
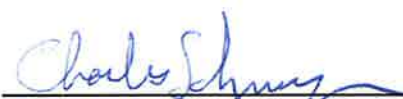

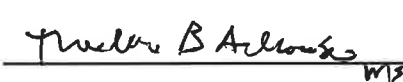





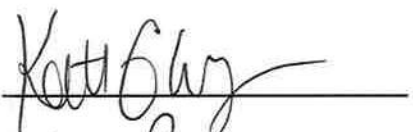

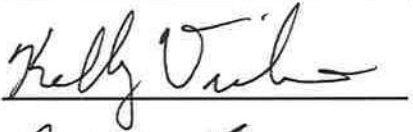



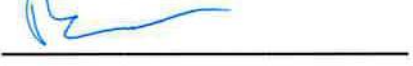

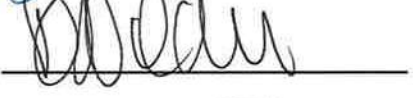


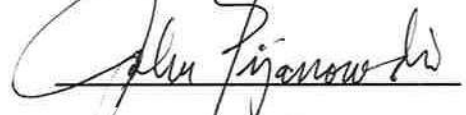
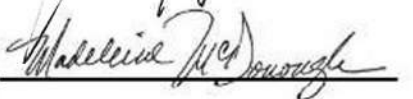


**PETITION TO DENY ALL SPECIAL EXCEPTIONS
BOARD OF ZONING ADJUSTMENTS (APPLICATION NO: 20608)**

This is a petition to (1) deny Board of Zoning Adjustments approval for the relief of zoning regulations pursuant to the redevelopment of the Southeastern Branch of the DC Public Library at: 403 7th Street SE, Washington, DC 20003 (Square 87S, Lot-1).

We, the undersigned (representing a collection of residents) homeowners of the 600 block of South Carolina Avenue and D Streets SE, Washington, DC 20003, respectively petition the Board of Zoning Adjustments to deny the application for zoning relief for the proposed redevelopment of the Southeast Branch of the DC Public Library at 403 7th Street SE, Washington, DC 20003.

SIGNATURE	PRINTED NAME	STREET ADDRESS	ZIP CODE	DATE
	Rena Schroyer	606 South Carolina Ave SE	20003	1/24/2022
	Charles Schroyer	606 S. Carolina Ave SE	20003	1/24/22
	Mark S. Smith	639 D St, SE	20003	1/25/2022
	THEODORE B. ARMATOSO	639 D STREET, SE	20003	1/25/22
	Amie Vandersluijs	649 S. Carolina Ave SE	20003	1-25-22
	STEVEN SONG	663 SOUTH CAROLINA AVE SE	20003	1/25/22
	ELLA KIM	663 SOUTH CAROLINA AVE SE	20003	1/25/22
	PARIS S. SINGER	617 South Carolina Ave SE	20003	1/25/22
	JAMES A. OLIVER	619 SOUTH CAROLINA AVE SE	20003	1/25/22

SIGNATURE	PRINTED NAME	STREET ADDRESS	ZIP CODE	DATE
	Kathryn G. Everly	657 South Car Ave SE	20003	1/27/22
	Will Patterson	659 South Carolina Ave SE	20003	1/27/22
	Kelly Vielmo	665 South Carolina Ave SE	20003	1/27/22
	John Montgomery	665 S. Carolina Ave SE	20003	1/27/22
	George Everly	657 S. Carolina Ave SE	20003	1/27/22
	Hilary Cerkey Raffetto	639 S. Carolina Ave SE	20003	1/27/22
	Bruce Schillo	643 S Carolina Ave SE	20003	1/27/22
	Jennifer Boulanger	643 S. Carolina Ave SE	20003	1/27/22
	Donna Wilder	641 S. Carolina Ave SE	20003	27 Jan 2022
	Joe Raffetto	639 S Carolina Ave SE	20003	1/27/22
	Sheldon Roseman	638 S. Carolina Ave, SE	20003	1-27-22
	John Pijanowski	667 S. Carolina Ave SE	20003	1/28/2022
	Madeleine McDonough	618 S. Carolina Ave. 2B	20003	1/31/22

SIGNATURE

PRINTED NAME

STREET ADDRESS

ZIP CODE

DATE

Maryeet Singh

MANJEET SINGH

667 S. Carolina Ave. SE

20003

1/28/22

Clark Cohen

Clark Cohen

628 S. Carolina Ave SE ^{Unit 1}

20003

1/29/22

[Signature]

JOHN SCHWAB

645 D STREET SE

20003

1/30/2022

[Signature]

Robert Duncan

541 D ST SE

20003

1/30/2022

Laura Buffo

Laura Buffo

646 S. Carolina Ave, SE

20003

1/31/2022

[Signature]

TYSON WOODBY

646 S. CAROLINA SE

20003

1/31/22

Brenda Sue Thornton

Brenda Sue Thornton

644 S. Carolina Ave SE

20003

1/31/22

Marina Galvani

MARINA GALVANI

631 South Carolina Ave SE

20003

Jan 31/2022

Alex Ben Dan

Alex Ben Dan

605 S. Carolina Ave SE

20003

Jan 8/2022

Kimberly Henson

Kimberly Henson

605 S. Carolina Ave SE

20003

1/31/2022

Delphine Uribe-Wilder

Delphine Uribe-Wilder

641 S. Carolina Ave SE

20003

1/31/2022

Peter Del Toro

PETER DEL TORO

648 S. CAROLINA AVE, SE

20003

27 JAN 2022

Joanne Del Toro

Joanne Del Toro

648 S Carolina A, SE

20003

1/27/22

SIGNATURE

PRINTED NAME

STREET ADDRESS

ZIP CODE

DATE

Stuart McArpine

STUART M'ARPINE

616 S. CAROLINA AVE SE

20003

01/26/22

Celia McArpine

CELIA M'ARPINE

616 S. Carolina Ave SE

20003

01/26/22

John Pacheco

JOHN Pacheco

621 S. Carolina SE

20003

01/26/22

Claudia Louis

Claudia Louis

638 S. Carolina Ave, SE

20003

01/27/22

CIRCULATOR(S)

Claudia Louis 1/31/22

SIGNATURE OF CIRCULATOR

DATE

Tyson Woodley

SIGNATURE OF CIRCULATOR

1.31.22

DATE

Claudia Louis

PRINTED NAME OF CIRCULATOR

TYSON WOODLEY

PRINTED NAME OF CIRCULATOR

638 S. Carolina Ave, SE

COMPLETE RESIDENTIAL ADDRESS

646 S. CAROLINA AVE SE

COMPLETE RESIDENTIAL ADDRESS

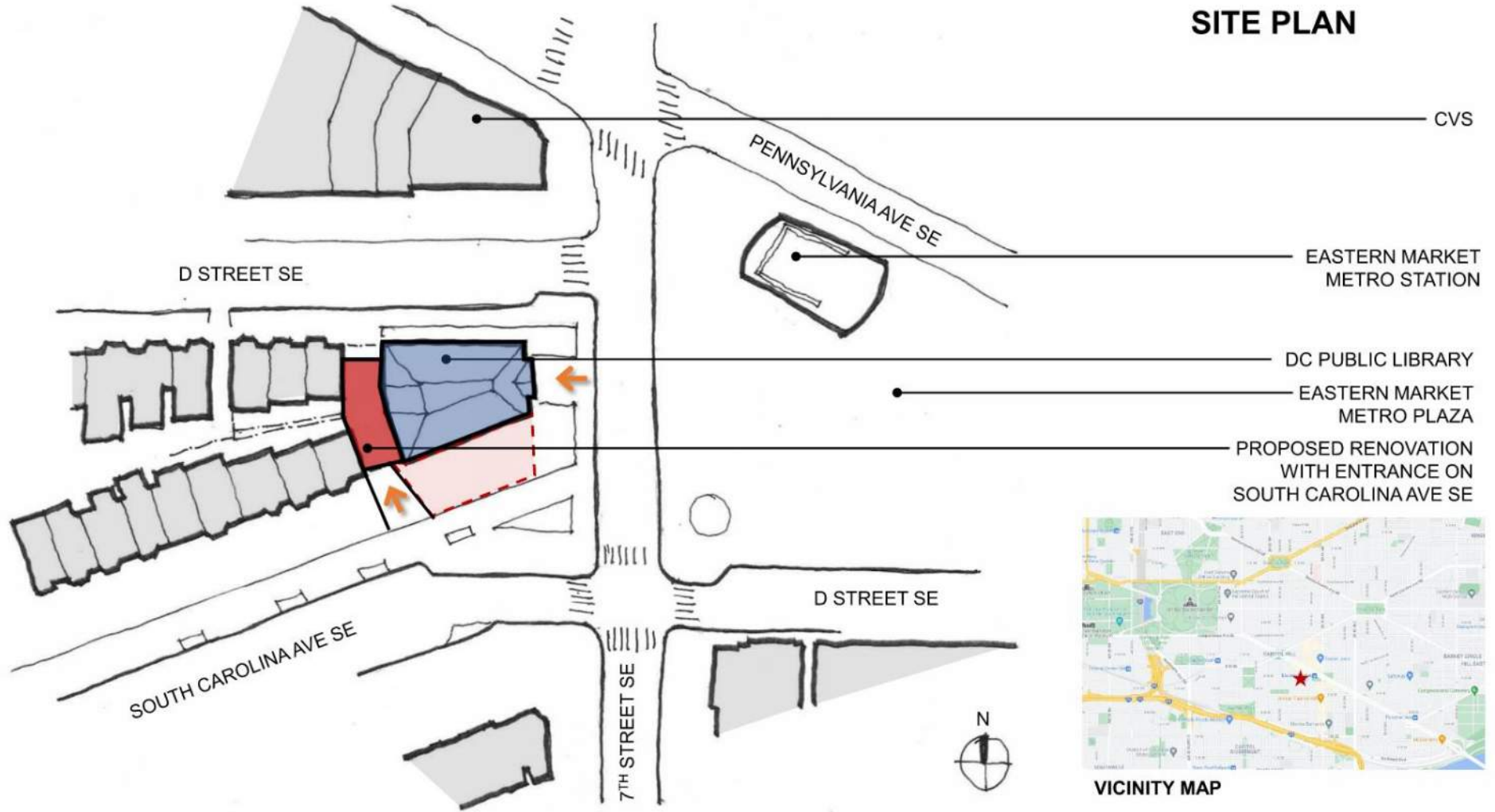
Washington, DC 20003

CITY, STATE, ZIP CODE

WASHINGTON, DC 20003

CITY, STATE, ZIP CODE

We, the undersigned (representing a collection of residents) homeowners of the 600 block of South Carolina Avenue and D Streets SE, Washington, DC 20003, respectively petition the Board of Zoning Adjustments to deny all zoning special exceptions for the renovation of the DC Public Library, Southeast Branch at 403 7th Street SE, Washington, DC 20003. We strenuously object to the following issues based on personal safety and security concerns as well as limiting adequate daylight and fresh air circulation to the adjacent residents due to the overcrowding of the buildable area on the library site. We have shared our concerns with the library representatives at several meetings, and though they have met with us, they fail to take any corrective actions regarding our concerns. They appear more focused on cramming a 10-gallon bucket of program area into a 5-gallon site and the overspill is not of their concern, though it will be very damaging to the surrounding residents.



ZONING

- **The proposed library violates the Rear Yard Setback requirement**

The Library is zoned RF-1. As defined in the DCMR Zoning Regulations Handbook, the site is a triangular site occupying the corners of 7th Street at D Street and South Carolina Avenue, SE. The Rear Yard Setback is required to be 20 feet. The proposed renovation violates this setback requirement, mistakenly identifying it as a through lot, but the zoning handbook is very clear that a through lot is an interior lot and clearly identifies how to measure the rear yard setback in the handbook.

Zoning Details: RF-1

Description: Permits development of attached rowhouses on small lots

Building Category	Church	All Other Buildings & Structures	Institutional
Dwelling Units	N/A	2	N/A
Minimum Lot Width (ft)	40	40	40
Minimum Lot Area (sqft)	4000	4000	4000
Maximum Lot Occupancy (%)	60	40	40
Maximum Height (ft)	60	35	90
Maximum Stories	3	3	N/A
Front Setback (ft)	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block
Rear Yard Setback (ft)	20	20	20
Side Setback (ft)	5 feet on free standing sides	5 feet on free standing sides	5 feet on free standing sides
Pervious Surface (%)	50	50	50

Lot, Interior: A lot other than a corner lot or a triangular lot.

Lot Line, Street: A lot line that abuts a street.

Lot Occupancy: The percentage of the total area of a lot that is occupied by the total building area of all buildings and structures on the lot.

Lot of Record: A lot recorded on the records of the Surveyor of the District of Columbia.

Lot, Theoretical: A lot determined by dividing the subdivided lot into theoretical building sites.

Lot, Through: An interior lot having frontage on two (2) or more streets where the streets differ in direction by forty-five degrees (45°) or less.

Lot, Triangular: A lot fronting on two (2) streets at their junction, the streets forming with each other an angle of less than forty-five degrees (45°).

Lot Width: The distance between the side lot lines, measured along the building line; except that, in the case of an irregularly shaped lot, the width of the lot shall be the average distance between the side lot lines. Where the building line is on a skew, the width of the lot shall be the distance between side lot lines perpendicular to the axis of the lot taken where either side lot line intersects the building line.

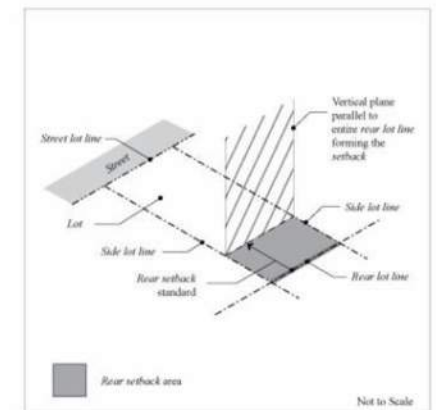
Rear Yards

Rear yards regulate the distance between a building and a rear lot line. A lot may have more than one rear lot line. No rear yard is required for through lots.

The depth of a required rear yard shall be measured as the mean horizontal distance between the rear line of a building and the rear lot line.

In the case of a lot that is triangular or irregularly shaped, the furthest point or line from the street lot line shall be deemed the point or line from which the required rear yard shall be measured.

The depth of a required rear yard shall be measured as the mean horizontal distance between the rear line of a building and the rear lot line.



- **Closing off the alley between D Street and South Carolina Avenue limits the access to fresh air.**
 Because South Carolina Avenue runs at a diagonal, the alleyway becomes pinched as it reaches the east end of the site, leaving about 20 feet between the houses. Constructing a two-story wall and enclosing the alleyway will create a dead-air pocket for the homeowners west of the library where the air cannot circulate. We use our back yards for entertaining, grilling, etc. and our kitchens face the rear yard. We need to ensure that our yards and houses have cross ventilation with the free flow of fresh air.
- **Closing off the alley between D Street and South Carolina Avenue will close off our access to natural daylight.**
 The proposed library renovation closes off the end of the alleyway between the houses on D Street and South Carolina Avenue. Because of the pinched nature of the site, this will create a dark canyon between the houses, closing out the natural daylight to the yards. With the proposed plan, there is no possible way that the sun will fall on the ground in our back yards. If the renovation is constructed as proposed, our back yards will be dark, humid, and poorly ventilated areas that will support algae and mold growth. Mold in this condition could trigger chronic conditions like: Nasal congestion, sneezing, cough, wheeze, respiratory infections and worsen asthma and allergic conditions.

TITLE 11 - ZONING

CHAPTER 1 THE ZONING REGULATIONS

100 ENACTMENT AND TITLE

100.1 The Zoning Commission for the District of Columbia, pursuant to authority conferred by Congress under the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code §§ 6-641.01 to 6-641.15 (formerly codified at D.C. Code §§ 5-413 to 5-432 (1994 Repl. & 1999 Supp.))) (hereafter, the Zoning Act), after public notice and hearing prescribed by law, does hereby establish and adopt these regulations and the Zoning Maps accompanying them to supersede in full the zoning regulations and the "official height, area, and use atlases" previously in effect and that are hereby repealed.

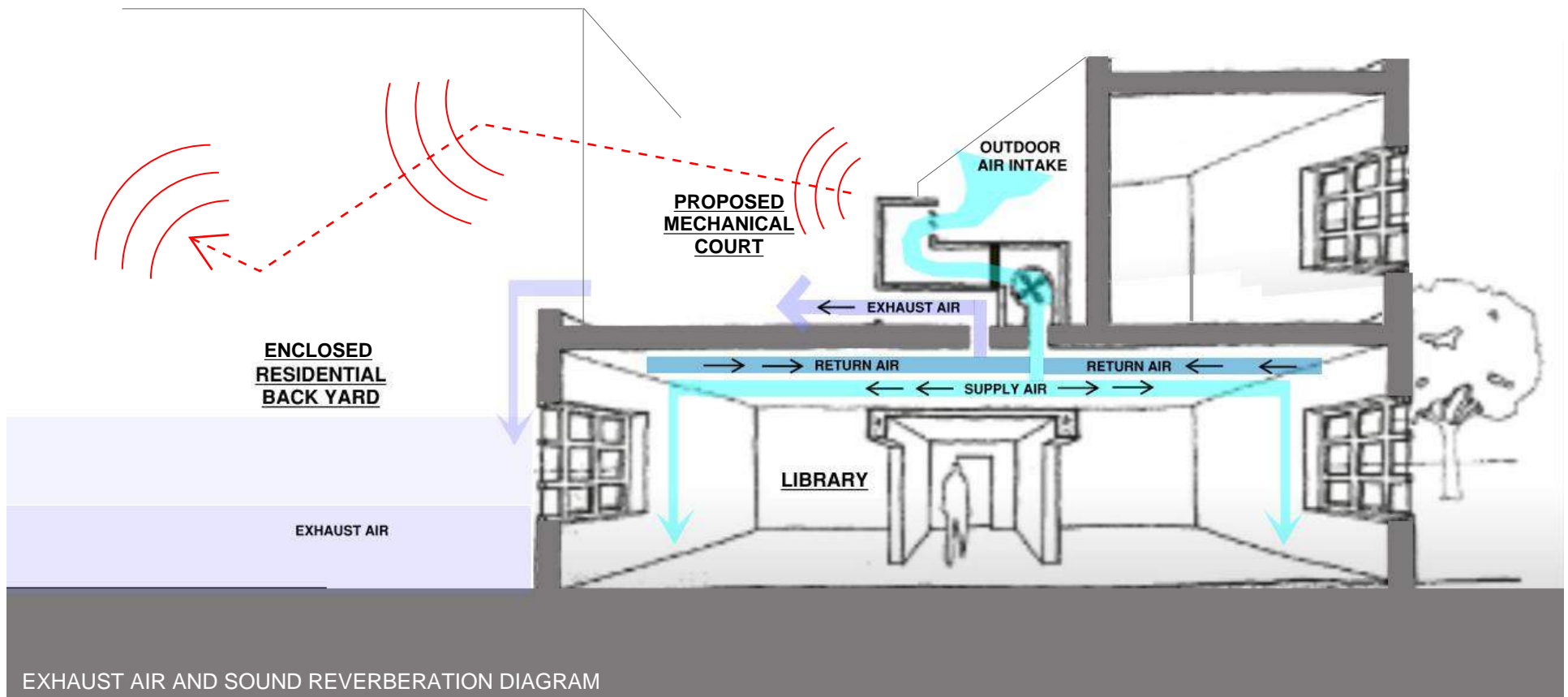
101 INTERPRETATION AND APPLICATION

101.1 In their interpretation and application, the provisions of this title shall be held to be the minimum requirements adopted for the promotion of the public health, safety, morals, convenience, order, prosperity, and general welfare to:

- (a) Provide adequate light and air;
- (b) Prevent undue concentration of population and the overcrowding of land;
and

- **The proposed mechanical court will create an echo chamber in the alleyway and its exhaust air can contribute to health risks.**

The existing library has one air-handling unit along its south façade on South Carolina Avenue. It is loud. The library renovation is proposing to add a new mechanical court at the end of the alleyway that would support multiple air handling units. Locating the mechanical units adjacent to this narrow opening is unacceptable. Residential air conditioning units are loud in these yards and closing off the alleyway will promote the noise reverberating off the back of the houses. Adding multiple commercial air handling units to support a library that triples its air volume would be untenable. Sound isolation jackets are less effective in outdoor (wet) conditions, and isolation jackets will not be enough to make our rear yards and back bedrooms pleasant spaces to live. Additionally, given that hot air rises, we are concerned that the cool exhaust air in the summer months that is being expunged from the library air handling units will drop into our back yards, where it will not be able to circulate, creating a buildup of carbon monoxide, inhalable particles, volatile organic compounds (benzene, styrene, and other solvents) and other airborne-allergens and pathogens, such as viruses, bacteria, fungi, spores, and protozoans. These pollutants exist in buildings and are why regulations exist to exhaust the polluted air with fresh air at a rate of about 15 cubic feet per minute per occupant. In the summer months the cooler exhaust air will drop into our back yards and settle there since it does not ventilate due to the library expansion, creating the “sick building effect” for the residences adjacent to the library. The only proper location for the mechanical air handling units is on the roof of the existing library, which could be hidden by the sloped roof and can coexist with the historic skylight.



LIBRARY ENTRANCE / SECURITY CONCERNS

The proposed renovation locates a public building entrance at the west end of the site along South Carolina Avenue SE. This would extend the public entrance within the residential zone of the 600 block of South Carolina Avenue, bringing public building issues to the adjacent private residences.

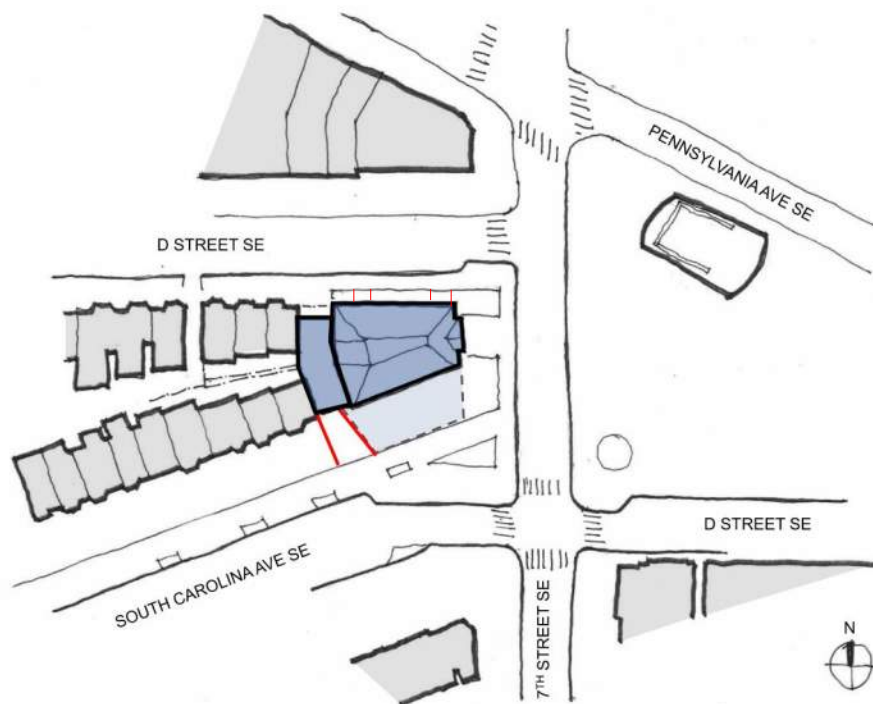
The current entrance has demonstrated a consistent history of people congregating on the library steps, harassing people, selling and using illicit drugs, and violent fights have broken out. Because of their experiences, some of our children / young adults that live on the block will not walk by the library steps without an adult chaperone, and even some older adults are nervous to walk in front of the library due to the undesirable activities that take place there.

- **Two entrances will double the existing problems at the library entrance.**

Providing a second entrance within the residential zone of the block will exacerbate these existing problems, moving the illicit behavior from the public side on 7th Street into the less patrolled residential community on South Carolina Avenue.

- **Retaining walls create a security risk for pedestrians.**

The proposed plan requires the addition of retaining walls to hold back the earth adjacent to the proposed entrance out to the sidewalk on South Carolina Ave. This creates a security concern by creating a blind corner, concealing a person from view for anyone using the north side of the sidewalk of South Carolina Avenue, particularly at night. At night this entrance plaza between the retaining walls would want to be lit to avoid homeless and intoxicated persons for using the new plaza as a sleeping station or toilet area but lighting this area within the residential zone would be untenable for the homeowners directly adjacent to and across from the proposed entrance.



SECURITY

PROPOSED RETAINING WALLS
CREATE A BLIND CORNER, WHICH
WILL BE A SECURITY RISK AT NIGHT

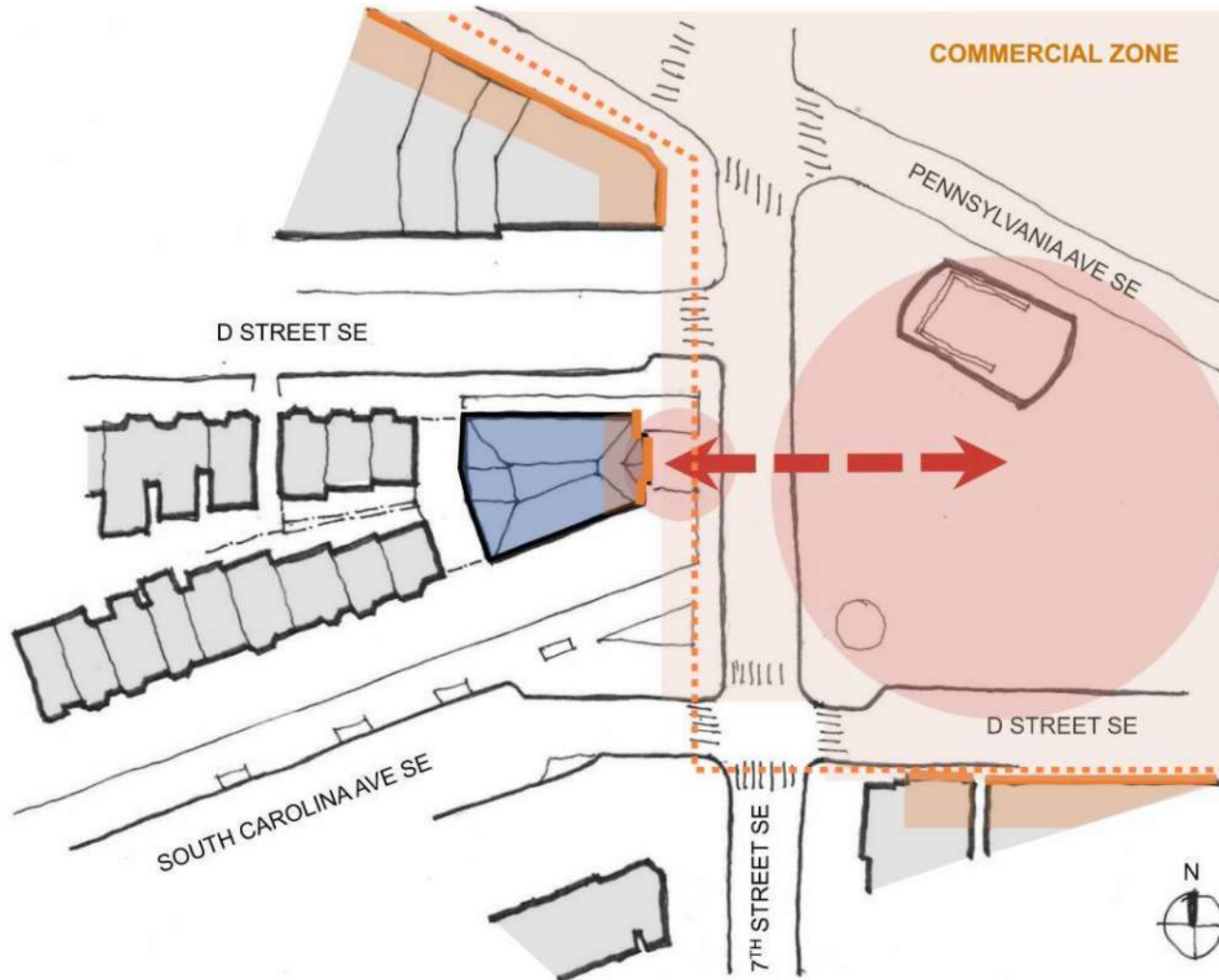
ASSAILANTS WILL BE HIDDEN FROM
VIEW FOR ANYONE WALKING ON THE
NORTH SIDE OF S. CAROLINA AVE

THE ENTRANCE PLAZA WILL LIKELY
ATTRACT HOMELESS AND INTOXICATED
PERSONS TO USE RECESSED AREA AS A
TOILET OR A SLEEPING STATION AT
NIGHT

ANY LIGHTING IN THE RESIDENTIAL
ZONE TO PREVENT SUCH USES NOTED
ABOVE WOULD BE OFFENSIVE FOR THE
HOMEOWNERS ACROSS FROM AND
ADJACENT TO THE ENTRANCE PLAZA

- **The proposed plan sprawls the public space into the residential neighborhood.**

The library should be the anchor building for the newly renovated Eastern Market Metro Plaza. All seating and lighting should build a synergy with the plaza across 7th Street and remain out of the residential zone. The new handicapped entrance should remain within the commercial zone of 7th Street, and not within the residential zone of the 600 block of South Carolina Avenue.



ENTRANCE LOCATION

ALL PROPOSED ENTRANCES SHOULD REMAIN IN THE COMMERCIAL ZONE ALONG 7TH STREET

THE LIBRARY IS THE ANCHOR BUILDING FOR THE EASTERN MARKET METRO PLAZA. ALL ENTRANCES AND SEATING AREAS SHOULD BUILD A SYNERGY WITH THE PLAZA AND CONNECT THE PUBLIC MIXED-USE ZONES, WHILE KEEPING THE RESIDENTIAL ZONES PEACEFUL



ZONING MAP

NOTE: THE INTENT OF THESE RENDERINGS IS TO DEMONSTRATE THE EFFECT OF PLANNING THE HANDICAPPED ENTRANCE ON 7TH STREET. IT IS NOT INTENDED TO DEFINE THE ARCHITECTURE OR ARCHITECTURAL STYLE FOR THE PROJECT.



CONCEPTUAL RENDERING WITH A HANDICAPPED ENTRANCE ON 7TH STREET SE

NOTE: THE INTENT OF THESE RENDERINGS IS TO DEMONSTRATE THE EFFECT OF PLANNING THE HANDICAPPED ENTRANCE ON 7TH STREET. IT IS NOT INTENDED TO DEFINE THE ARCHITECTURE OR ARCHITECTURAL STYLE FOR THE PROJECT.

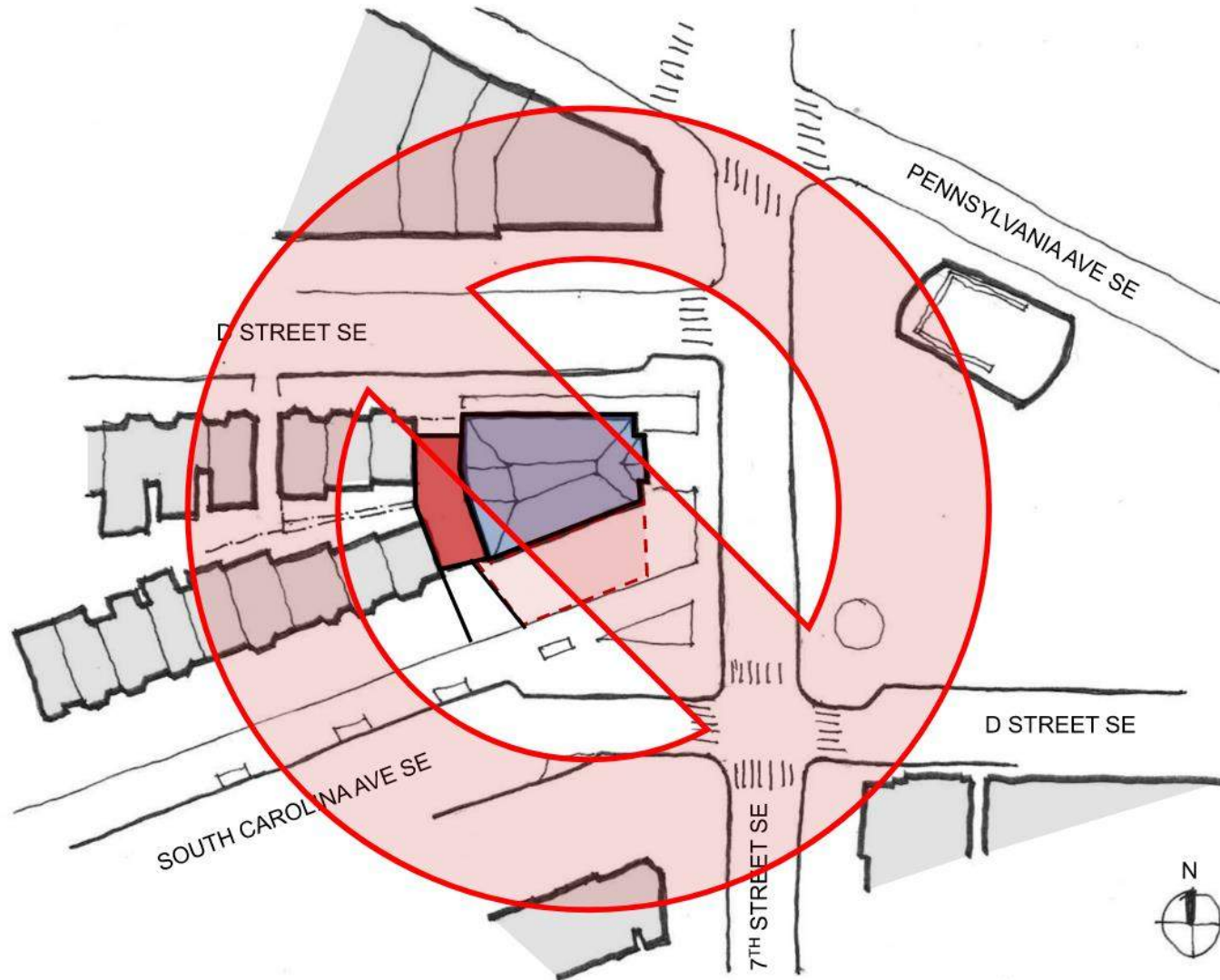


CONCEPTUAL RENDERING WITH A HANDICAPPED ENTRANCE ON 7TH STREET SE

NOTE: THE INTENT OF THESE RENDERINGS IS TO DEMONSTRATE THE EFFECT OF PLANNING THE HANDICAPPED ENTRANCE ON 7TH STREET. IT IS NOT INTENDED TO DEFINE THE ARCHITECTURE OR ARCHITECTURAL STYLE FOR THE PROJECT.



CONCEPTUAL RENDERING WITH A HANDICAPPED ENTRANCE ON 7TH STREET SE



CONCLUSION

WE UNDERSTAND THAT THE LIBRARY WANTS TO EXPAND AND IS TRYING TO SEPARATE THE CHILDRENS AREA FROM THE ADULT POPULATION WHILE PROVIDING MEETING ROOMS, BUT THIS SITE IS LIMITED IN AREA AND HAS A SENSITIVE HISTORIC BUILDING ANCHORING THE METRO PLAZA. THIS SITE CANNOT ACCOMMODATE THE AMOUNT OF GROWTH THAT THE LIBRARY IS ATTEMPTING TO PACK INTO THE SITE BOUNDARY.

HOMEOWNERS ON THE 600 BLOCK OF SOUTH CAROLINA AND D STREET ASK THE HISTORIC PRESERVATION OFFICE, BOARD OF ZONING ADJUSTMENTS AND THE DEPARTMENT OF PLANNING TO:

DENY ALL SPECIAL EXCEPTIONS AND RECOMMEND THAT THE LIBRARY FIND A MORE SUSTAINABLE AND BENEFICIAL SOLUTION AT THE CITY LEVEL.

FOR EXAMPLE, ONE SOLUTION MAY BE TO REVISE THE EXISTING LIBRARY TO BE ONLY A CHILDRENS LIBRARY AND MOVE THE ADULT LIBRARY TO THE HILL CENTER OR ANOTHER SUITABLE SITE