

From: [Karen Breslin](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Letter in Support of ZC 25-13 and ZC 25-09
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Members of the Zoning Commission,

Thursday, November 6, 2025

To the Zoning Commission, Councilman Frumin, Councilman Mendelson, Councilwoman Bonds, Councilman McDuffie, Councilman White and Councilwoman Henderson,

I've been living in Ward 3 since 2000, became a school teacher for DCPS in 2005 serving Wards 6, 7 and 3 for over 16 years. I've lived in the same building on Connecticut Avenue for over 25 years. DC is my home and I have served and continue to serve it well. We, all the residents of Ward 3 and throughout the city deserve to have affordable and safe housing.

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.

Please listen to your constituents, the people you were elected to represent. We need to keep up with these changing and challenging times. We are asking for your partnership in securing this basic need of housing for everyone in Ward 3. We're willing to join with you in making these positive ideas a reality. Thank you.

Sincerely,

Karen Breslin

DC and Ward 3 resident since the year 2000, former school teacher for DCPS since 2005

Karen Breslin

karenbreslinwellness@gmail.com

4600 Connecticut Avenue, NW

Washington, District of Columbia 20008