



Board of Zoning Adjustment
District of Columbia
CASE NO. 20082
EXHIBIT NO. 41A2

JOHN PATRICK BROWN, JR., ESQUIRE

- MU-4 ZONE
- PUBLIC CHARTER SCHOOL PERMITTED USE
- PROPOSED NEW MIDDLE SCHOOL BUILDING
- MINOR ZONING RELIEF
- SPECIAL EXCEPTION FOR LOADING
- SPECIAL EXCEPTION FOR LIMITED REAR YARD ENCROACHMENT OF ENCLOSED PEDESTRIAN WALKWAY
- WITHDREW REQUEST FOR LONG-TERM BIKE PARKING RELIEF
- ANC 8C VOTED TO SUPPORT
- OP RECOMMENDATION FOR APPROVAL
- DDOT NO OBJECTION

ZONING ANALYSIS

The proposed public charter school building use is permitted as a matter-of-right in the MU-4 zone.

Zoning Requirement	MU-4 Matter of Right	Proposed	Zoning Relief Required
HEIGHT 11-G DCMR §403.1 11-B DCMR §307.1	50 ft./no limit in stories	50 ft.	NONE
PENTHOUSE Height 11-G DCMR §403.2	<u>Maximum Penthouse Height:</u> 12 ft. except 15ft. for penthouse mechanical space	<u>Height:</u> Mechanical: 15 ft.	NONE
FLOOR AREA RATIO (“FAR”) 11-G DCMR §402.1	Maximum of 1.5 FAR for Non-Residential Use 1.5 FAR = 35,972 GFA Max 23,981 Lot Area	1.48 = 35,594 GFA 23,981 Lot Area	NONE
LOT OCCUPANCY 11-C DCMR §1603	None Prescribed for public education buildings	51.6% (12,380 sf)	NONE
REAR YARD 11-G DCMR §405.2	15 ft. minimum	0 (@ Pedestrian Walkway)	SPECIAL EXCEPTION per 11-G DCMR §1201
SIDE YARD 11-G DCMR §406.1	No side yard is required. If provided, it shall be at least 2 in. wide for each 1 ft. of height of building but not less than 5 ft. 8.33’/0’	60’-11’’/0’	NONE

Zoning Requirement	MU-4 Matter of Right	Proposed	Zoning Relief Required
GREEN AREA RATIO (“GAR”) 11-G DCMR §407.1 11-C DCMR Chapter 6	0.3	0.3	NONE
VEHICLE PARKING SPACES 11-C DCMR §701.5 “Public Education” 11-C DCMR §709.1 Rules of Calculation	0.25 per 1,000 sf. (9 spaces) Parking can be provided off-site if it is within 600 ft. of the subject property. Restrictions and requirements apply.	9 parking spaces provided on immediately adjacent elementary school property per 11-C §701.8(b)	NONE
BICYCLE PARKING SPACES 11-C DCMR §802.1 “Public Education”	All non-residential uses with 4,000 sq. ft. or more of GFA shall provide bike spaces. Long Term Spaces: 1 space for each 7,500 sq. ft. Short Term Spaces: 1 space for each 2,000 sq. ft. 5 long-term spaces required 18 short term spaces required	5 long-term spaces 20 short-term spaces	NONE REQUEST WITHDRAWN

Zoning Requirement	MU-4 Matter of Right	Proposed	Zoning Relief Required
<p>LOADING 11-C DCMR §901.1 “Education”</p> <p>11-C DCMR §901.4 Platform</p> <p>11-C DCMR §901.4 Calculation of GFA for loading requirements for non-residential uses</p> <p>11-C DCMR §904 Access Requirements</p> <p>11-C DCMR §905 Size and Layout Requirements</p>	<p>For 30,000 to 100,000 sq. ft. of GFA:</p> <p>Minimum Loading Berths: 1 At least: 12 ft. wide, 30 ft. deep, and 10 ft. vertical clearance</p> <p>Minimum Loading Platform: 1 At least: 100 sq. ft.</p> <p>Driveway access to loading at least 12 ft. in width (max of 24 ft.)</p> <p>Minimum Number of Service/Delivery Spaces: 1 (10’ x 20’)</p>	<p>No loading</p> <p>(Continued use of existing loading area at adjacent elementary school property)</p>	<p>SPECIAL EXCEPTION per 11-C DCMR §909</p> <p>1 loading berth and platform</p> <p>1 service/ delivery space</p>
<p>COURT 11-G DCMR §202.1</p> <p>Definitions: 11-B DCMR §100.2</p>	<p>No court is required. If provided, it shall have the following minimum dimensions:</p> <p><u>CLOSED COURT</u> Minimum Width: 2.5 in./ft. of height of court; 12 ft. minimum Minimum Area: Twice the square of the required width of court dimension; 250 sq. ft. minimum.</p> <p><u>OPEN COURT</u> Minimum Width: 2.5 in./ft. of height of court; 6 ft. minimum</p>	<p>N/A</p> <p>10’-4”</p>	<p>NONE</p>

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Chief of Schools

- Opened in 1998 with two locations. Today, Friendship has 12 campuses serving over 4,000 students in grades pre-school through 12.
- In 2005 the DCPCSB granted Friendship approval to operate Southeast Academy – grades pre-school through 5.
- DCPCSB approved SE Academy expansion to include grades 6-8 in 2018, expanding one grade level per year.
- 19/20 school year in grades pre-school through 7, Southeast will serve 650 students. Grades 6 & 7 will be housed at Friendship Tech Prep Academy – with 653 students on the Southeast waitlist.

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- Proposed new building will house 225 students in grades 6-8.
- Shared facilities - the main office, cafeteria, library, technology lab and elective course – art, music, & world languages will be in the existing building. Science labs will be in the new building.
- Both elementary and middle school students will need to travel safely between buildings several times a day depending on their schedule.