



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

January 12, 2026

Anthony J. Hood
Chair
Zoning Commission
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: ZC 25-06 (Alley lot regulations)

Dear Chairman Hood:

ANC 6C writes to state its support for several of the proposed amendments.¹

First, we strongly support OP's original proposal to allow the subdivision of alley lots abutting alleys 15' wide and larger, as opposed to the current minimum of 24'. *See* 11-C DCMR § 306.1. Such a reduction would greatly increase the useability of numerous legacy alley lots, including ones within ANC 6C.

We note that since setdown, OP has retreated from its original proposal and now suggests instead allowing special-exception relief from the onerous 24'-alley requirement. ANC 6C opposes this retreat. DC FEMS has long dealt with the District's intricate network of alleys, many of which are permanently restricted to a width of 12' or even 10'. Substituting a special exception standard for the current variance requirement retains an unnecessary barrier to the construction of new housing. Accordingly, we support OP's original proposal to allow matter-of-right subdivision adjacent to a 15' alley.

Second, we likewise support the increase in matter-of-right alley structure height to 22' (vs. the current 20'). This change aligns with the Commission's decision to allow accessory structures that same height and will, once again, ease the challenges associated with constructing much-needed new housing in the District.

¹ On September 10, 2025, at a duly noticed and regularly scheduled monthly meeting, with a quorum of seven out of seven commissioners and the public present via videoconference, this matter came before ANC 6C. The commissioners voted 7-0 to adopt the position set out in this letter and to authorize Vice-Chair Mark Eckenwiler (6C04) to represent the ANC in this matter.

Finally, for many of the same reasons noted above, ANC 6C supports the change to allow two units a) as a matter of right on alley lots of 1800sf or larger and b) as a special exception on smaller lots.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt
Chair, ANC 6C