

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 09-17

As Secretary to the Commission, I hereby certify that on **OCT 14 2009** copies of this Z.C. Notice of Filing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- | | |
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ATTESTED BY: *Sharon S. Schellin*
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO. 09-17
EXHIBIT NO. 16

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 09-17
(Map and Text Amendments and Special Exception
@ 3660 Alabama Avenue, S.E. (Parcel 67/204))
October 14, 2009

THIS CASE IS OF INTEREST TO ANC 7B

On October 14, 2009, the Office of Zoning received an application from the D.C. Public Library (the "Petitioner/Applicant") for approval of text and map amendments and special exceptions for the above-referenced property.

The property that is the subject of this application consists of Parcel 67/204, part of U.S. Reservation 518 in Northeast Washington, D.C. (Ward 7) at 3660 Alabama Avenue S.E. The property is currently unzoned and designated "GOV."

The overall goal of the Petitioner/Applicant is twofold, to create separate standards for public libraries located on government-owned property and to secure special exception approval for the construction of a new library.

The Petitioner/Applicant proposes a map amendment to zone the property to R-5-A. The Petitioner/Applicant also proposes new sections (text amendments) be added to Chapter 4, Title 11 to allow special exception relief of area and parking standards for libraries located on government-owned properties as follows: § 402.8 to allow a greater floor area ratio than what is permitted in an R-5-A Zone District (up to a density of 2.0 floor area ratio, rather than the 0.9 limited under § 402.4); §403.4 to allow a greater lot occupancy than what is allowed under § 403.2; and § 405.10 to allow elimination of side yards required in a residentially-zoned district. In addition, § 2104.2 (which allows a reduction in parking for a library, but only by 50% and only when within one-half mile of a Metrorail station) would be repealed and replaced with § 2108.3, which would generally allow a reduction or elimination of parking requirements for a public library located on government-owned properties.

Finally, the Petitioner/Applicant requests special exception approval, under the new sections (402.8, 403.4, 404.10, and 2108.3) requested to be enacted, to enable construction of a new full-service public library to replace the Francis A. Gregory Library on the above-referenced site.

For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.