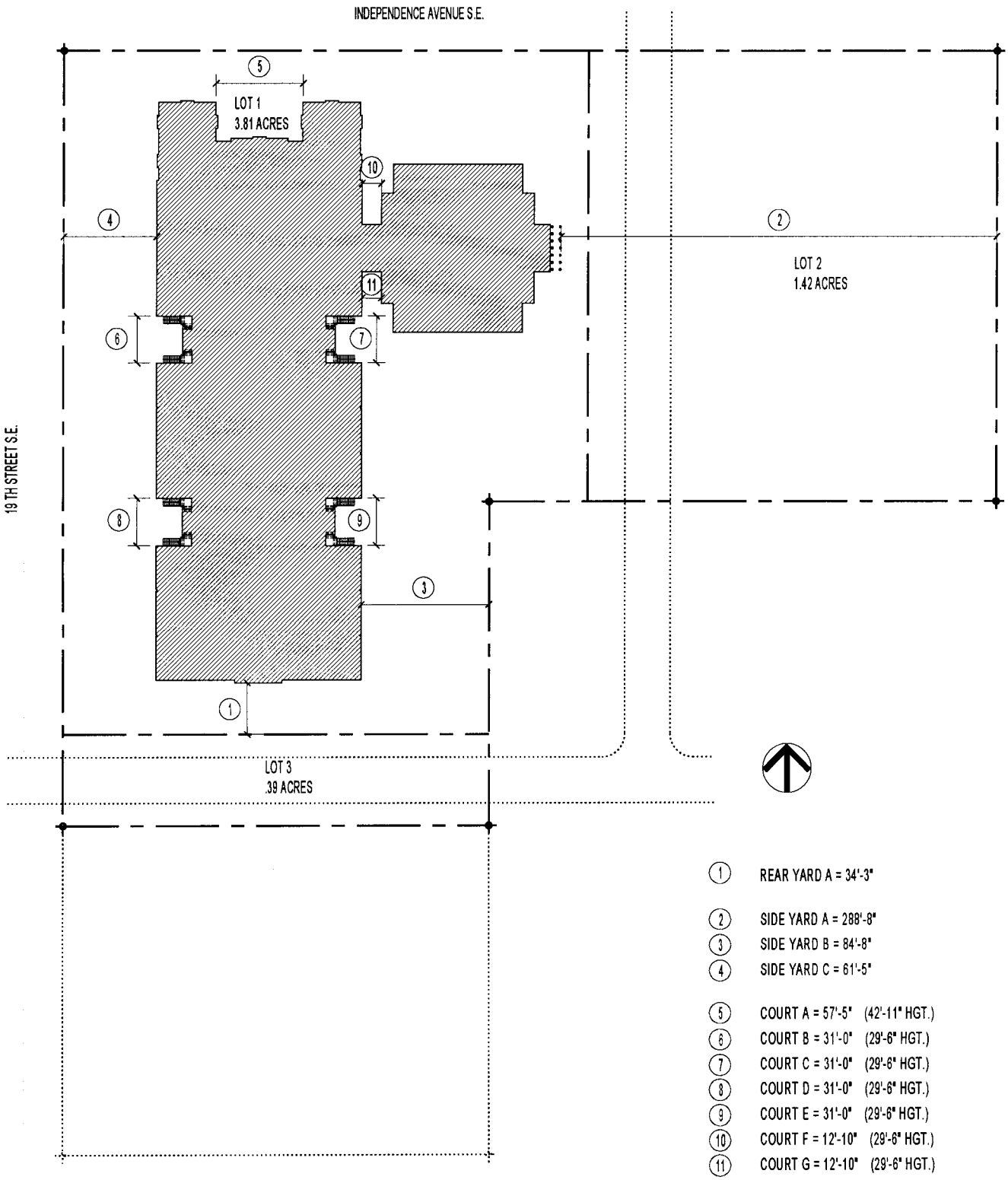
ZONING DEVELOPMENT STANDARDS
St. Coletta School; Reservation 13

	Matter-of-Right		P.U.D.		PROVIDED
	R-4	SP-1	R-4	SP-1	
Height	40 ft.	65ft.	60 ft.	75 ft.	43'-5"
F.A.R.	---	2.5 comr 4.0 total	1.0	3.5 comr 4.5 total	0.34
Lot Occupancy	60% public school 40% all other structures	No requirement	---	---	25.54%
Rear Yard	20 ft	2½ in. per ft. of bldg. ht; no less than 12 ft.	---	---	1) 34'-3" See Attached Diagram A
Side Yard	None required	None required	---	---	2) 288'-8" 3) 84'-8" 4) 61'-5" See Attached Diagram A
Court (open)	4 in. per ft. of ht. of court; no less than 10 ft.	3 in. per ft. of ht. of court; no less than 12 ft.	---	---	5) 57'-5" (6-9) 31'-0" (10-11) 12'-10" See Attached Diagram A
Courts (closed)	4 in. per ft. of ht. of court; no less than 15 feet (width); twice the square of required width; no less than 350 sf (area)	SAME AS ABOVE (width); twice the square of the width; no less than 250 sf (area)	---	---	NOT APPLICABLE
Parking	2 for 3 each teachers and other employees (elem. & junior high)	2 for each 3 teachers and other employees (elem. & junior high)	---	---	**Required: 140/105 Provided: 122
Loading	1 berth @ 30 ft., 1 loading platform @ 100 sf., 1 service/ delivery loading space @ 20 ft.	1 berth @ 30 ft., 1 loading platform @ 100 sf., 1 service/ delivery loading space @ 20 ft.	---	---	1 berth @ 30 ft., 1 loading platform @ 100 sf., 1 service/ delivery loading space @ 20 ft.

Note: When 20th Street, S.E. is extended through the site, the area of the site will be reduced. At such time, the zoning development standards for the St. Coletta project on such site [also referred to as Lot 1 on the survey dated October 4, 2002 prepared by A. Morton Thomas] would be as follows: (A) FAR: 0.56 ; (B) lot occupancy: 35.06% ; and (C) rear yard: 34'-3". All other standards would be unaffected by a revision in the area of the site.

** With the requested reduction of up to 25% of the required number of parking spaces, for which the St. Coletta project is eligible pursuant to 11 DCMR § 2104 which allows such a deviation for nonresidential buildings located within a radius of 800 feet of a Metrorail station entrance, the required number of parking spaces would be reduced to 105.

ZONING COMMISSION
District of Columbia
CASE NO.03-21
EXHIBIT NO.5L



ST. COLETTA OF GREATER WASHINGTON

ZONING - DIAGRAM A

6/17/03