
Letter in Support of ZC 25-13 and ZC 25-09

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

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Members of the Zoning Commission,

My wife, newborn and I are proud to live in one of the many tall multifamily buildings that line upper Connecticut Avenue, which thankfully were legal to build here in the 1920's even if they could not be built today under modern zoning codes. The Zoning Commission ought to permit by-right significantly more housing in regions of the city like Ward 3 where there are great amenities and great schools, but far too few homes that are attainable to families outside of the large old buildings that line Connecticut Avenue.

I'm writing to urge the Zoning Commission to approve the Office of Planning's proposed upzoning on Wisconsin Avenue (ZC 25-13) and Connecticut Avenue (ZC 25-09). I'm also asking my Councilmembers to support a broader upzoning in the next Comprehensive Plan.

These targeted rezonings will put more homes—including affordable homes—within easy reach of Metro and neighborhood retail. That means more opportunities for families and seniors, stronger small businesses, safer and more walkable main streets, and progress on DC's climate and equity goals.

This is an important first step, but it doesn't go far enough. I'm asking my Councilmembers to commit to a more vibrant, affordable DC in the Comprehensive Plan. Tell the Office of Planning to:

1. Legalize up to Six Homes on All Residential Lots: Take steps to end exclusionary zoning by allowing up to six homes on every residential lot.
2. Allow Parking Flexibility Citywide: Give homebuilders and local businesses the flexibility to determine parking based on their specific site and neighborhood needs, rather than forcing arbitrary mandates that waste space and increase costs for renters.
3. Promote Transit Oriented Development: Allow buildings to reach 90 feet within ½ mile of Metro stations and ¼ mile of high-frequency bus lines (with automatic expansion when new bus lines/metro stops are added).

Ward 3 has long under-produced housing relative to its access to opportunity. These rezonings—and a broader upzoning in the Comp Plan—will help keep long-time residents, welcome new neighbors, and ensure our local shops and schools thrive.

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