

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



March 26, 2012

Mr. Rusty Shaw  
Architecture, Inc.  
1902 Campus Commons Drive, Suite 101  
Reston, VA 20191

Re: Friendship Technical Preparatory Academy  
2707 Martin Luther King Avenue SE, Square 47, Lot 821, plus

Dear Mr. Shaw:

It was a pleasure to meet again regarding this project on March 6, 2012. The intent of the meeting was to update this office on the addition of another R-5A zoned lot to the site and the zoning implications on the project. The following is a synopsis of items discussed and the decision as required.

1. **Zoning:** The site to be utilized is at the corner of Martin Luther King and Milwaukee. It is a split zoned site with the parcel fronting Martin Luther King, which is zoned C-2-A, and the rear two parcels zoned R-5-A. As the site is considered bifurcated by a zoning boundary line, it is subject to 11 DCMR 2114.
2. **Heights of Buildings:**  
C-2-A: 50 feet, 3 stories. 770.1  
R-5-A: 90 feet [no limit on stories]. Section 400.11 applies instead of the requirements of 400.1
3. **Lot Dimensions:**  
No minimum lot requirement in the C-2-A apply 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 per Section 771.2.  
R-5-A (Lot size portion is 8,640 SF plus 4,800 SF totals 13,440 SF), the FAR is 1.8 per 402.2 and 402.4.  
This will allow for a maximum floor area of 59,292 SF.
5. **Maximum Percentage of Lot Occupancy:** Each site utilizes their lot coverage.  
C-2-A: 100%, per Section 772.1.  
R-5-A: 60%, per Section 403.2.

6. **Minimum Required Yard Setbacks:**  
C-2-A: No side or front yard however a 15 foot rear yard is required under Section 774.1. The rear yard can be pushed to the back of the 3 lots.  
R-5-A: No front nor rear yard, but one (1) side yard of 8 feet is required per Section 405.9.
7. **Parking-Number of Spaces:**  
High School: A minimum of 2 parking spaces for each 3 teachers and staff per Section 2101.1 as well as 1 seat for every 20 classroom seats. The facility does not have a gym or auditorium, nor does it allow students to drive.  
Middle School: A minimum of 2 parking spaces for each 3 teachers and staff per Section 2101.1.  
The space can be calculated based on the proportional mix between high school and middle school use of the space.
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 per Section 2201.1.
9. **Parking spaces:**  
Size: 9 x 19 per Section 2115.1  
Compact: Accessory garages can have up to 40%, with more than 25 cars per Section 2115.2 but must have a minimum 5 in a row.  
Compact size: 8 x 16 per 2115.3  
Drive aisles: 90 degree parking, 20 feet per 2117.5
10. **Projections above the roof:**  
These shall meet 11 DCMR 400.7, 400.8, 770.6, 770.7 and 411.
11. **Cellar:**  
The garage will be classified as a cellar, and therefore is not charged as allowable building floor area. The ceiling height from the outside grade line can be measured several feet inside the building perimeter, not at the building line and can be exclusive of typical non habited spaces such as main electric and mechanical spaces as well as trash type spaces.

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

Sincerely,   
Matthew Le Grant  
Zoning Administrator