
Letter in Support of ZC 25-12

From Diana Schoder <noreply@adv.actionnetwork.org>

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

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Members of the Zoning Commission,

I have lived in D.C. for more than seven years, and I would like to continue building my life in the District. However, as I look ahead to buying a home with my partner and starting a family, it is hard to figure out how we can stay long-term, given the lack of affordable housing--especially near transit and community amenities like daycares. Now, the Zoning Commission has an opportunity to help make it possible for people like me to continue calling D.C. our home.

D.C. is in a housing shortage, and we have an urgent need for more housing. I strongly encourage D.C. to adopt changes to the zoning code that will foster more housing choice, improve housing affordability, and create vibrant communities. The proposal the Zoning Commission is considering is a good first step, but it should also include three additional proposals that will help the reform meet the scale of the crisis.

1. Offer D.C. residents more flexibility to add in-law suites to their properties by:

- Allowing in-law suites to be up to 1,200 square feet,
- Eliminating the owner-occupancy requirement,
- Eliminating the five-year waiting period in rowhome zones,
- Dropping the proposed ban in apartment zones, and
- Amending the arbitrary 3-foot side setback to only apply when necessary.

2. Ease parking requirements near public transit by:

- Fixing a drafting error to ensure that all major transit hubs are included in the reduced parking requirement proposals and
- Defining "high-frequency" transit as places that have buses at least every 15 minutes, so that portions of North Capitol Street, 12th Street NE, and South Dakota Ave NE are included.

3. Allow more community-focused businesses in neighborhoods by broadening the narrow list of covered businesses that are allowed to operate on the ground-floor of certain buildings.

Together, these changes will make a real impact on helping make our city more inclusive, vibrant, and affordable. Thank you for considering them and I look forward to hearing from you.

ZONING COMMISSION
District of Columbia
CASE NO. 25-12
EXHIBIT NO. 71

Diana Schoder

dschoder95@gmail.com

1925 14th St, NW, Apt 602

Washington, District of Columbia 20009