

December 3, 2025

Zoning Commission
441 4th Street NW
Suite 200-S
Washington, DC 20001

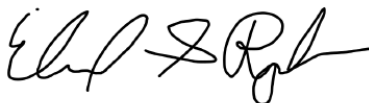
At a properly noticed meeting on October 15, 2025, with a quorum present and with the unanimous recommendation of its Planning And Zoning (P&Z) Committee, Advisory Neighborhood Commission (ANC) 6B voted XX-XX to submit the following letter to the DC Board of Zoning Adjustment (BZA).

ANC 6B wholeheartedly supports the Office of Planning's (OP) proposed text amendment to modernize regulations for alley lots, Case 25-06. ANC 6B also supports the amendments suggested by DC YIMBYs to further improve the proposal. ANC 6B represents the southern half of Capitol Hill, which has the densest collection of alley homes in all of DC. These amendments will allow more DC neighborhoods to enjoy the benefits of Capitol Hill-style urban living, and will allow Capitol Hill to keep growing to help meet the need for housing.

We urge the Zoning Commission to go further by: (1) removing any and all zoning regulations that mandate surface parking spaces; (2) easing the alley unit limits, so that the right to build alley homes in a given zone is equal to the right to build street-facing homes; and (3) easing the alley height alignment limits, so that homeowners can decide for themselves what the appropriate height for their home is. The vast majority of Capitol Hill was built before these parking mandates and zoning limits were in place, and we are quite happy with the vibrant neighborhood that was built as a result. Adopting OP's proposed text amendment, with the additional amendments suggested by DC YIMBYs, will help neighborhoods like ours to stay vibrant.

Thank you for giving this letter great weight, and we look forward to your response.

Thank you,

A handwritten signature in black ink, appearing to read 'Ed Ryder', with a stylized flourish at the end.

Edward Ryder, Chair of ANC 6B

Vince Mareino, Chair of the Planning & Zoning Committee