types for alley lots**

Additional Recommendations

- Continued review of development standards, particularly yard and parking requirements to assess potential for greater flexibility
- Review of special exception requirements and agency reviews to ensure clarity and efficiency

OAG recommends that the Zoning Commission:

Approve the text amendment, which will reduce unnecessary and burdensome regulations and facilitate additional housing on alley lots