

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

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October 14, 2009

Yvonne Moore, Chair
ANC 7B
5200 S Street, S.E.
Washington, DC 20020

Commissioner Phillip Hammond
ANC/SMD 7B04
2132 Branch Avenue, S.E.
Washington, DC 20020

Re: Z.C. Case No. 09-17 (D.C. Public Library – Text and Map Amendments and Special Exceptions @ 3660 Alabama Avenue, S.E. (Parcel 67/204))

Dear ANC Chair & ANC/SMD Commissioner:

This is to advise you that an application has been filed with the Zoning Commission for the District of Columbia for:

- (X) amendments to the Zoning Map
- (X) amendments to the Zoning Regulations
- (X) special exceptions
- () approval of a planned unit development (PUD)
- () modification to a previously approved PUD
- () use of public space

The application is of interest to Advisory Neighborhood Commission (ANC) and your Advisory Neighborhood Commission Single Member District (ANC/SMD). A copy of the notice of filing is enclosed for your information. A copy of this notice will also appear in the D.C. Register.

If you want information regarding the technical aspects of this case, please contact Ms. Harriet Tregoning, Director, Office of Planning, 801 North Capitol Street, N.E., 4th Floor, Washington, D.C. 20002; (202) 442-7601.

If you want information regarding the procedures which govern the consideration of this case, contact the Office of Zoning, 441 4th Street N.W., Suite 200/210-S, Washington, D.C. 20001; (202) 727-6311. If you wish to forward written comments to the Commission, your comments should be addressed to the Office of Zoning.

ZONING COMMISSION
District of Columbia

CASE NO. 09-17
EXHIBIT NO. 22

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

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ZONING COMMISSION
District of Columbia
CASE NO.09-17
EXHIBIT NO.22

October 14, 2009

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This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as other means.

Sincerely,

A handwritten signature in black ink, appearing to read "S.S. Schellin", written over a horizontal line.

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

Enclosure

**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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS

PENALTY FOR MISUSE

Yvonne Moore, Chair
ANC 7B
5200 S Street, S.E.
Washington, DC 20070



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