

**CEDAR TREE ACADEMY CHARTER SCHOOL**  
701 HOWARD STREET, SE WASHINGTON DC 20020

# DESIGN MODIFICATION REVIEW APPLICATION TO DC ZONING COMMISSION



**CEDAR TREE ACADEMY PUBLIC CHARTER SCHOOL**  
701 HOWARD ROAD SE, WASHINGTON DC 20020

**A2 Design Inc**  
1440 N. Edgewood Street, Arlington, VA 22201  
703.448.6700

**Wiles Mensch**  
510 8th Street SE, Washington, DC 20003  
202.552.0248

**Symmetra Design**  
727 15th Street, NW 12th Fl Washington DC 20005  
202.370.6000

**Cozen O'Conor**  
2001 M Street NW, Ste 500, Washington DC 20036  
202.747.0769

**COVER** | A-001  
scale: 1:1.57

ZONING COMMISSION  
District of Columbia  
CASE NO. 24-23A  
EXHIBIT NO. 3G1

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A-028	RENDERING
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A-031	RENDERING



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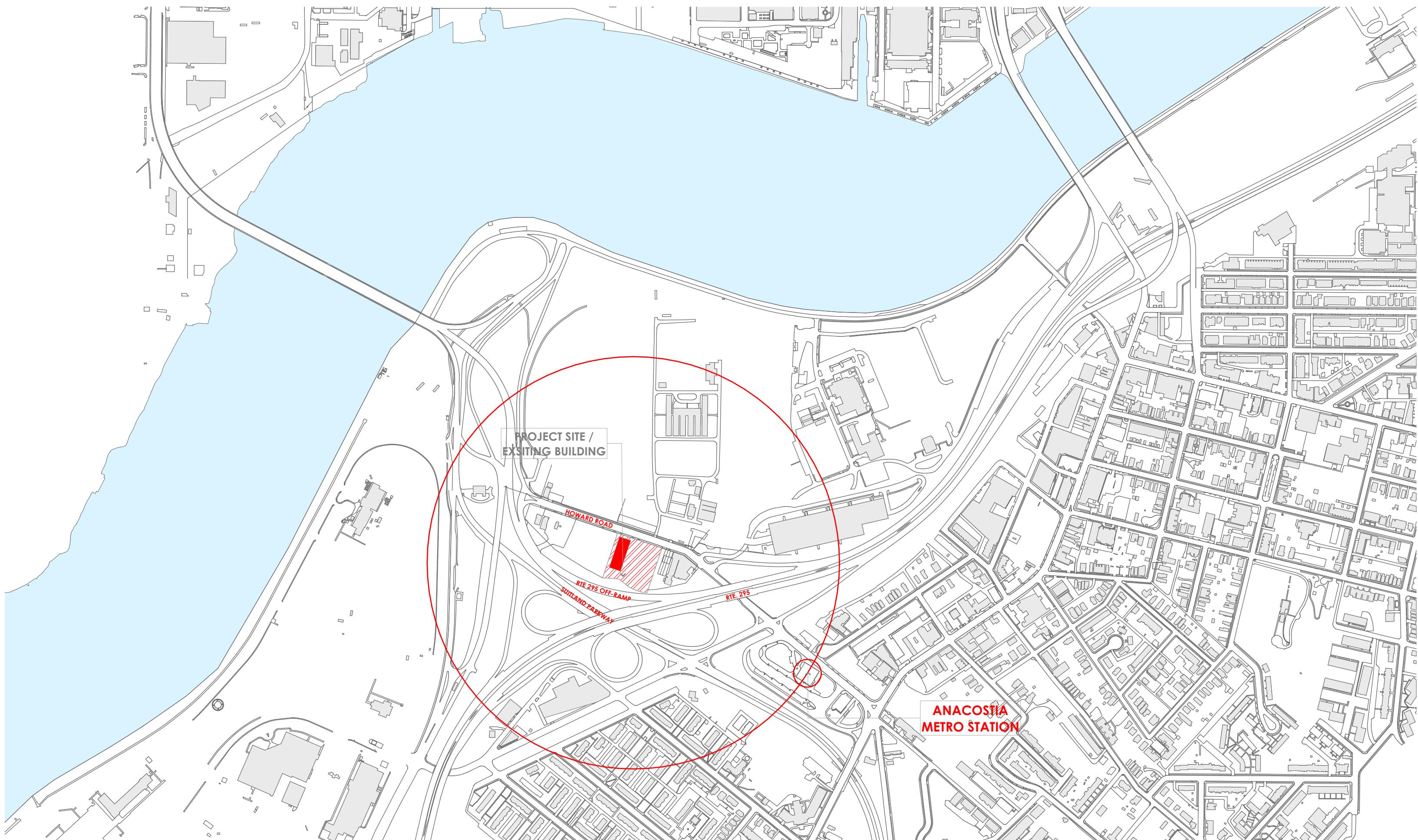
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**SHEET INDEX**  
scale:1' = 1'-0"

**A-002**



**A2**

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**VICINITY MAP**  
scale: 1" = 500'

**A-003**



**A2**

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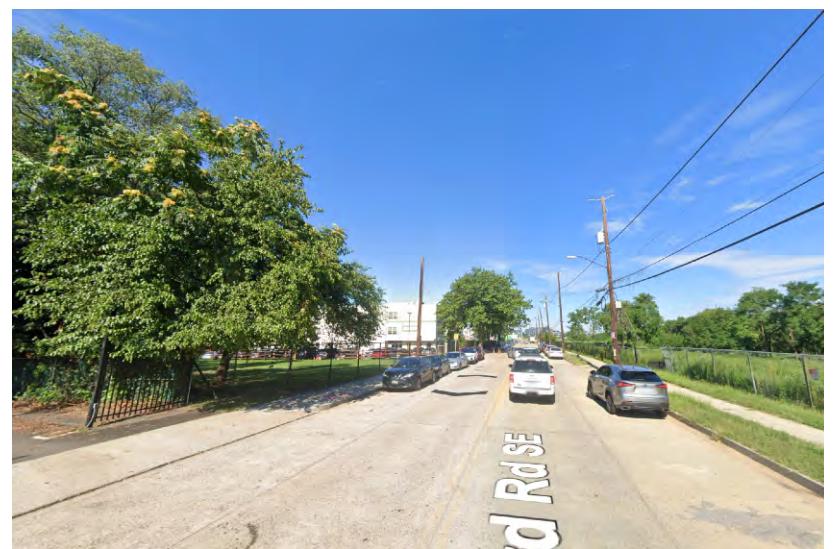
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**AERIAL VIEW**

**A-004**



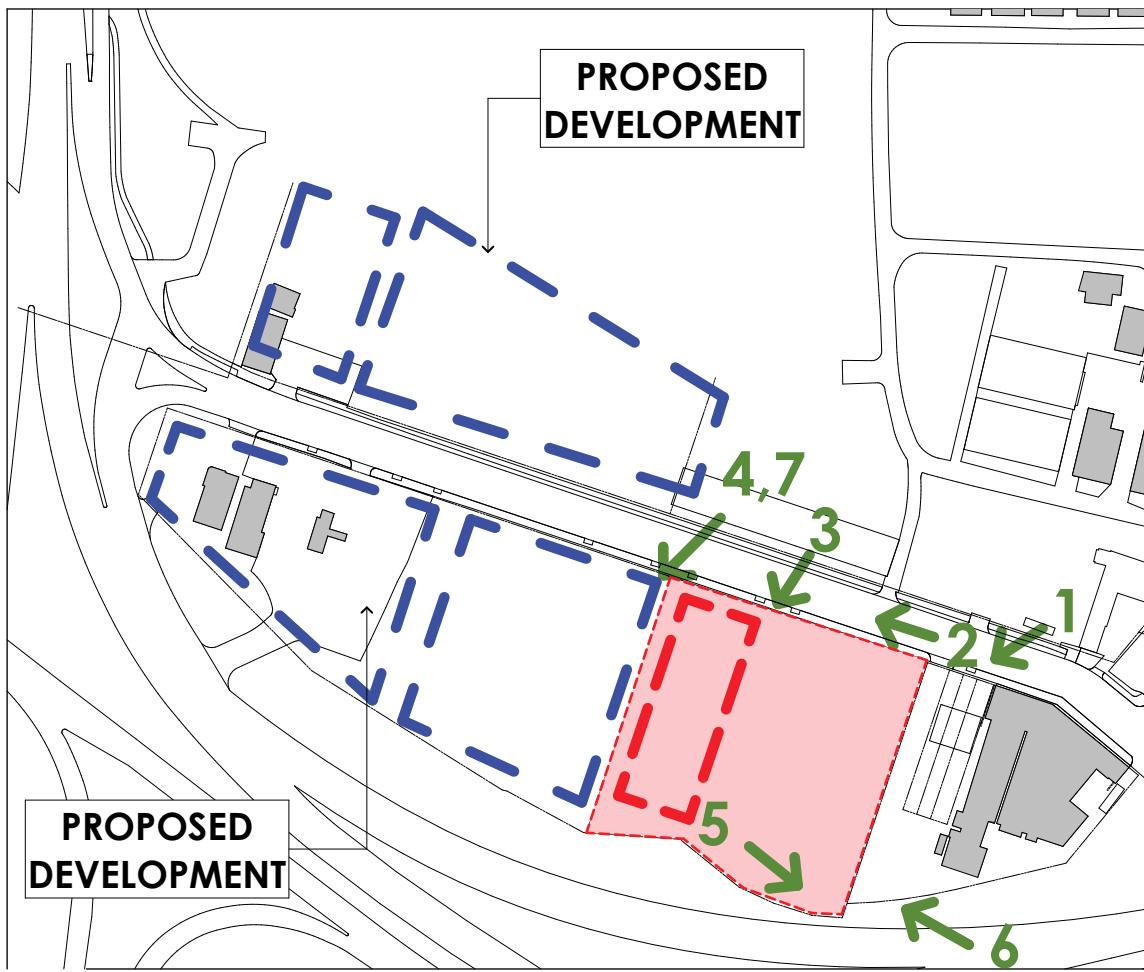
1



2



3



7



4



5



6

A2

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CONTEXT  
scale:

A-005

LOT	89 SQUARE 5861	PROPOSED USE	MINIMAL RENOVATIONS TO EXSITING CHARTER SCHOOL BUILDING AND NEW ADDITION TO EXISTING CHARTER SCHOOL BUILDING	
ZONE	NORTH HOWARD ROAD ZONE (NHR)			
BUILDING AREA	ALLOWED / REQUIRED	PREVIOUSLY APPROVED DESIGN	PROPOSED DESIGN	FLEXIBILITY REQUESTED
		<b>TOTAL = 77329 SF</b>	EXISTING BUILDING - 35,194 PROPOSED ADDITION - 27347 <b>TOTAL - 62541</b>	NONE
NUMBER OF FLOORS		4 FLOORS	3 FLOORS	NONE
FAR	9.0 TOTAL MAXIMUM, 2.5 RESIDENTIAL MINIMUM	COMMERCIAL: 0 SF EDUCATIONAL: 77,329 SF PARKING / LOADING: 0 SF RESIDENTIAL: 0 SF LOT: 77,532 <b>TOTAL: .99 (FAR)</b>	COMMERCIAL: 0 SF EDUCATIONAL: 62,541 SF PARKING / LOADING: 0 SF RESIDENTIAL: 0 SF LOT: 77,532 <b>TOTAL: .80 (FAR)</b>	NONE
RESIDENTIAL MINIMUM FAR	9.0 TOTAL MAXIMUM, 2.5 RESIDENTIAL MINIMUM	0 SF	0 SF	REQUIRED: PROPOSED DEVELOPMENT FAR FOR EDUCATIONAL. NO PLANNED RESIDENTIAL
LOT OCCUPANCY	100% ALLOWED	FOOTPRINT = 19648	FOOTPRINT = 20957	NONE
		<b>TOTAL LOT OCCUPANCY = 25.34%</b>	<b>TOTAL LOT OCCUPANCY = 27.03%</b>	
BUILDING HEIGHT	90'	56'-10"	42'-6"	NONE
NUMBER OF STORIES	NO LIMIT	4 STORIES	3 STORIES	NONE
PENTHOUSE	GFA 1:1 SETBACK MAX. HEIGHT = 20'	8538 SF 1:1 SETBACK 12'-6"	1:1 SETBACK 12'-6"	NONE
REAR YARD SETBACK*	2.5 INCHES / FT OF HEIGHT, MIN 12' = 7.7' FOR EXSITING, 8.85' FOR ADDITION	40'-0"	0'-0"	RELIEF REQUIRED
SIDE YARD SETBACK*	N/A IF PROVIDED 2 INCHES PER 1 FOOT. = 6.1' FOR EXSITING, 7.08' FOR ADDITION	22 FT EAST SIDE, 163'-4" WEST SIDE	83'-4" EAST SIDE, 14'-10" WEST SIDE	NONE
COURTS	NOT REQUIRED, IF PROVIDED 4 INCHES/FT OF HEIGHT W/10 FEET MIN WIDTH (RESIDENTIAL) 2.5 INCHES/FT OF HEIGHT WITH 6 FT MIN WIDTH (NON-RESIDENTIAL)	NA	NA	NONE
GREEN AREA RATIO	.2 MIN.	0.255	0.2	NONE
INCLUSIONARY ZONING	NO RESIDENTIAL PROPOSED	NO RESIDENTIAL PROPOSED	NO RESIDENTIAL PROPOSED	NONE
USE PERMISSIONS	MU - USE GROUP F	ALLOWED IN R, RF AND RA - R USE GROUP (N) PUBLIC SCHOOL	ALLOWED IN R, RF AND RA - R USE GROUP (N) PUBLIC SCHOOL	NONE
DESIGNATED STREET	APPLICABLE			NONE
USE REQUIREMENTS DESIGNATED STREET'	EDUCATION	EDUCATION	EDUCATION	NONE
STREET FRONTAGE REQUIREMENTS	100%			NONE
GROUND FLOOR HEIGHT	8'-6"	14'-0"	8'-6"	REQUIRED: EXISTING BUILDING 8'-6" CEILING, PROPOSED ADDITION SET BACK FROM STREET WILL HAVE 8'-6" CEILING TO MATCH EXISTING BUILDING
GROUND FLOOR WINDOW DISPLAYS	50%	57%	N/A	REQUIRED: EXISTING BUILDING RETAINS EXISTING WINDOWS, PROPOSED ADDITION SET BACK FROM STREET
GROUND FLOOR PEDESTRAIN ENTRANCE	40' SEPERATION MIN	NA	NA	NONE
GARAGE ENTRANCE	NA	NA	NA	NONE
LOADING BERTHS	1	1	0	NONE
LOADING PLATFORMS	1	1	0	NONE
DELIVERY / SERVICE SPACES	1	1	2	NONE
PARKING	37 EXISTING	33	35	RELIEF REQUIRED
SHORT TERM BICYCLE PARKING	EDUCATIONAL: 1 PER 2000	39	TOTAL - 14 (ADDITION ONLY)	NONE
LONG TERM BICYCLE PARKING	EDUCATIONAL: 1 PER 7500	11	TOTAL - 4 (ADDITION ONLY)	NONE
COMMERCIAL + LODGING SHOWERS	MIN. 2 AT 25,000 SF, 2 EVERY 50000 SF		3 SHOWERS (ADDITION ONLY)	NONE
COMMERCIAL + LODGING LOCKERS	0.6 X REQUIRED LONG TERM SPACES		3 LOCKERS (ADDITION ONLY)	NONE
SUSTAINABILITY	LEED V 4.1 GOLD	GOLD	LEED CERTIFIED	RELIEF REQUIRED
RENEWABLE ENERGY	SOLAR AT 1% MINIMUM	1%	1%	NONE



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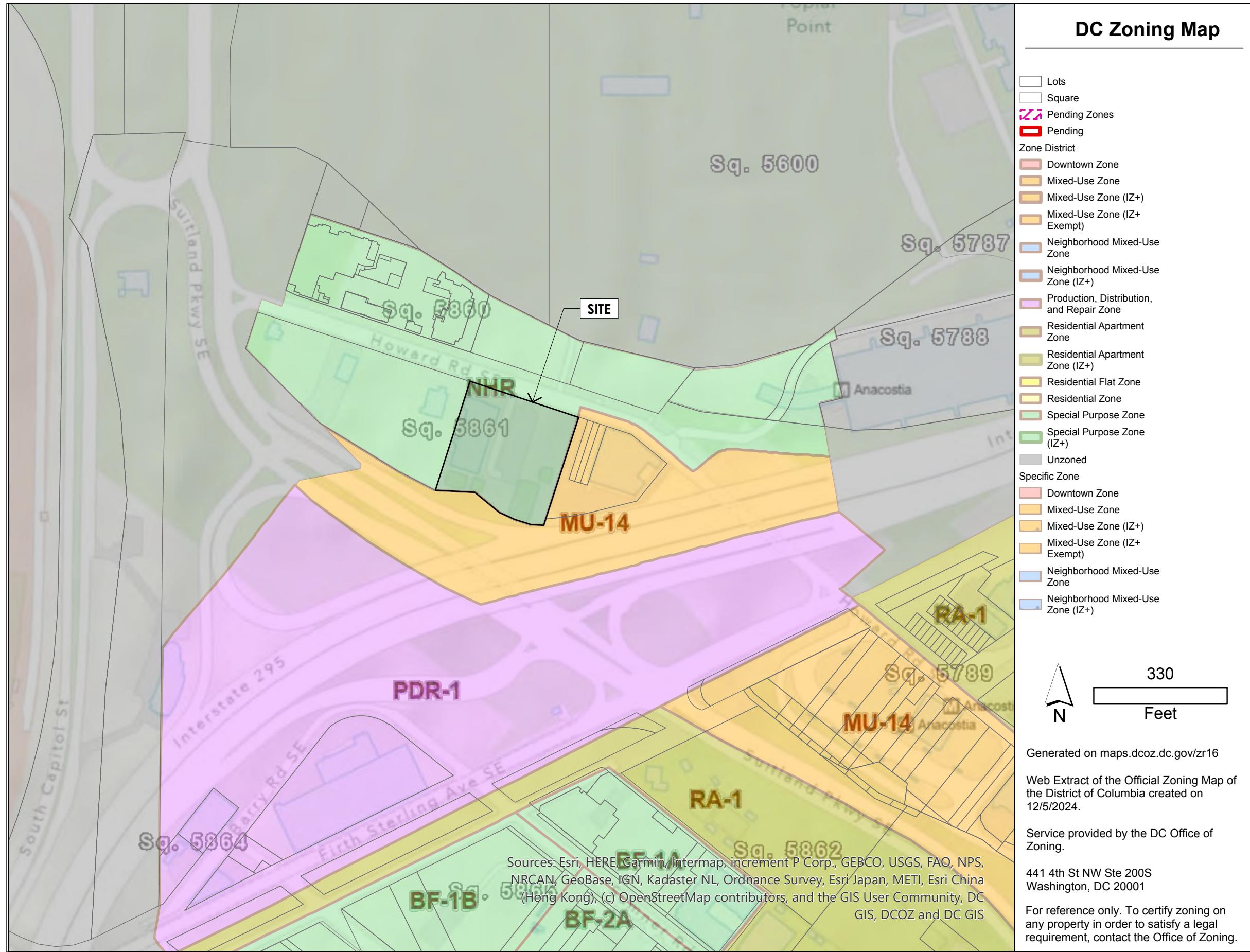
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## PROPOSED ZONING CODE DATA

scale:1:0.65

A-006



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ZONING MAP

A-007

