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## Letter in Support of ZC Case No. 25-06

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**From** Adam Elkins <noreply@adv.actionnetwork.org>

**Date** Thu 8/21/2025 2:11 PM

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

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Members of the Zoning Commission,

When I first moved to DC, I lived in an alley home in Foggy Bottom, on a beautiful and beloved block of around 20 similar alley homes within the Foggy Bottom Historic District. My rent (while not cheap!) was far more affordable than similarly-sized units elsewhere in this neighborhood.

Nevertheless, it's illegal to build homes like mine anywhere in DC today. Alley width requirements, residential use bans, and height limits guarantee that most DC residents will never benefit from the affordability alley homes can provide in centrally located, otherwise expensive neighborhoods.

For this reason, I strongly support the proposed text amendment in ZC-25-06. Alley housing will create an opportunity for small, affordable rental units and starter homes.

But DC is in a housing crisis, and we urgently need to build more homes. To help support housing creation, the Zoning Commission should go much farther, and consider:

1. Eliminating expensive parking mandates for alley homes.
2. Aligning unit limits with the limits of their zones.
3. Aligning the height limits of alley homes with their zones.

These changes will help us build a more inclusive, vibrant, and affordable DC.

Adam Elkins

[adam1.elkins@gmail.com](mailto:adam1.elkins@gmail.com)

1820 California St NW Apt 11

Washington, District of Columbia 20009