

July 19, 2011

DELIVERED BY HAND TO
BOARD OF ZONING ADJUSTMENT
AT HEARING

Meredith Moldenhauer, Chair
Board of Zoning Adjustment
441 4th Street NW, Suite 210 S.
Washington, DC 20001

RE: BZA Case #18240: Opposition Party Statement

BASIS FOR VARIANCE – THE REAR YARD

The Mount Pleasant Library is an historic building which sits in Lot 830 as part of Square 2595 in DC's Ward One.

This Board has already determined that the lot's rear property line is due west of the library building -- the line which abuts lots 802, 200, and 634 (see BZA appeal #18151).

Per DC's Zoning Regulations glossary, the rear yard, "shall be for the full width of the lot and shall be unoccupied, except as specifically authorized in the Zoning Regulations."

In Tab A of the applicant's pre-hearing statement, the Applicant has put the Zoning Regulations regarding the rear-yard setback requirements into visual context as "Rear Yard Option 4." The other "options" included in the exhibits are mere distractions, holding no merit in light of DC's Zoning glossary. For the most accurate rendition of the actual rear yard, see Exhibit 7 on page 47 of this hearing statement.

The Applicant's "Option 4" depicts the need for a variance to build two structures which consume the rear yard behind the historic Mount Pleasant Library almost entirely.

The proposed new two structures are: 1) an expansion, or Addition, which extends from the rear of the historic building all the way to the rear property line, and 2) an entrance ramp, which has a route from the front property line traversing more than 100 feet in length, up a seven foot high incline, into the rear yard to a new library main universal entrance at the north-west side of the proposed expansion.

OUR POSITION ON THE REQUEST FOR A VARIANCE

We are opposed to the issuance of an area variance. We believe that compromise options exist and have been made known to the Library. This project, as proposed, will affect neighboring properties and light; will overcrowd the surrounding Lots at this corner of the Square; is not an

Board of Zoning Adjustment
District of Columbia
CASE NO. 18240
EXHIBIT NO. 42
Board of Zoning Adjustment
District of Columbia
CASE NO. 18240
EXHIBIT NO. 42

"institutional necessity" as the Applicant claims; and is a detriment to the public good by limiting emergency access to the surrounding properties and will discourage and prevent many residents with personal mobility issues from entering this public accommodation ever again.

We believe the Applicant's pre-hearing statement underestimates and mischaracterizes the impact the expansion and ramp will have on local residents and library patrons.

BURDEN OF PROOF

The burden of proof falls on the Applicant to show why they deserve relief from the Zoning Regulations regarding a rear-yard setback. Failure to meet any prongs of the variance tests, means a failure in meeting this burden, and should lead to the denial of the variance by the Board -- unless compromise conditions can be sought.

The burden of proof is understood to be theirs by the Applicant on Page 8 of their pre-hearing statement, which states, "A public service entity [the library] requesting an area variance must demonstrate that its design constitutes an institutional necessity, and how its features result in the need for the variance sought," per *Draude v. BZA* (1987).

This sets the framework for the major thrust to our opposition to the variance.

THE EXPANSION PROJECT IS NOT AN INSTITUTIONAL NECESSITY

In their pre-hearing statement, the Applicant explains that the request for an area variance is driven by their desire to meet certain "Program Standards" as listed in Exhibit B.

The Mount Pleasant Library is an historic library which was long scheduled to be renovated. It had already had an exterior restoration completed in 2007. No one involved had ever publicly spoken of imposing on this existing historic building with an expansion shoe-horned into the limited land around it.

In other instances where DCPL undertook all new construction, completely demolishing and rebuilding from the ground up, like at the Anacostia, Benning, Shaw, Tenley, Washington Highlands and Francis Gregory Neighborhood Libraries, the building program could be freely accommodated by the all-new designs. It is not necessarily the case with the historic libraries and their limited sites.

The Office of Planning report highlights on page 2 under Section VI. that the Lot is already "unusually small for its intended purpose" and that other libraries where the DCPL's program desires were applied "have larger lots."

Exhibit B is a printed page from the DC Public Library website showing "key components" of a "new" DCPL Library. Presumably, DCPL's "program standards," while never before referred to in other public statements or documents as such, is this wish-list of desired components for new and renovated libraries.

Further, Exhibit B portrays the "key components" as a list of rather general quotas for library materials -- 80,000 books, 24 adult computers, 200 +reader seats, etc -- all which are seemingly meant to be adaptable for each library. For example, the webpage header characterizes the Library Building Program as "preliminary" and to be "modified by... the community."

This depicts the Program Standards more as a developmental guide, allowing for flexibility based on community input, rather than something like an "institutional necessity" which was mandated by an outside local or Federal agency or Task Force.

THE 100-PERSON MEETING ROOM, ALREADY EXISTED

One prominent "Program Standard" is the 100-person meeting room. This meeting room prevails as the applicant's driving "intuitional need" for a variance and referred to in the applicants pre-hearing statement at least five times on pages 4, 5, 9, 10, 13, and to a lesser extent on page 14. It is **the** major reason quoted by the applicant to build a 6,000 square foot, 3-story addition onto the back of this historic building sitting on an unusually small lot.

First, it can be shown that the existing library already had two meeting spaces, both able to seat close to, if not, 100 people.

The applicant held public design meetings regarding the expansion project in the third floor children's room. One design meeting has notes which show that eighty people attended (see Applicants pre-trial hearing statement Exhibit C, dated March 26, 2009). Of course the applicant would argue that using the children's space cuts into other programmatic use -- children's services -- even though most children are home eating or going to bed by the time any of the design meetings started.

More surprisingly and more importantly, the applicant did not attempt to conduct their public design meetings using the designated meeting room in the terrace level of the existing library space. This meeting room could hold close to 100 people and is similar in size to the much "needed" 100-person meeting room proposed in the expansion plans (see Exhibit 14+15 on page 14+15).

In fact, with perhaps just a slight expansion of the terrace level, or just some internal space manipulation, the already existing and dedicated meeting room space can be even bigger than 100-people, thus meeting the library's wish to be able to host 100-people at any one time. Yet, the applicant contends that "a large community meeting room... cannot be accommodated within the existing footprint of the Building."

Can DCPL place a requirement on itself and then demand a variance to meet that self-imposed requirement? On page 9 of the applicant's pre-hearing statement, it is made clear, "the Library's Program Standards require a meeting room for 100-people, which cannot be accommodated within the existing footprint of the Building."

If the 100-person meeting room was required -- then by whom? On page 3 of the Office of Planning report it says, "all libraries are required to accommodate a community meeting room

that could hold a minimum of 100 people" yet OP doesn't say what agency, other than presuming that DCPL itself is requiring a 100-person meeting room.

Further, even if the meeting room was required, does that predicate the shoehorning of a 6,000 square foot, three-story addition, onto an unusually small lot resulting in a serious challenge to local Zoning regulations to do so?

Further, if all libraries are required to have a 100-person meeting room, then why don't the new Parklands-Turner, and the historic renovated Southeast and Takoma Park branch libraries have such an imposition on them? Both Parklands Turner and the Takoma Park libraries were included in the last round of library transformations, but they were not required to have 100-person meeting rooms, and no variances were requested to do so.

That is because the Applicants self-designated "Program Standards," "requirements," and "institutional necessities" are actually DC Public Library desires -- a wish list and general guide to developing the library system as a whole, which rightly should remain be flexible to accommodate a variety of different circumstances, and except for the case of the Mt. Pleasant Neighborhood Library has remained flexible and accommodating.

FALSE PROPERTY CONSTRAINT -- THE ENTRANCE RAMP

The applicant is proposing to close the grand front staircase which is located at the "apex" of the library building -- which all those who approach the library see first. This entrance has been used by library patrons since the building opened in 1925. Those patrons with disabilities access the library using a short accessible ramp which leads to a terrace level entrance adjacent to the grand stairs at the front of the building.

The largely unpublicized decision to close the front entrance is a decision entirely derived by the Applicant alone, yet they claim outside forces pushed them to this practical hardship.

The Applicant has required that all patrons must enter at the same level, the main level. No one has required this of the Applicant other than themselves -- with seriously negative consequences to the elderly, frail, and disabled. In fact, the Applicant should be seeking an additional variance to build this proposed entrance ramp at the west side of the library building, as it is tall enough and massive enough to be considered a separate structure from the addition.

With a route exceeding 100 feet and an incline of 7 feet, the proposed ramp is mammoth. When asked about a comparable ramp to see and experience, DCPL directed Ward One Council Member James Graham to walk the ramp at the National Portrait Gallery, a huge building that takes up an entire city block, and clearly is not a meaningful comparable.

Further, the proposed ramp extends into the library lot rear yard -- the rear yard as determined by this Board and defined in the Zoning glossary.

The Applicant uses objections by the Commission on Fine Arts and "community organizations" to a series of preliminary locations for the ramp entrance as reasons for locating the ramp on the

north-west side of the building leading to a new entrance towards the rear yard and onto the main floor. On page 14 of the pre-trial hearing statement, the applicant claims, "Once the CFA and community organizations disapproved of the location of the ramp on one or the other side of the front steps, there was only one possibility [location]: the north side of the building."

In fact, all of the community groups, including the ANC, wrote many letters to the applicant requesting, begging, that a ramp remain essentially where it is located now, at the front of the library, where distance to the building is substantially shorter, the incline is substantially less, and convenience for picking up people by car is much greater. Further, even the CFA during initial deliberations noted how awkward the proposed ramp was and asked for further refinements and options with the ramp at the front of the building.

All of the alternative architectural suggestions developed by the community and ANC to deal with the highly controversial proposed ramp into the rear yard showed a ramp at the front of the building. These alternative plans include: Scheme G which is the plan developed with the help of Councilmember James Graham, the Nichols Design ramp alternatives, and ANC-1D's alternative ramp solution.

The self-imposed proposed entrance ramp, the massive one which extends into the library's rear yard, is not an excuse to be used for issuance of a variance. Outside forces did not compel the library to propose this ramp and its location. On page 14 of the pre-hearing statement, the applicant attempts to use this self-imposed ramp location to give it cover for the addition in the rear yard by concluding, "[the location of the ramp] further restricted the potential area for expansion of the Building to [the rear yard]." This statement holds no merit for this case whatsoever.

ADVERSE IMPACTS

Light & Air

To the great detriment of the neighbors living along the rear property line of the library lot, Lots 802, 200, and 634, they have been given little to no consideration when it comes to how the proposed rear yard addition will affect their air and light, and how it will overcrowd this neck of Square 2595.

On page 15 of the applicant's pre-hearing statement, Applicant paints the picture of a "modest" addition at "only 2.5" stories tall. Meanwhile, the building permit clearly shows the top most point of the addition wall will be at 45 feet, 6 inches.

The applicant claims that the "Addition will have *no* impact on the availability of light and air to the neighboring properties." Simultaneously, on page 2 of the pre-hearing statement, Applicant admits that the way in which the existing building is arranged on Lot 830 creates "a large open space on the southwest corner of the lot." This large open space will be almost completely eradicated by the proposed addition, a 45 foot high addition that extends all the way to the rear property line.

Residents at 3151 Mount Pleasant Street, or Lot 200, had been living with between 40 to 60 feet of space between the back of their building and the back of parts of the library building, including the 1.5 story historic sunroom, destroyed by DCPL. This longitudinal measurement is effectively cut in half or as much as two-thirds by the Addition, and devours serious air space right up to the property line.

Despite this rather obvious detriment to the light and air of these neighbors, the Applicant and the Office of Planning cannot show any evidence that they measured how these particular neighbors would be affected. Both the applicant and OP refer to the Park Marconi, or Lot 829, on the south side of the library as having "at-risk windows" which won't be significantly affected by the addition -- but there is no mention of the neighbors whom are more affected by an addition coming straight back right to the rear property line and to their windows.

This lack of analysis is further demonstrated by the testimony of Mr. Legrant, DCRA's Zoning Administrator, who admitted during BZA appeal case #18151 that he was not aware of the "fenestrations" on the backs of the lots along the rear property line. He, too, only refers to his analysis of the Park Marconi apartments to the south.

This is wholly unfair to these residents living along the rear property line of the library by not taking into account measurable negative impact to their light and air. The applicant therefore has not proven that their proposed addition will not affect these neighbors in this regard. That is another reason this variance should not be granted.

Emergency Access & Fire Safety

Currently there are only light chain link fences separating emergency officials on Lamont Street from the residential corridor and right of way behind the library. DC emergency officials can and will take down chain link fencing to save the lives of DC residents.

However, if these proposed plans are built as currently designed, these chain link fences will be replaced with masonry walls which emergency officials cannot remove readily.

There is a hydrant located just across the street from the library. Hoses, equipment, and a truck can be driven up the west side of the library building -- the easiest access point to the historic corridor behind and adjacent to the library. The opportunity to expand access to emergency officials at this location will forever be hampered by masonry walls and a massive 7 foot high ramp.

This is quite a scary thought for the residents and business owners living and working behind the library and down this corridor -- all of whom have witnessed the power and devastation that fire can wield on older, unsprinklered buildings.

There is no plan to sprinkler these buildings -- there is no money nor the public willpower to require that be done in these private apartments and businesses. More, there will always be a need to rescue residents from buildings in case of any kind of emergency, fire and otherwise. Despite this, DC Fire Officials and the applicant have not collaborated to discuss any global fire

safety preparation for this Square and the set of lots at this corner. Instead, fire officials have had mainly internal discussions with the applicant about how they will contend with emergencies strictly at the library and library lot -- they have not discussed and documented how the proposed library plans will affect emergency access, response times, and/or prepared a written fire safety plan to such.

There is absolutely nothing in writing addressing how the expansion and ramp, which consume the rear yard, will affect surrounding properties' access to emergency help. Neither the applicant nor the Office of Planning can provide any statements of a safety plan or adequate response time quotas in writing as they have not asked or received such. This is in direct contradiction to DC Construction code and puts the surrounding neighbors at greater risk given the history of fire in this corridor.

CONCLUSION & COMPROMISE

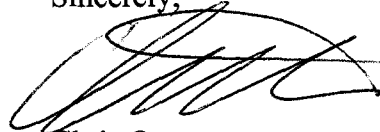
The applicant has failed on many levels to meet the burden of proof showing they deserve a variance to build their addition and entrance ramp into the required rear yard set back for this property.

Our position seeks to oppose the variance for the aforementioned reasons -- we emphasize in particular that the Applicant has not proven that the 100-person meeting room, the main driver of the Addition, is an "institutional requirement."

Our position is also about compromise. There are plausible design alternatives that can be explored by the applicant in collaboration with the community and the ANC to allow the library to expand responsibly. They can add an addition which doesn't have masonry walls and a ramp blocking an emergency access point from Lamont Street to about one thousand residents.

We seek solutions to problems with this current design -- problems self-inflicted by the applicant -- but we oppose the granting of a variance for the design proposed by the Applicant DCPL.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Otten', with a stylized, sweeping flourish extending from the end of the name.

Chris Otten

Opposition Party to Case #18240

EXHIBITS

0830
NAME DISTRICT
SS1 1350 PENN:
ZIP WASHINGT

elopment (PUD)

ndment



Washington, D.C., December 15, 2010

Recorded on Microfilm

Furnished to: ROBIN DIENER

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platting, that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platting and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

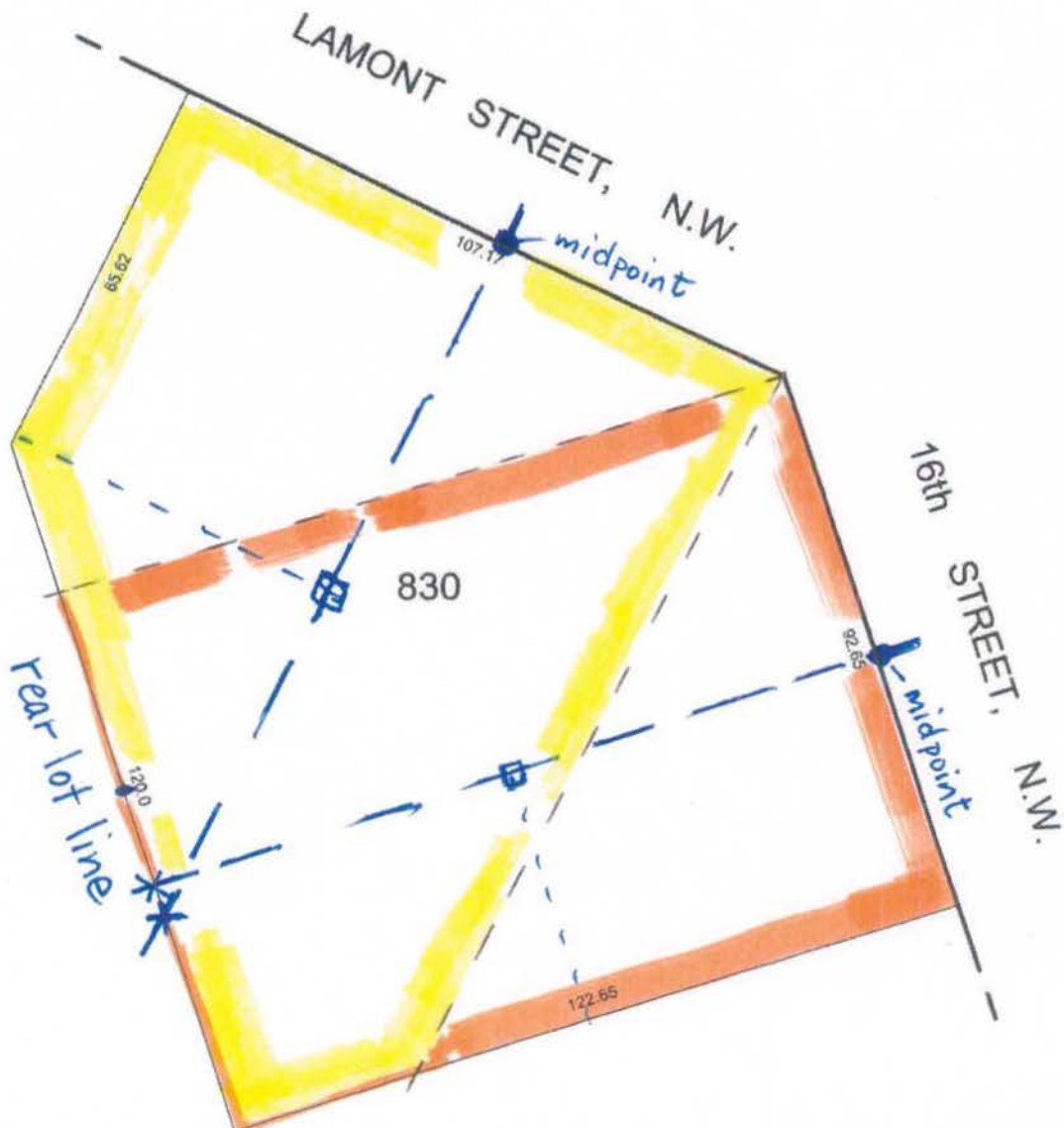
Date: _____

Surveyor, D.C.

By: A.S.

(Signature of owner or his authorized agent)

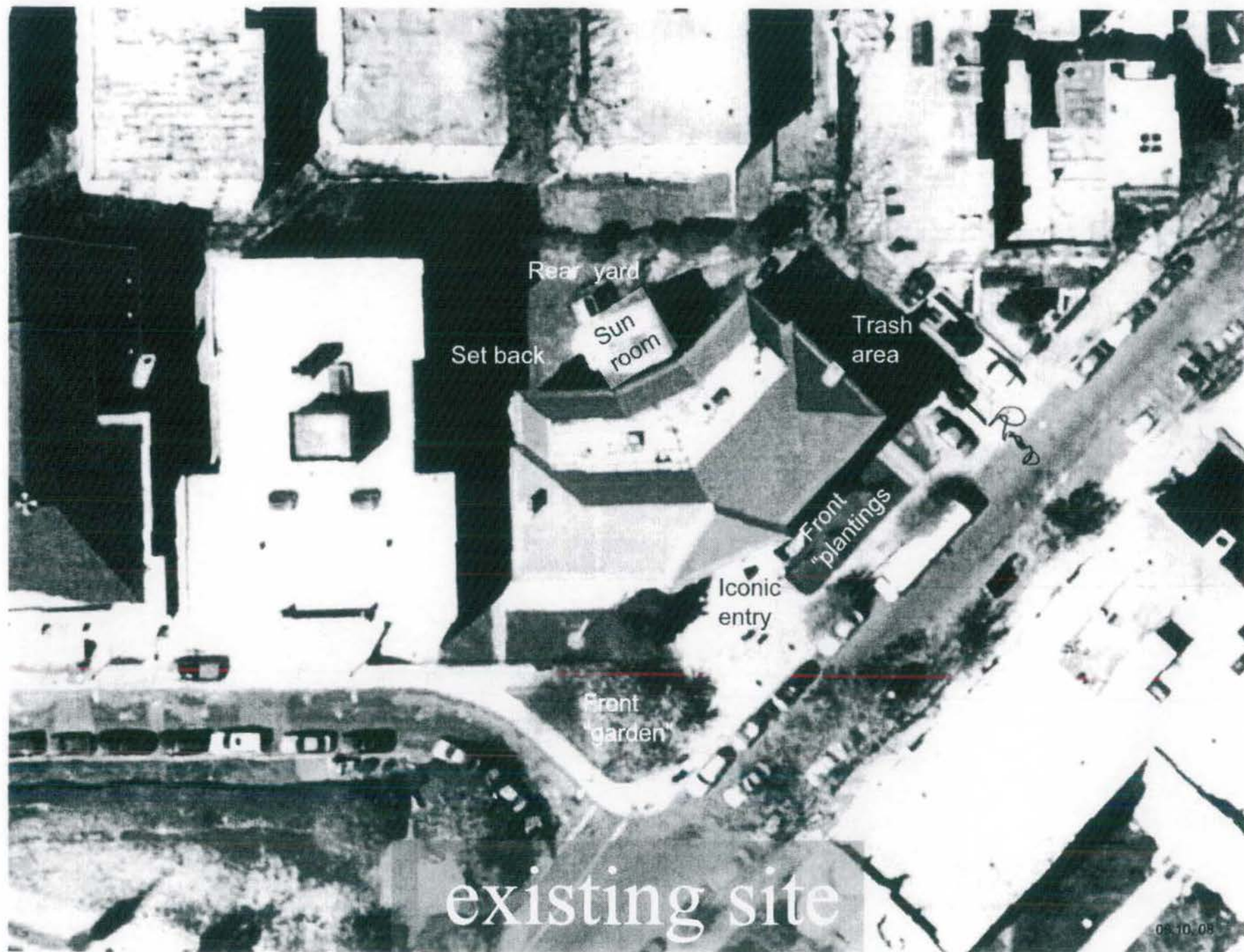
NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





The Mount Pleasant Library, serving as the gateway to the historic Mount Pleasant neighborhood for visitors coming from the ever busy, ever famous, five-lane 16th Street NW, located south-east from the library.

Ex 4



08.10.08

Ex 5



8. See Specifications for Submittals and Cuts of Formwork here
9. See Structural Drawings for more information and additional reinforcement. See MEP Drawings for additional information and Equipment Details
10. All Existing Partitions to be removed to existing Slab
11. Drop Ceiling to be removed. DEMO to underside of existing structure (UG)
12. See S. 102 for all Item Description
13. All Existing Lighting Fixtures to be DEMO (UG)
14. See Specifications for Reinforcement and Placement of Existing Rebar
15. PO Plans, PO Memory Book and PO UG Extension shown on design to be in PO
16. All Fast Paced Bids, Notes, Corridors and Connective Ties to Remain in Place to Allow for Removal and Reuse of UG
17. Submittals to be by Revised Circulars, In Complete. Mock Paper: D43, 501.101
18. All Existing equipment, fixtures, cabinets, partitions, frames, trim, structural elements, and other items to be removed during demolition and construction. Preserve, repair, relocate, modify, or replace existing equipment, fixtures, cabinets, partitions, frames, trim, structural elements, and other items as required to complete the project.

公共性

EXISTING
LIBRARY
BUILDING

TAKEN FROM
DCPL WEBSITE
11/25/11

Washington, D.C., December 8, 2009

Scale: 1 inch = 20 feet

Recorded on Microfilm

Receipt No. 05911

Furnished to: JAMES J. GLENN

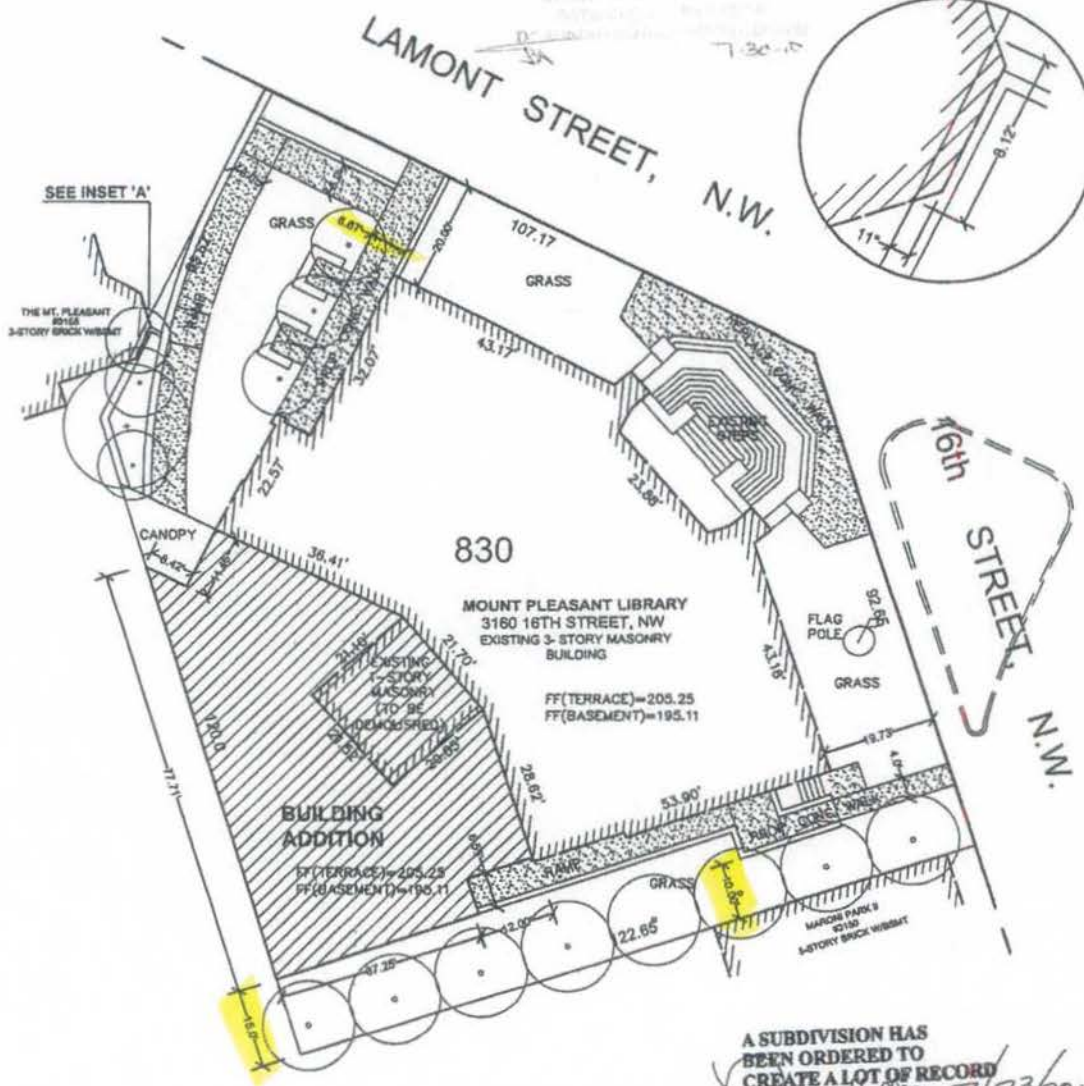
I hereby certify that the existing Improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat and that by reason of the proposed Improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light commercial use; that the minimum area of the lot shown hereon is the minimum area required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats and in excess of 12% at any point for other buildings. (The policy of the Highway Department is to require a driveway grade of 12% across the public parking and the private restricted property.)

Date: December 11, 2009

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

P.S.D. INSET 'A' (APPARENT ENCROACHMENT)
Scale- 1"=5'



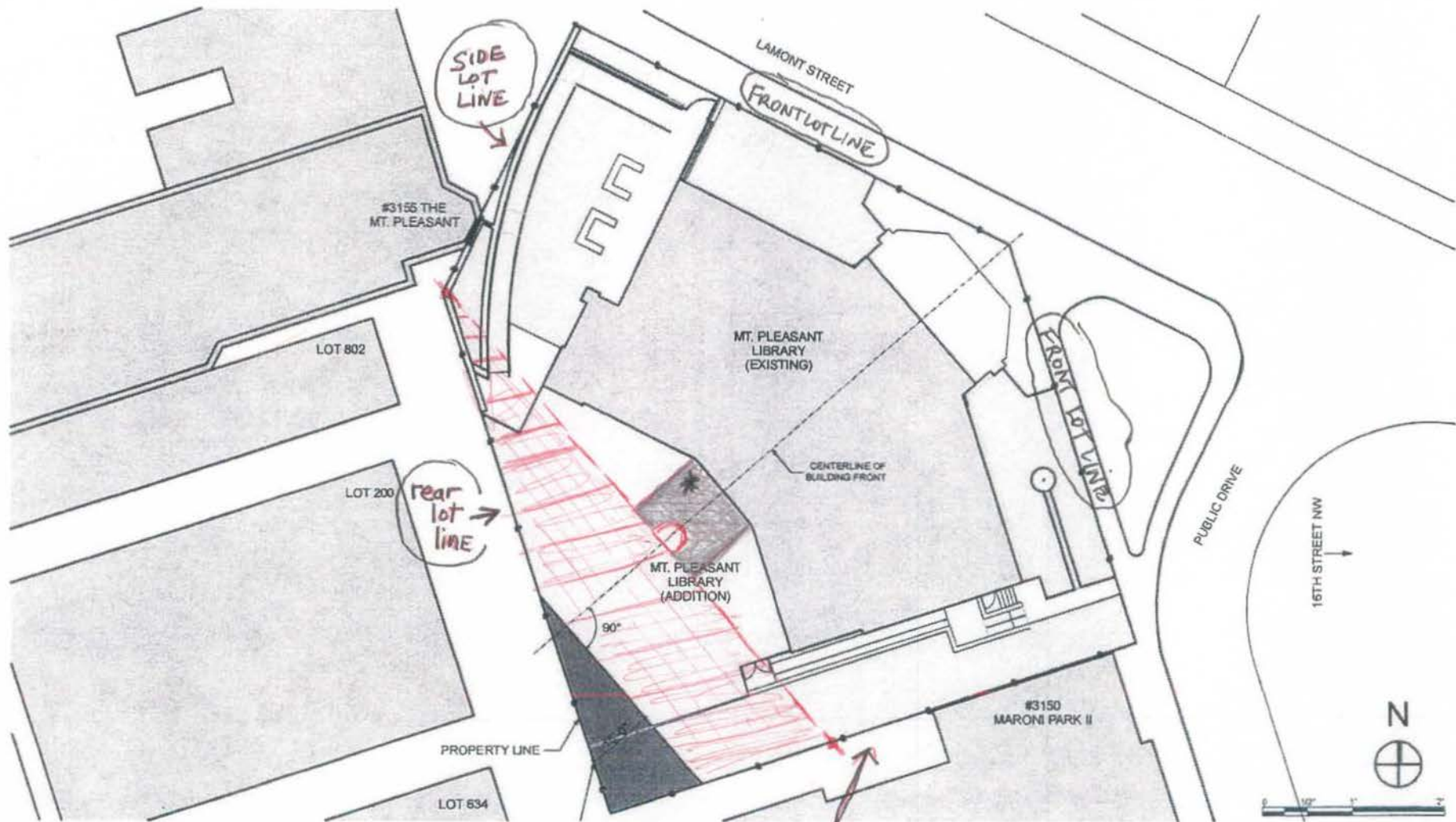
A SUBDIVISION HAS
BEEN ORDERED TO
CREATE A LOT OF RECORD

S.O. Scott Signature

SO-05911(2009)

Ex 6

PX 7



1010 Wisconsin Avenue, NW
Suite 400
Washington, DC 20007
T 202.462.8116
F 202.462.8235
E GEN@COREDC.COM

SIDE LOT LINE

Mt. Pleasant Library
3160 16th St. NW
Washington, DC
Rear Yard Option 2

DT 8/24/11
PN 08502.00

* NOTICEABLY ABSENT
FROM APPLICANT'S RENDERING
IS THE ORIGINAL HISTORIC
SUNROOM FOUND IN THE REAR
YARD.

"REAL REAR OPTION 2"



Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Zoning Requirements) or pick them up at the Permit Center, 941 North Capitol St NE.

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

Street Number 3160	Street Name 16TH STREET	Quadrant NW	Unit / Suite	Application Date
Square 2595	Suffix	Lot 830	Proposed use PUBLIC LIBRARY	File Job # B1001861

B. Owner & Contact Information

Agent must be an individual -- not a company.

Owner of Building or Property DC PUBLIC LIBRARY	Complete mailing address (include zip) 901 G STREET NW WASHINGTON DC 20001	Phone Number(s) 202-727-4913	Email
Agent for owner, if applicable CHRIS WRIGHT	Complete mailing address (include zip) 901 G STREET NW WASHINGTON DC 20001	Phone Number(s) 202-727-4913	Email chris.wright@dc.gov

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number. Attach copies of BZA order and Office of Zoning stamped plan exhibits (site plan, elevations, floor plans).

District R-5-D	Overlay(s), if any
--------------------------	--------------------

Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.

SEE ATTACHED LETTER FROM ZONING ADMINISTRATOR.

D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR, § 199.1, available online at dczr.dc.gov/info/reg.shtml.

Data	Existing	Proposed	Official Use Only (code requirement)
Units & Parking Spaces			
Number of dwelling units	0 Units	0 Units	
Number of parking spaces (9' x 19')	0 Units	0 Units	
Setbacks & Building Heights			
Side Yard* Setback (left when you face property)	0' Linear feet	0' Linear feet	
Side Yard* Setback (right when you face property)	0' Linear feet	0' Linear feet	
Rear Yard* Setback	20'-0" Linear feet	15'-0" Linear feet	
Building Height*	3 Stories	3 Stories	
	45'-6" Feet	45'-6" Feet	
Areas			
Lot Area	16,576 Square feet	16,576 Square feet	
Gross Floor Area* (GFA) of entire building (sum of all floors)	18,012 Square feet	24,985 Square feet	
Floor Area Ratio*	1.09 GFA / Lot Area	1.51 GFA / Lot Area	
Building Area* (sum of footprints of all buildings)	6,184 Square feet	8,833 Square feet	
Lot Occupancy* (Area / Lot Area)	37 %	54 %	
Residential Recreation Space (For multi-family buildings in C-prefixed zoning districts)	0 Square feet	0 Square feet	



DCPL Home Page

- 1 Online Catalog
- 2 Collection Guides
- 3 Downloads
- 4 Online Research
- 5 Programs, Events and Classes
- 6 Podcasts
- 7 My Account
- 8 Homework Help
- 9 News
- 10 Support Your Library
- 11 About DC Public Library
- 12 Board Meetings
- 13 Careers @ DCPL
- 14 Business Opportunities

Library Services

- 1 Hours and Locations
- 2 Library Closures
- 3 Wi-Fi
- 4 Contact Us

Answers.com

Go

Comprehensive information in one click

Library Building Program/Fact Sheet

This Program Fact Sheet describes the key components of a new 21st Century DCPL Neighborhood Library. The Program is preliminary and will be modified by information from and about the community that will be served.

Building:

- A destination, an anchor, a place for learning and meeting that is welcoming and comfortable for the whole community
- 20,000 – 22,000 gross square feet
- Flexible space to accommodate future change
- Sustainable Building with LEED Certification
- ADA Accessible – Exterior & Interior
 - Ramps and Elevators
- Public Entrance
 - Single, highly visible at street level
 - Accessible for everyone – including wheelchairs and strollers
- Exterior
 - Architecturally pleasing, modern and iconic or an historical renovation
 - Bicycle Racks
 - Parking
 - Signage for easy recognition and good visibility
 - Lighting for security and visibility
 - Landscape to enhance the appearance of the building; easy to maintain

Public Service Areas:

- Browsing, New Books, Sight & Sound Collections
- Adult
- Magazines
- Teens
- Children's
 - With three separate reading areas: Age 0 to 2, Age 2 to 5, Elementary Age
 - Children's Program Room for story time and other activities
- Check out/Book returns inside and outside.
 - Express Check-out, Express Pick-Up of Holds
 - Information points for children and adults
- Vending
 - Potential to purchase drinks and snacks
 - Space may be used for a café cart or other food service
- Community and Library Bulletin Boards and Giveaway Area
- Space to display art

Collection:

- 80,000 books and other library materials on Opening Day for Adults, Teens and Children
 - Books (Fiction, Non-Fiction, Biography, Large-Type and Reference), Magazines, CDs (Books & Music), DVDs (Informational and Feature Films)
 - Early Literacy Workstation for Young Children

Seating:

- 200 + Reader Seats, plus the Conference and Meeting Rooms

Technology:

- Public Access Computers
 - 24 for Adults (minimum); 8 for Children (minimum)
- Laptop Computers for training and individual use

- Electronic Resources and Databases
- Wi-Fi Access

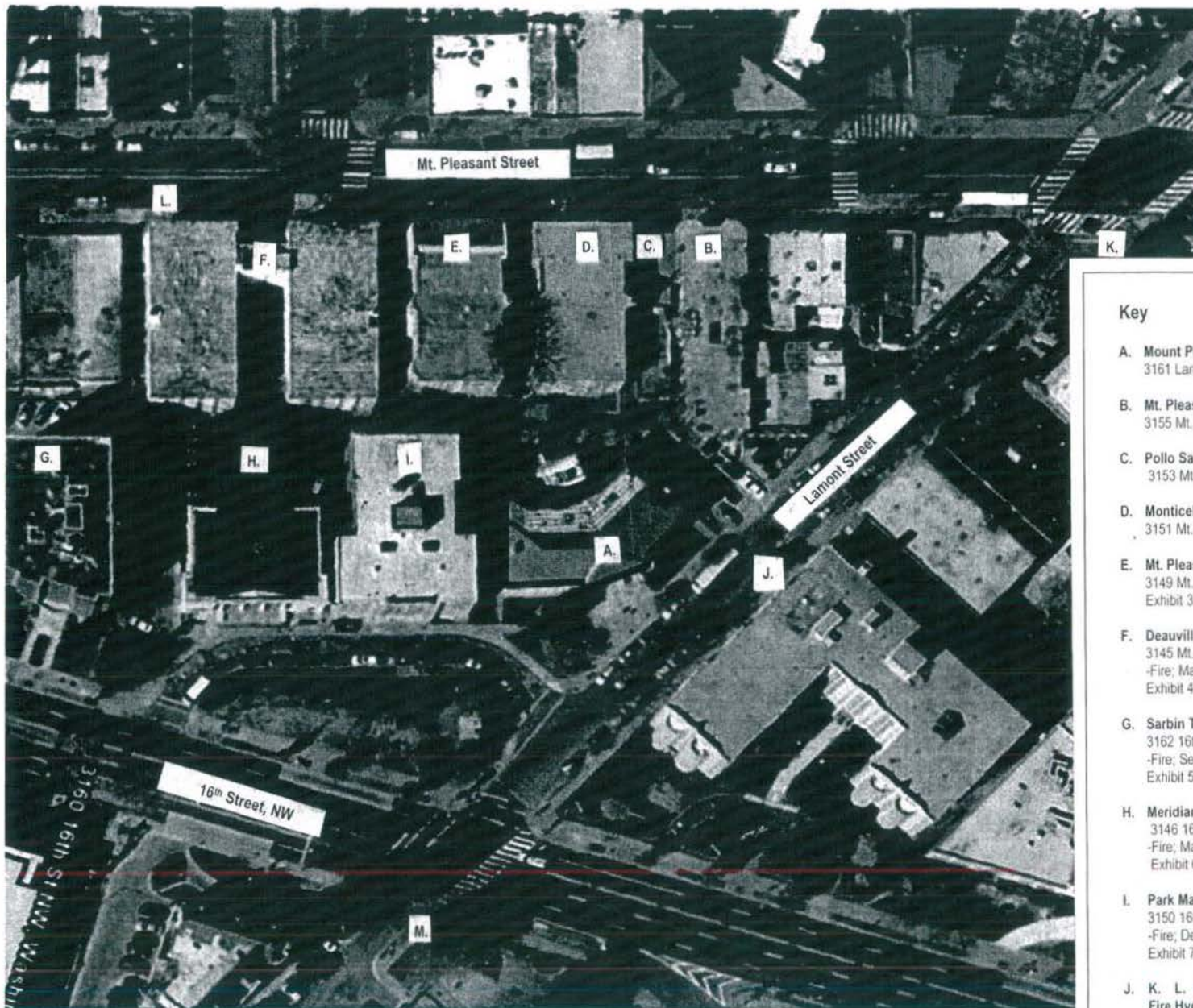
Community Meeting Spaces:

- Meeting Room (minimum of 100 people) with Wi-Fi, Audio/Visual equipment, Assisted Listening System; to the public after hours, with adjacent Pre-Function space
- Conference/Quiet Study Rooms (2, each for 12 to 16) with Wi-Fi
- Study Rooms (6, each for 1 or 2 people) with Wi-Fi

★ ★ ★ Government of the District of Columbia
Citywide Call Center: 311
TTY/TDD Directory

Telephone Directory by Topic | Agencies | DC
Council | Search | Elected Officials
Feedback | Translations | Accessibility | Privacy
& Security | Terms & Conditions

District of Columbia Public Library
901 G Street NW
Washington, DC 20001



Key

- A. Mount Pleasant Library
3161 Lamont St
- B. Mt. Pleasant Condominiums
3155 Mt. Pleasant St
- C. Pollo Sabroso Restaurant
3153 Mt. Pleasant St
- D. Monticello Apts
3151 Mt. Pleasant St
- E. Mt. Pleasant Adelante Coop
3149 Mt. Pleasant St, NW
Exhibit 3
- F. Deauville Apts,
3145 Mt. Pleasant St, NW
-Fire; March 2008;
Exhibit 4
- G. Sarbin Towers Apts,
3162 16th Street, NW
-Fire; September 2010;
Exhibit 5
- H. Meridian Hill Baptist Church,
3146 16th Street, NW
-Fire; March 2008;
Exhibit 6
- I. Park Marconi Apts,
3150 16th Street, NW
-Fire; Dec 2010;
Exhibit 7
- J. K. L. M. & N.
Fire Hydrants
closest to Library

Ex II



Exl.

Traffic

More...

Ma

Lamont St NW

©2009 Google - Imagery ©2009 Commonwealth of Virginia, District of Columbia (DC GIS), U.S. Ge

Board of Zoning Adjustment

Re: BZA Case #18152; Hearing of the appeal of the Mount Pleasant Library Project

CHAIRPERSON MOLDENHAUER -- Chair of the BZA

MR. BONVECHIO -- Director of DCPL's Capital Construction Projects

DR. EDWARDS -- Appellant; Chairperson of Advisory Neighborhood Commission 1D

Transcript from February 1, 2011 hearing >>

<http://www.dcoz.dc.gov/trans/110201bza.pdf>

Page 46 Line 9

- CHAIRPERSON MOLDENHAUER: Dr. Edwards.
- DR. EDWARDS: Thank you, the fire report for the Doville Fire pointed out that the fire spread 18.5 feet to an adjoining building within 5 minutes all of these buildings up and down this area are of the same vintage, they don't have emergency fire stairs, they are very often plaster on wooden lathing and they could go p as a single as a very rapidly spreading fireball, they are all within 18 feet of each other and therefore the propensity of these buildings forming a single fire hazard issue is of great interest to us. Luckily the most recent fire two months ago in which two people died, one jumping out of a window that could not be reached by under current circumstances by a ladder truck shows that all of these buildings have good reason to believe that their lives are in danger and in a situation that could be mitigated except for the yard that is now under question. In accordance with one of the motions and deserving great weight and particularity ANC 1D has asked that all of these issues be included, they are listed in the 148 points that we have submitted to you.

Transcript from January 11, 2011 hearing >>

<http://www.dcoz.dc.gov/trans/110111bza.pdf>

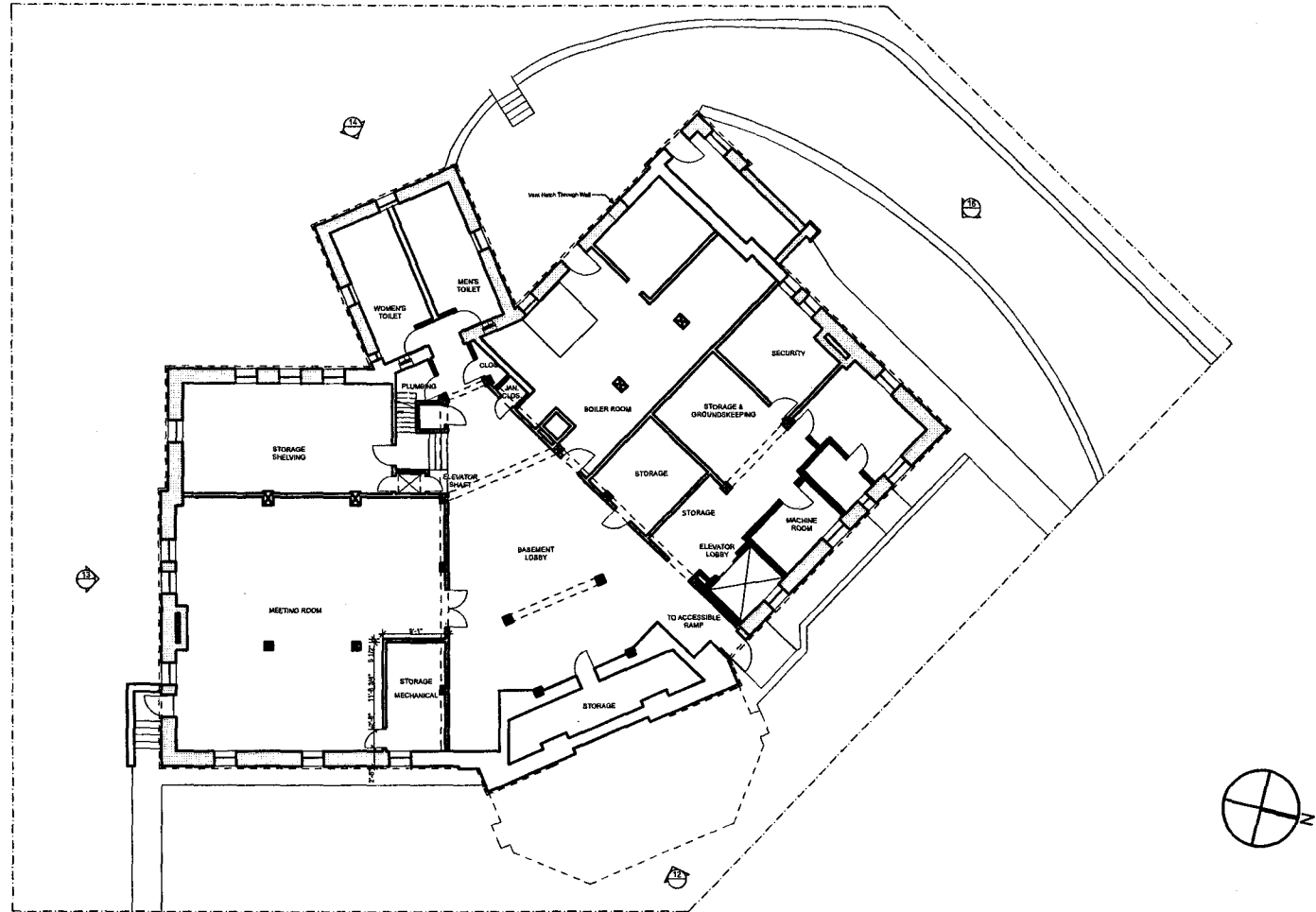
Page 95, Line 15

- DR. EDWARDS: We wanted to get their file, we have not been able to get the fire safety reports and that is relevant because the origin of the Zoning Laws and the clearances arose out of fire safety issues.
- CHAIRPERSON MOLDENHAUER: Okay, so you're saying that the merit of the case in regards to the rear yard potentially any adverse effect of the rear yard or any issue if there was relief that was required would address fire safety?

Page 111, Line 10

- CHAIRPERSON MOLDENHAUER: Mr. Bonvechio do you have a fire safety report that you had generated in regards to working on this project?
- MR. BONVECHIO: Not a report per'se but the plans have been reviewed by former Chief Ruben and Chief Foust for fire safety.
- CHAIRPERSON MOLDENHAUER: But you don't have an actual report or a written document or correspondence or memorandum that could be considered a report?
- MR. BONVECHIO: Not that to that extent but there is the code safety sheet within the plans as well as the sign off from the fire marshal as part of permit process.

EX 14



CORE

architecture design

1010 Wisconsin Avenue, NW T 202.466.8116
 Suite 405 F 202.466.8235
 Washington, DC 20007 E GEN@COREdc.com

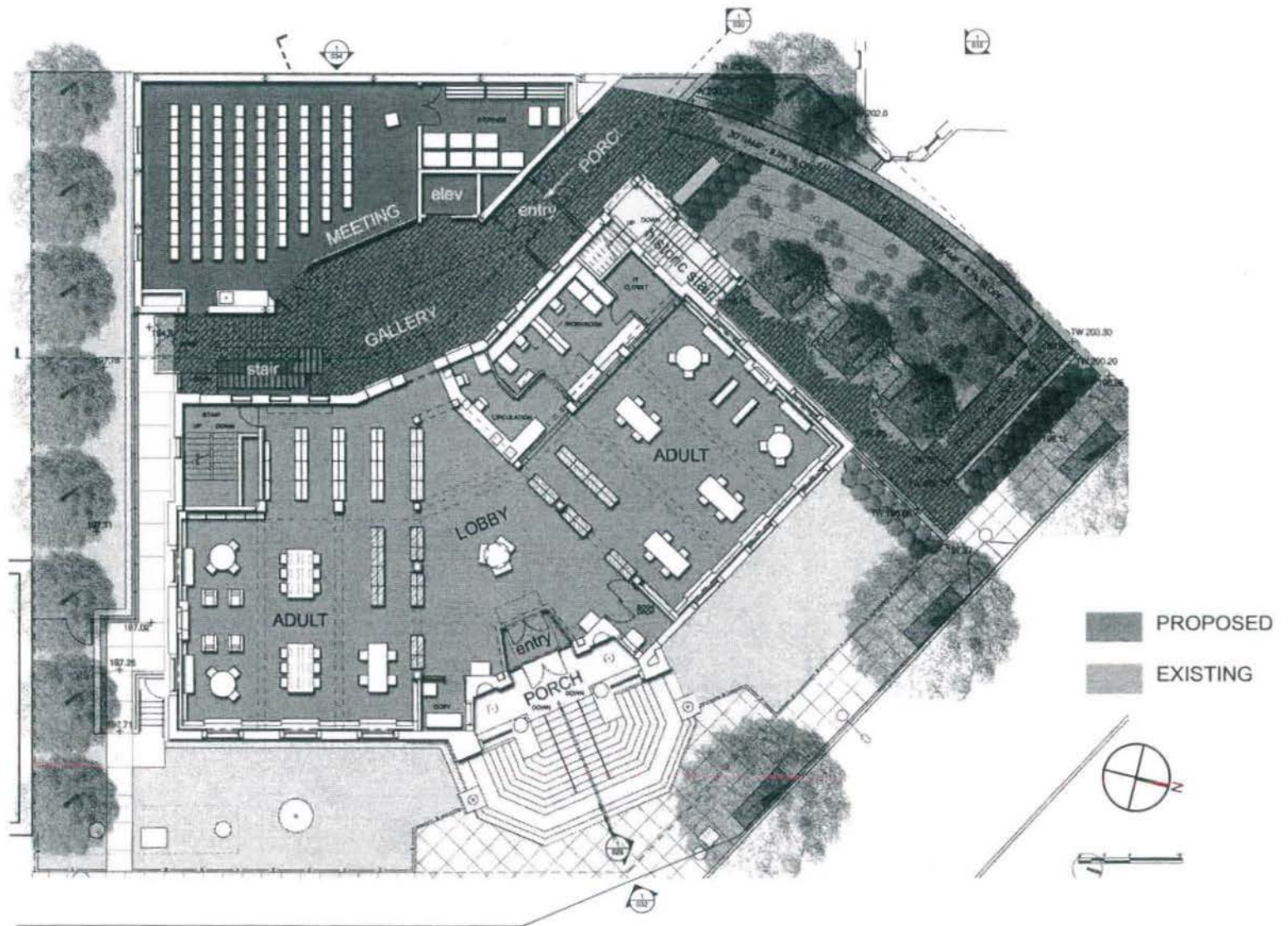


Mt. Pleasant Library
 3160 16th St. NW
 Washington, DC 20009
 Terrace (Existing)

08

DT 9/3/09
 PN 08002.00

Ex 15



Study of lot regularity in Sq2595 - 31 of 44 are irregular, many with non-rectangular sides.

Address #	Street	Lot	Zoning district	Name	Width at street	Side yard	Rear Set-back	SF	# sides of property	Notes
3173	Mt P St	826	C-2-A	Lamont Cleaners;	63.77 over 2 addresses	8	15	2054	3	NW tip; 63.77(mtp st) x 90.37 (lamont) x 85.38 depth from mtp st.
3171	Mt P St	826	C-2-A	Beauty Salon/ video store at B level		8	15			Lot 0826 includes 2 addresses on MtP St, 3171 and 3173. 2054 SF is for combined.
3169	Mt P St	1037	C-2-A	Mt Pleasant Pharmacy	20	8	15	1529	4	Quadrangle, border on Lamont Street creates an angled side.
3167	Mt P St	1036	C-2-A	El West clothing/travel agent	20	8	15		4	Quadrangle, border on Lamont Street creates an angled side.
3165	Mt P St	688	C-2-A	Dentist office/ 2 nd fl retail	15	8	15		6	Includes a narrow strip that extends back to Lamont Street.
3163	Mt P St	678	C-2-A	Store / beauty shop	15	8	15		4	Rectangle
3161	Mt P St	677	C-2-A	Nail care salon	15	8	15		4	Rectangle
3159	Mt P St	676	C-2-A	Rose's Jewelers	15	8	15		4	Rectangle
3155	Mt P St	189	C-2-A	Mt. Pl Condos "horizontal"	40	8	15		4	Quadrangle, irregular shaped.
3153	Mt P St	802	C-2-A	Pollo Sabroso	20	8	15	2336	4	Rectangle
3151	Mt P St	200	C-2-A	William Smith mgmt, The Monticello	70	8	15	8205	4	Rectangle
3149	Mt P St	634	C-2-A	Adelante Coop, formerly The Lynton	70	8	15	8239	4	Rectangle
3145	Mt P St	836	C-2-A	Deauville (in ruins)/ future Romero, N	80	8	15	9456	4	Formerly 2 lots 805 and 806 for the Deauville buildings on the plat, shown as 1 lot in the current OZ map.
3145	Mt P St	836	C-2-A	Deauville (in ruins)/ future Romero, S	80			9500		

Address #	Street	Lot	Zoning district	Name	Width at street	Side yard	Rear Set-back	SF	# sides of property	Notes
.3131	Mt P St	833	C-2-A	Bank of America	80 over 3 addresses			7806	4	Rectangle
3129	Mt P St	833	C-2-A	Dollar Star						3 addresses, 3 storefronts on same lot.
3127	Mt P St	833	C-2-A	Pan American Laundry						
3125	Mt P St	1054	C-2-A	Condos "horizontal" Above Raven Grill very deep into lot	40			4786	4	Rectangle. Formerly Lot 0808
3121	Mt P St	809	C-2-A	Eliz Beauty 1 st floor very deep into lot	40	8	15	4800	4	Rectangle
3115	Mt P St	810	C-2-A	Apt building, evangelical, formerly The Hermann v deep into lot	80	8	15	8832	5	The bottom southern part of the building looks to have about 20 feet less depth than the northern part.
3109	Mt P St	1053	C-2-A	Row house/mixed commercial residential	16	8	15		6	Formerly lot 166 on plat
3107	Mt P St	1052	C-2-A	Row house/mixed commercial residential	16	8	15		6	Formerly lot 165 on plat
3105	Mt P St	1051	C-2-A	Row house/mixed commercial residential	16	8	15		8	Formerly lot 164 on plat
3103	Mt P St	1050	C-2-A	Row house/mixed commercial residential	16	8	15		7	Formerly lot 163 on plat
1605	Irving St	1049	C-2-A	Row house/mixed commercial residential	16	8	15		5	Formerly lot 162 on plat SW corner.
3100	16th St	1048	R-5-D	Row house		8			4	Rectangle, SE corner
3102	16th St	1047	R-5-D	Row house		8			6	Narrow portion includes part of parking lot accessible by Irving Street
3104	16th St	1046	R-5-D	Row house		8			8	Narrow portion includes part of parking lot accessible by Irving Street

Address #	Street	Lot	Zoning district	Name	Width at street	Side yard	Rear Set-back	SF	# sides of property	Notes
3106	16th St	1045	R-5-D	Row house		8			8	Narrow portion includes part of parking lot accessible by Irving Street
3108	16th St	1044	R-5-D	Row house		8			8	Narrow portion includes part of parking lot accessible by Irving Street
3110	16th St	1043	R-5-D	Row house		8			11	Narrow portion includes part of parking lot accessible by Irving Street
3112	16th St	1042	R-5-D	Row house		8			10	Narrow portion includes part of parking lot accessible by Irving Street
3114	16th St	1041	R-5-D	Row house		8			8	Narrow portion includes part of parking lot accessible by Irving Street
3116	16th St	1040	R-5-D	Row house		8			8	Narrow portion includes part of parking lot accessible by Irving Street
3116	16th St	1039	R-5-D	Row house		8			4	Triangular with one corner blunted.
3118	16th St	813	R-5-D	Neighbors Consejo office/res		8			4	Quadrangle, 2 parallel sides.
3120	16th St	814	R-5-D	Small apt bldg		8			4	Quadrangle, 2 parallel sides.
3126	16th St	1038	R-5-D	16-20 unit apt bldg		8			4	Quadrangle, 2 parallel sides.
3130	16th St	817	R-5-D	"chauffeur house"		8			4	Quadrangle, 2 parallel sides.
3132	16th St	832	C-2-A, R-5-D	Sarbin Towers 73 unit apt bldg		8	15		4	Rear (parking) extends into C-2-A.
3146	16th St	831	R-5-D	Meridian Hill Church		8			4	Rectangle
3150	16th St	822	R-5-D	Park Marconi apts		8			4	Rectangle; Park Marconi on 2 lots
3150	16th St	829	R-5-D	Park Marconi apts		8			4	Rectangle; Lot 0829 borders on MtPl Lib.
3160	16th St	830	R-5-D	Mt Pl Library				16557	5	
1620	Lamont	834	C-2-A	residential		8	15		5	
1622	Lamont	681	C-2-A	residential		8	15		4	Quadrangle, irregular shaped.
1624	Lamont	689	C-2-A	residential		8	15		4	Quadrangle, irregular shaped.

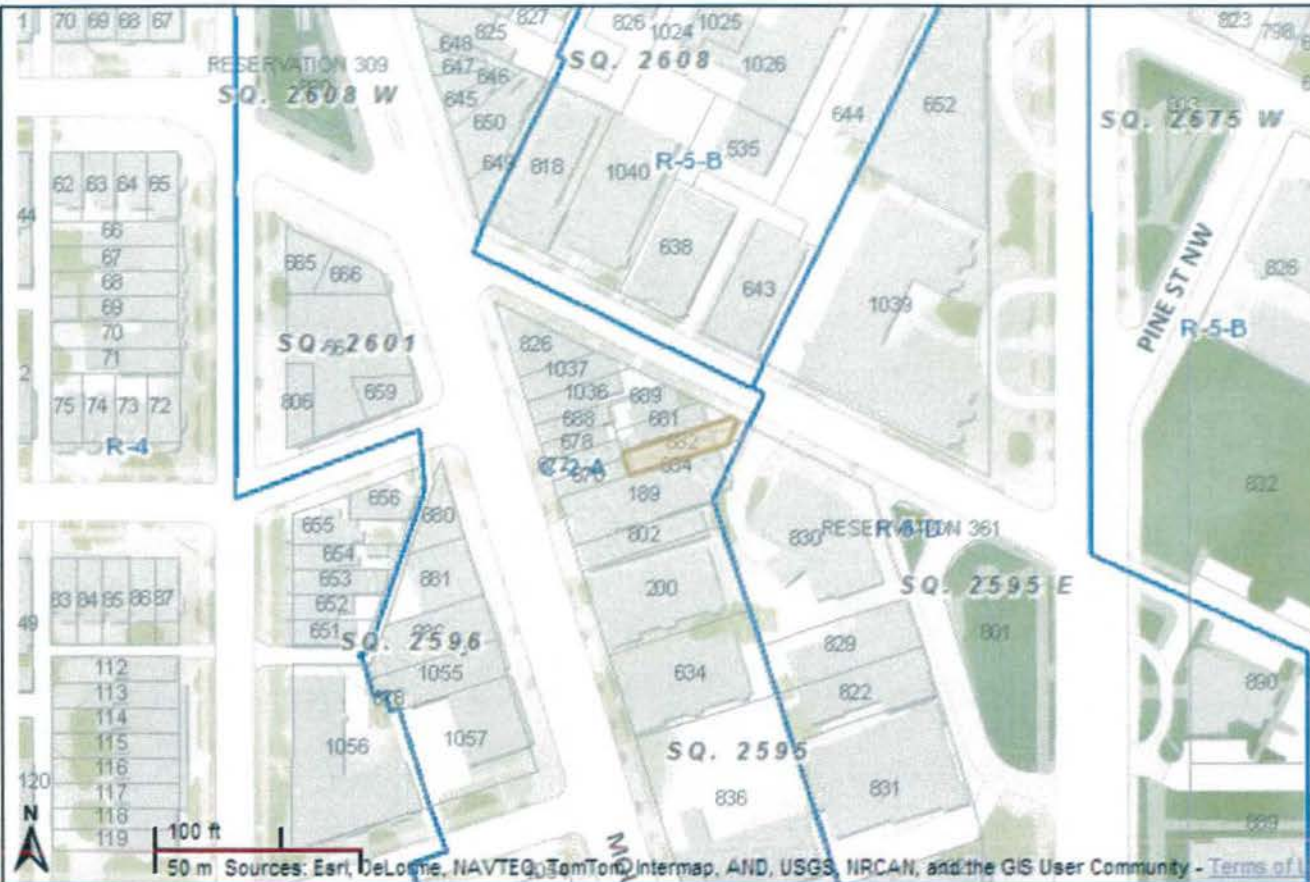
Sources:

DC Office of Tax and Revenue Real Property Database
Baist's Real Estate Atlas of the District of Columbia, Vol 3
<http://maps.dcoz.dc.gov/>



Zoning Report for Square: 2595 Lot: 0834

July 18, 2011



Zoning Data Summary*

Square/Suffix/Lot	2595 / na / 0834
Premises Address	1620 LAMONT ST NW
Zoning District (s)	C-2-A
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	1
Council Member	Jim Graham
ANC	1D
ANC Chairperson	Gregg Edwards
SMD	SMD 1D06
Commissioner	Angelia D. Scott

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

Zoning Layers

Zone Districts	CEA	Campus Plans
Pending PUDs	PUDs	Historic Districts
	Overlays	TDRs

Latitude: 38.930488, Longitude: -77.037606

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such error or any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.



Zoning Report for Square: 2595 Lot: 0688

July 18, 2011



Zoning
Layers



Latitude: 38.930757, Longitude: -77.097826

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Data Summary*

Square/Suffix/Lot	2595 / na / 0688
Premises Address	3165 MOUNT PLEASANT ST NW
Zoning District (s)	C-2-A
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	1
Council Member	Jim Graham
ANC	1D
ANC Chairperson	Gregg Edwards
SMD	SMD 1D06
Commissioner	Angeliz D. Scott

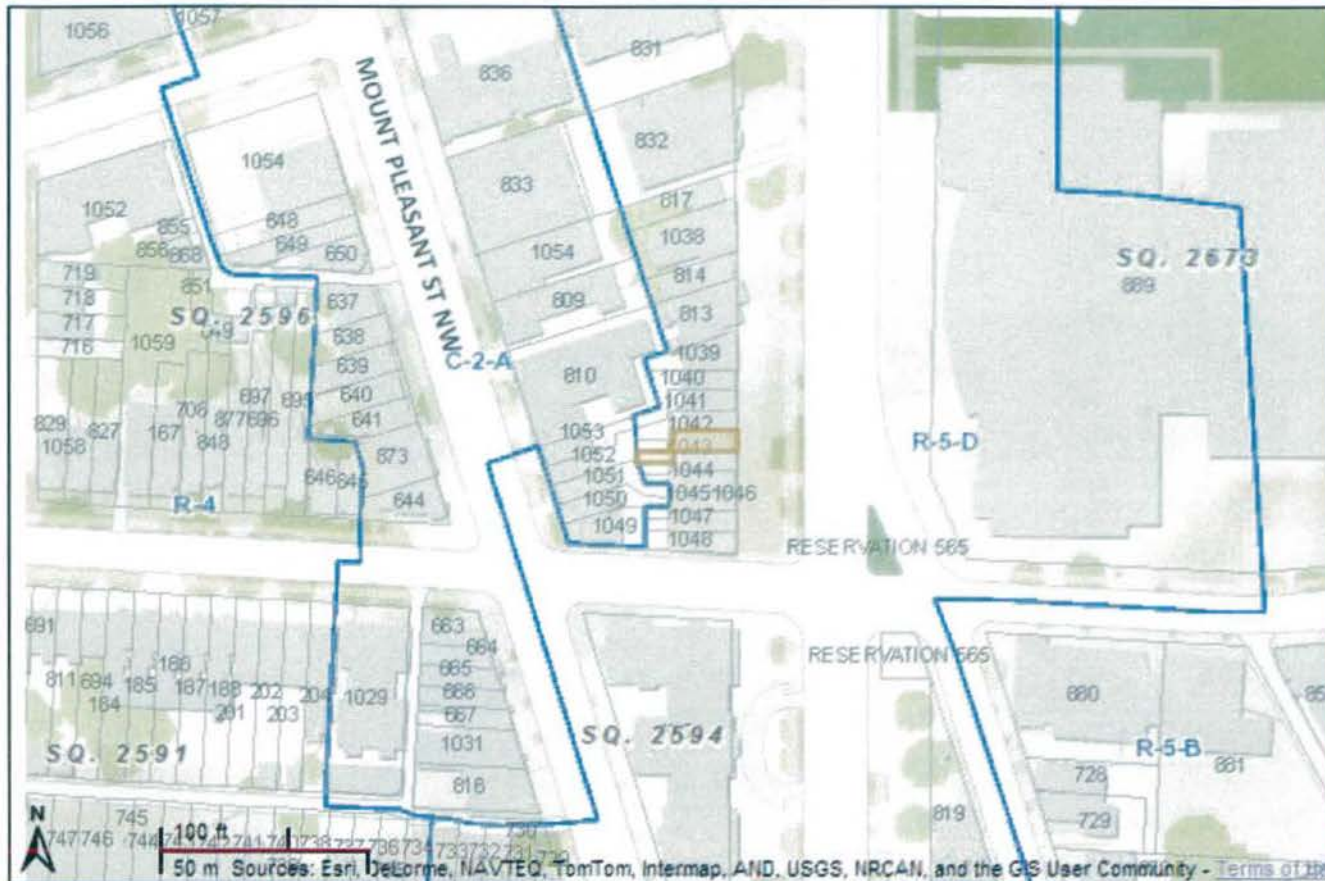
* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.



Zoning Report for Square: 2595 Lot: 1043

July 18, 2011



Zoning
Layers

- Zone Districts
- CEA
- Campus Plans
- Pending PUDs
- PUDs
- Historic Districts
- Overlays
- TDRs

Latitude: 38.929008, Longitude: -77.03669

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Data Summary*

Square/Suffix/Lot	2595 / na / 1043
Premises Address	3110 16TH ST NW
Zoning District (s)	R-5-D
Overlay District (s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	1
Council Member	Jim Graham
ANC	1D
ANC Chairperson	Gregg Edwards
SMD	SMD 1D06
Commissioner	Angelia D. Scott

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.

1D Life Safety Study

Errata

ANC1D Commissioned Report

“Life Safety Concerns Urge an Alternative to DCPL’s Plans”

Tuesday, July 19, 2011

(One) Page 7. 6 lines from the bottom of the page.

The uncorrected text reads:

Fire Safety standards set five minutes as

The corrected text should read:

According to the NFPA (National Fire Protection Association) section 1710, fire safety standards set 5 minutes as a normal response time (call and turnout) and 9 minutes as the standard to be achieved 90% of the time.

(Two) Page 8. 7 lines from the top of the page.

The uncorrected text reads:

This area, including the library property, is zoned R-5-D (Medium High Density Apartment Houses).

The corrected text should read:

Square 2595 is zoned C-2-A (which permits matter-of-right low density development) for its Mount Pleasant Street and Lamont Street addresses), and R-5-D (which permits matter-of-right medium/high density development of general residential uses) for its 16th Street addresses (including the Mount Pleasant Library) and Irving Street addresses.

(Three) Footer, throughout body of report. Pages 2-39

The uncorrected text reads:

Mount Pleasant Library Project Evaluation 2010 02 28

The corrected text should read:

Mount Pleasant Library Project Evaluation May 2010, revised July 2011