

## Cochran, Patricia (DCOZ)

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**From:** Luke Lanciano <noreply@adv.actionnetwork.org>  
**Sent:** Friday, August 22, 2025 8:10 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Letter in Support of ZC Case No. 25-06

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Members of the Zoning Commission,

The first place I could afford in the DC area was an illegally subdivided single family home in Rockville—I've been fortunate in my career since then and now live in one of the big buildings along Connecticut Ave (that zoning might not allow today), but there needs to be greater flexibility allowed for building smaller homes, on smaller lots, and such allowances should be extensive across the city. Such policies will allow more people to find safe, affordable housing in DC.

To that end, I strongly support the proposed text amendment in ZC-25-06. Alley housing creates an opportunity for small, affordable rental units and starter homes.

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

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