

March 14, 2018

Mr. Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20002

RE: Support for alley lot conversion from tax to record lot, pertaining to BZA Case No. 19629
(Lawrence)

Dear Chairperson Hill and Members of the Board:

Please accept these comments on behalf of the Coalition for Smarter Growth. The Coalition for Smarter Growth is the leading organization in the Washington, DC region dedicated to making the case for smart growth. Our mission is to promote walkable, inclusive, and transit-oriented communities, and the land use and transportation policies and investments needed to make those communities flourish.

Easing restrictions of alley lot uses will help expand housing choices and other land uses to support a growing city and region. This is a reasonable way to make more efficient use of already urbanized land. Reducing barriers to housing and other permitted uses in alleys both enhances existing neighborhoods with a diversity of activities, while protecting the environment by enabling more people to live, work and recreate in neighborhoods that are not adding new impervious surfaces, are retrofitting stormwater management systems, and give occupants low and no-pollution travel options like walking, bicycling and riding transit. Thus easing regulatory barriers to permitted infill housing and related uses helps build a more sustainable city and region as we grow. It also offers the opportunity to create potentially less expensive housing.

We request that the BZA enable the conversion of historic alley tax lots to alley record lots, as it would for street-facing lots. Similar treatment would also enable the conversion of historic tax lot to record lot when the lot does not meet the excessive area standards 1800 square feet and 24-foot alley width. This approach would support the predictable development of historic alley lots and fulfill the intent of ZR16 to foster more housing opportunities and more active uses.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19629
EXHIBIT NO. 76

Page Two

Support for alley lot conversion from tax to record lot, pertaining to BZA Case No. 19629
Coalition for Smarter Growth

While facilitating the development of infill of active uses in historic alley lots with certain restrictions, ZR16 zoning regulations made an unintended distinction between alley record lots and alley tax lots. We hope that by clarifying this approach to alley lots, we will encourage more owners in the future to build housing and active uses in alleys.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Cheryl Cort". The signature is fluid and cursive, with a large, stylized initial "C" and "A" at the end.

Cheryl Cort
Policy Director