

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



November 7, 2011

Rusty Shaw
1902 Campus Commons Drive, Suite 101
Reston, VA 20191

Re: Friendship Technical Preparatory Academy – 2707 Martin Luther King Jr Ave SE, Square 47, Lot 821

Dear Mr. Shaw:

It was a pleasure to meet with you on October 5, 2011 to discuss your project. I understand that Friendship Charter Schools seeks to add a high school component to the existing Friendship Technical Preparatory Academy (FTPA). The intent of our meeting was to ascertain if your assumptions regarding the site and its zoning were correct. The following is a synopsis of items discussed and my determinations as relevant:

1. **Zoning:** The site to be utilized is at the corner of Martin Luther King Jr Ave SE and Milwaukee St SE. It is a split zoned site with the parcel fronting Martin Luther King Jr Ave SE, which is zoned C-2-A, and the rear portion of the lot, which is zoned R-5-A. As this site is considered bifurcated by a zoning boundary line, it is subject to 11 DCMR 2114.
2. **Height of Buildings:** The maximum height limits are as follows:
C-2-A: 50 feet, 3 stories.
R-5-A: 90 feet, [no limit on the number of stories]. Section 400.11 applies instead of the requirements of Section 400.1
3. **Lot Dimensions:**
No minimum lot requirements in the C-2-A apply, as per Section 401.10.
4. **FAR:** Each portion of the site lying in their respective zone is subject to the maximum respective FAR limits:
C-2-A (Lot size portion is 14,040 SF) the FAR is 2.5, as per Section 771.2.
R-5-A (Lot size portion is 8,640 SF) the FAR is 1.8, as per 402.2 and 402.4.
This will allow for a maximum floor area of 50,652 square feet.
5. **Maximum Percentage of Lot Occupancy:** Each site utilizes their lot coverage.
C-2-A: 100%, as per Section 772.1.
R-5-A: 60%, as per Section 403.2.

6. **Minimum Required Yard Setbacks:**
C-2-A: No side or front yard is required; however a 15 foot rear yard is required under Section 774.1.
R-5-A: No front nor rear yard is required, but one (1) side yard of 8 feet is required, as per Section 405.9.
7. **Parking – Number of Spaces:**
High School: A minimum of 2 parking spaces for each 3 teachers and staff, as per Section 2101.1. The facility does not have a gym or auditorium, nor does it allow students to drive.
8. **Loading Spaces:**
Classified under the “Any Other Use” category in Table: 1 loading berth 30 feet deep, 1 platform 100sft and 1 delivery loading space at 20 feet deep, as per Section 2201.1
9. **Parking spaces – Size of Spaces:**
Size: 9 x 19, as per Section 2115.1
Compact: Accessory garages can have up to 40%, with more than 25 cars, as per Section 2115.2; Compact size: 8 x 16, as per Section 2115.3
Drive aisles: 90 degree parking, 20 feet, as per Section 2117.5

Please let me know if I may be of further assistance.

Sincerely,



Matthew Le Grant
Zoning Administrator