

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Z.C. CASE NO.: 07-05

As Secretary to the Commission, I hereby certify that on MAR 26 2007 copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

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|--|---|
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| 2. Julie Olson, Chair<br>ANC 6B<br>921 Pennsylvania Avenue, SE<br>Washington, DC 20003           | 7. DDOT (Ken Laden)   |
| 3. Commissioner Francis Campbell<br>ANC/SMD 6B10<br>1805 Burke Street SE<br>Washington, DC 20003 | 8. Zoning Administrator (Bill Crews)  |
| 4. Gottlieb Simon<br>ANC<br>1350 Pennsylvania Avenue, N.W.<br>Washington, D.C. 20004             | 9. Jill Stern, Esq.<br>General Counsel - DCRA<br>941 North Capitol Street, N.E.<br>Suite 9400<br>Washington, D.C. 20002 |
| 5. Councilmember Tommy Wells   | 10. Office of the Attorney General<br>(Alan Bergstein)  |
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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. 07-05  
EXHIBIT NO. 3

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

**TIME AND PLACE:** **Monday, May 21, 2007, @ 6:30 P.M.**  
**Office of Zoning Hearing Room**  
**441 4<sup>th</sup> Street, N.W., Suite 220-South**  
**Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**Case No. 07-05 (Temporary Accessory Parking Spaces on Public Reservation 13 [Hill East Waterfront property] – Text Amendment)**

**THIS CASE IS OF INTEREST TO ANC 6B**

The Office of Planning, through a report dated March 2, 2007, requested an amendment to the Zoning Regulations to amend Chapter 21, § 2116, to permit temporary accessory parking facilities on Public Reservation 13 (Hill East Waterfront property). The property is unzoned. The Zoning Commission set the case down for a public hearing at its regularly scheduled public meeting held on March 12, 2007. The Office of Planning's report served as the pre-hearing submittal for the case.

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 these areas are now used as parking to 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 lots will have to be relocated. The proposal is to temporarily relocate the surface accessory parking lots to other areas on Reservation 13 until the redevelopment of the property is implemented and permanent parking locations are identified.

The requested amendment amends § 2116.1, and adds new §§ 2116.10 and 2116.11 of the Zoning Regulations to permit the temporary lots and exempt the accessory spaces from the requirement that they be on the same lot as the building they serve..

The following amendments to Title 11 of the District of Columbia Municipal Regulations (ZONING) are proposed:

1. Subsection 2116.1 is amended to read as follows (new language shown in bold and underlined).

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.

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*).

The public hearing on this case will be conducted as a rulemaking in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. The Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

Information should be forwarded to the Secretary of the Zoning Commission, Office of Zoning, Suite 210, 441 4<sup>th</sup> Street, N.W., Washington, D.C. 20001. Please include the number of the particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**CAROL J. MITTEN, ANTHONY J. HOOD, GREGORY N. JEFFRIES, JOHN G. PARSONS, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**