

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FINAL RULEMAKING**  
**and**  
**Z.C. ORDER NO. 07-05**  
**Z.C. Case No. 07-05**  
**(Temporary Accessory Parking Spaces on Public Reservation 13)**  
**July 9, 2007**

The Zoning Commission for the District of Columbia (the “Commission”), pursuant to its authority under § 1 of the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, as amended; D.C. Official Code § 6-641.01); having held a public hearing and referred the proposed amendment to the National Capital Planning Commission (“NCPC”) for a 30-day period of review pursuant to § 492 of the District Charter; hereby gives notice of the adoption of the following amendments to Chapter 21 of the Zoning Regulations of the District of Columbia (11 DCMR). The amendments permit temporary accessory parking spaces now located on the site of the District of Columbia Correctional Facility to be relocated at other locations within Reservation 13.

A Notice of Proposed Rulemaking was published in the *D.C. Register* on June 8, 2007, at 54 *DCR* 5632, for a 30-day notice and comment period. No comments were received and no changes made to the proposed text.

**Description of Text Amendment**

The purpose of the amendment is to facilitate the implementation of the Master Plan for Public Reservation 13, which calls for Massachusetts Avenue, S.E., Burke Road, S.E., C Street, S.E., 20<sup>th</sup> Street, S.E., and 21<sup>st</sup> Street, S.E., to be extended through the property. Some of the proposed rights-of-way are currently occupied by parking lots that serve the District of Columbia Correctional Facility and other agencies located nearby. In order to begin construction of the streets and prepare the site for redevelopment, the parking spaces need to be relocated. This requires an amendment to 11 DCMR § 2116.1, which provides that “all parking spaces shall be located on the same lot with the buildings or structures they are intended to serve.” Also, because the available areas within Reservation 13 are unzoned, an amendment is needed to 11 DCMR § 106.7, which precludes the issuance of a building permit or certificate of occupancy if zoning has not been designated for the subject property. Because it is anticipated that a permanent site for this accessory parking will be identified within seven years, the amendment will expire after that period of time.

### **Public Hearing and Proposed Action**

The Commission held a public hearing on this case on May 21, 2007. ANC 6B submitted a letter of support for the proposal but requested that the proposed parking areas be identified.

A representative of the Anacostia Waterfront Corporation testified that the redevelopment would be phased and that the flexibility to relocate parking areas on a temporary basis during redevelopment is necessary.

Following the conclusion of the hearing, the Commission took proposed action to adopt the text as advertised.

The proposed amendments were referred to NCPC under the terms of § 492 of the District of Columbia Charter. No response was received as of the date upon which the Commission took final action to approve this application, which occurred after the 30-day period for NCPC comment expired.

A Notice of Proposed Rulemaking was published in the *D.C. Register* on June 8, 2007, at 54 DCR 5632, for a 30-day notice and comment period. No comments were received.

The Office of the Attorney General has determined that this rulemaking is legally sufficient.

### **Final Action**

The Commission took final action to adopt the rulemaking at its regularly scheduled public meeting on July 9, 2007. No changes were made to the text published in the Notice of Proposed Rulemaking.

Based on the above, the Commission finds that the proposed amendments to the Zoning Regulations are in the best interests of the District of Columbia and consistent with the purpose of the Zoning Regulations and the Zoning Act.

In consideration of the reasons set forth herein, the Zoning Commission hereby **APPROVES** the following amendments to § 2116 of the Zoning Regulations, Title 11 DCMR (deleted language shown in ~~strike through~~ and new language shown in **bold and underline**):

1. Subsection 2116.1 is amended to read as follows

2116.1 Except as provided in §§ 214, 510, 708, 730, 743.2(d), 753.1(c), 761.2, 803.1, 926, 2116.5, **2116.10** and 2117.9(c), all parking spaces shall be

located on the same lot with the buildings or structures they are intended to serve.

2. Add new §§ 2116.10 and 2116.11 to read as follows:


**2116.10** **Notwithstanding §§ 106.7 and 2116.1, parking spaces serving the District of Columbia Correctional Facility and other uses and agencies currently on the site as of March 2, 2007 may be located anywhere within Public Reservation 13 tract.**


**2116.11** **Subsection 2116.10 shall expire in seven (7) years.**

The Zoning Commission voted to **APPROVE** the proposed rulemaking at the close of the public hearing on May 21, 2007 by a vote of **3-0-2** (Carol J. Mitten, Anthony J. Hood, and Michael G. Turnbull in favor; John G. Parsons and Gregory N. Jeffries not present, not voting).

The Zoning Commission at its public meeting on July 9, 2007 **ADOPTED** this Order by a vote of **3-0-2** (Carol J. Mitten, Anthony J. Hood, and Michael G. Turnbull to approve; John G. Parsons and Gregory N. Jeffries, not voting, not having participated).

In accordance with the provisions of 11 DCMR § 3028.9, this Order shall become effective upon publication in the *D.C. Register*; that is on AUG 10 2007.

  
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CAROL J. MITTEN  
CHAIRMAN  
ZONING COMMISSION

  
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JERRILY R. KRESS, FAIA  
DIRECTOR  
OFFICE OF ZONING

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The full text of this Zoning Commission order is published in the "Final Rulemaking" section of this edition of the *D.C. Register*.