

## Cochran, Patricia (DCOZ)

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**From:** adam.m.stevenson@everyactioncustom.com on behalf of Adam Stevenson  
<adam.m.stevenson@everyactioncustom.com>  
**Sent:** Thursday, January 8, 2026 6:47 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Support Zoning Case Number 25-06, Alley Lot regulations

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Dear Chairman Anthony Hood,

As a DC resident, I wish to express my overall support for the proposed changes to the zoning regulations for alley lots. 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.

I'm a young professional with over \$30,000 in student debt, a middle-income job, and facing the likelihood that I won't be able to buy a home in DC for the next 5 years (if ever, as I may have to move out of the city to find housing at some point). However, I grew up in the DC region, enjoy the walkability and relatively good transit, and general vibrancy of the city. I would like to stay here, and these types of changes make it easier for me and people like me to establish lives in the city.

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. Most significantly, I ask that you remove vehicle parking requirements from these typically small lots, where the trade off 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 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. Adam Stevenson

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