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

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**From** Jonathan Esty <noreply@adv.actionnetwork.org>

**Date** Tue 9/16/2025 3:32 PM

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

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Members of the Zoning Commission,

As a young person moving to DC and struggling to pay rent, I know firsthand how much the city needs new housing to thrive, grow, and let long-time residents stay in their homes while attracting newcomers who will stay and help the city thrive.

I'm writing to ask you to approve the proposed Ward 3 rezonings along Wisconsin Ave and Connecticut Ave without delay. These changes are badly needed to add homes where people want to live and to support our neighborhood businesses.

I'm also asking the DC Council to publicly back these Ward 3 rezonings now and help move them to a fast, clean vote.

Looking ahead, please use the next Comprehensive Plan to open the door to more homes citywide. That means legalizing up to six homes on any residential lot so we end exclusionary zoning and make room for "missing-middle" housing; giving the city flexibility on parking so one-size-fits-all mandates don't drive up costs; and leaning into transit-oriented development by allowing buildings up to the height limit within a half-mile of Metro and a quarter-mile of frequent bus lines, with those areas expanding automatically as new lines and stations come online.

Thank you for your work and for moving these changes forward.

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

ZONING COMMISSION  
District of Columbia  
CASE NO. 25-09  
EXHIBIT NO. 35

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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