

## Cochran, Patricia (DCOZ)

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**From:** Hannah Maka <hannah.joy.maka@gmail.com>  
**Sent:** Monday, October 6, 2025 3:02 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Letter in Support of ZC 25-13 and ZC 25-09

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Good afternoon,

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.

I'm writing because these rezonings hit close to home. I currently live in an apartment building in Cleveland Park and have built a community with the neighbors in my building and in the area. I worry about affordability, even though I live in a rent-controlled building, because I don't know what life event might force me to move. More recently, my building has experienced a series of break-ins, alongside some questionable maintenance practices, I've thought about what it would be like to move to a newer building or even a different building around the same age. It's not easy, though, the rent prices and the overwhelming demand makes it a "same issues, different building" type of situation.

Because I value community, I would love the opportunity to one day live in an attached home where I can share the space with others, caring for our little patch of yard, connecting with neighbors on the street, and maintaining walkable and bikeable access to everything we need. Right now, that's a pipe dream. We don't have enough mixes of housing, we are overwhelmed with single-family homes, have lots of apartments, but lack the smaller more manageable multifamily buildings like quadplexes or even six-plexes.

I am glad to see these targeted rezonings because they will bring more homes, including affordable homes, which means more choices for me and my neighbors when we need different types of housing but want to stay in the neighborhood where we've created community.

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.

Thank you for your time, I will continue to support more homes and transit in Ward 3, and any elected official who makes them a priority when I am at the ballot box.

Best,  
Hannah Maka  
Ward 3