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June 3, 2003

CHRISTINE MOSELEY SHIKER
202-457-7167

Internet Address: cmshiker@hklaw.com

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN -3 PM 12: 34

VIA HAND DELIVERY
Members of the Foreign Missions
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Foreign Missions Board of Zoning Adjustment Case No. 17020
Embassy of Portugal: 2012 Massachusetts Avenue, N.W.
Prehearing Submission

Dear Board Members:

On behalf of the applicant in the above-referenced case, enclosed please find twenty copies of its prehearing submission in support of the above-referenced application to the Foreign Missions Board of Zoning Adjustment.

Should you have any questions regarding this matter, please do not hesitate to contact me at (202) 457-7167.

Sincerely,

Christine Moseley Shiker

Enclosures

cc: Arthur Jackson, Office of Planning (Via Hand Delivery; w/enclosure)
Abdoulaye Bah, District Department of Transportation (Via Hand; w/enc)

BZA
Case No. 17020
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17020
EXHIBIT NO. 32A1

BEFORE THE FOREIGN MISSIONS BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION OF RNC 2012 LLC
ON BEHALF OF
THE EMBASSY OF PORTUGAL

BZA APPLICATION NO. 17020
HEARING DATE: JUNE 17, 2003
ANC 2B

RECEIVED
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STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of RNC 2012 LLC, the owner of the property located at 2012 Massachusetts Avenue, N.W. (Square 95, Lot 3) (the "Site"), and the Embassy of Portugal, the contract purchaser of the Site, in support of the application to the Foreign Missions Board of Zoning Adjustment ("FMBZA"), pursuant to 11 DCMR § 1002.1, to permit the expansion of a chancery in the DC/SP-1 District.

II.
JURISDICTION OF THE BOARD

The Foreign Missions Board of Zoning Adjustment ("FMBZA" or the "Board") has jurisdiction to grant the relief requested pursuant to Section 4306 of the Foreign Missions Act and Chapter 10 of the Zoning Regulations.

III.
BACKGROUND

A. Description of the Subject Site

1. Location and Site Description

The Site is located on the south side of Massachusetts Avenue, just west of Dupont Circle. The Site is currently improved with a four story, red brick building

known as the Joseph Beale House (the "Building"). The Building, which contains approximately 14,943 square feet, has been used for non-profit office purposes for almost fifty years. The Building was built in 1897 and was designated as an historic landmark in November, 1964.

2. Zoning

The Zoning Map for the District of Columbia designates the Site in both the DC/SP-1 and DC/C-2-A District. A copy of the Zoning Map is attached as Exhibit B. Exhibit A also shows the location of the zoning line. The Building and the proposed expansion are located on the northern portion of the Site, completely within the DC/SP-1 District. The parking area is located on the southern portion of the Site, in the DC/C-2-A District. The Site is also located within the Dupont Circle and Massachusetts Avenue Historic Districts.

The purpose of the SP-1 District is to act as a buffer between adjoining commercial and residential area. 11 DCMR § 500.2. It is designed to preserve and protect areas adjacent to commercial districts, including buildings of historic and architectural merit. 11 DCMR § 500.3. Chancery use of the Site is permitted as a matter of right as set forth in Sections 501.3 and 701.6(e) of the Zoning Regulations, as further discussed in detail below.

The Dupont Circle Overlay is intended to preserve the unique character of the Dupont Circle area. According to Section 1502.1, the DC Overlay is mapped in combination with the underlying zone districts, and not instead of the underlying zone districts. The DC Overlay contains provisions relating to Planned Unit

Developments and proscribes limitations on driveways and curb cuts. These provisions have no impact on the proposed use of the Site.

B. Chancery Use Permitted as a Matter of Right

Chancery use of the Site is permitted as a matter of right. Section 501.3 of the Zoning Regulations allows chancery use in the SP zone as a matter of right, as a replacement for non-profit office use which was approved by the Board or Zoning Commission or otherwise authorized by a validly issued certificate of occupancy prior to January 29, 1999. The Building was approved by the Board for non-profit office use in 1956 in Appeal No. 4601 and an addition to the Building was approved by the Board for non-profit use in 1989 in Order No. 15006. Certificates of occupancy were issued for office use of the Building in 1957, 1964, and 1989. Copies of the Board decisions and the certificates of occupancy are attached hereto as Exhibit E. Accordingly, the Building may be used as a chancery as a replacement use for the non-profit office use which has existed in the Building for almost fifty years.

The parking area on the south portion of the Site is zoned DC/C-2-A. Office use and chancery use are both permitted as a matter of right in the DC/C-2-A zone pursuant to Sections 701.6 and 721.1 of the Zoning Regulations.

The application before the Board requests approval to expand the chancery use pursuant to Section 1002.1 of the Zoning Regulations. Expansion of a chancery is permitted in the SP zone subject to FMBZA disapproval after review based upon the six criteria enumerated in Section 4306(d) of the Foreign Missions Act and

Section 1001, *et. seq*, of the Zoning Regulations. The expansion includes only the addition of a stairway, entranceway, and porch at the rear of the Building. A small room beneath the entranceway will be used as a mailroom. The total gross square footage of the expansion space is 500 square feet, which will be located entirely within the SP-1 portion of the Site. Also included in the application are several exterior alterations, including the installation of flagpoles and the coat of arms on the front of the Building (as indicated in Exhibit D), a replacement screen wall for the HVAC unit on the east side of the front of the Building, the repair of the curb cut along Massachusetts Avenue, and a replacement security fence at the rear of the Site, all as shown on Exhibit G.

C. Embassy of Portugal's Use of the Building and Expansion

The Embassy of Portugal intends to use the Building as it chancery, moving those functions from the current location at 2125 Kalorama Road, N.W. (which also includes the Ambassador's residence), and the Embassy's Consular, Defense, Air, Military and Naval Attaché offices at 2310 Tracy Place, N.W. Both of these facilities will be converted to residential use for the Ambassador and Embassy staff.

The front of the Building will be used as a diplomatic entrance, while the rear of the Building, along with the expansion, will provide access to the consular services. The expansion will house a stairwell that connects the two levels of the consulate at the rear of the Building and will provide an entranceway to the consulate. The second level of the expansion will provide a covered terrace off the

main conference room of the Embassy. The Site includes sixteen parking spaces to be used by Embassy staff.

IV.
EXPANSION OF CHANCERY USE ON THE SITE IS CONSISTENT WITH THE FOREIGN MISSIONS ACT AND CHAPTER 10 OF THE ZONING REGULATIONS

Pursuant to Section 1002.1 of the Zoning Regulations, the expansion of a chancery is permitted, subject to disapproval by the Board of Zoning Adjustment pursuant to the criteria established in Section 4306(d) of the Foreign Missions Act, and incorporated into Chapter 10 of the Zoning Regulations. Because the proposed expansion of the Embassy of Portugal meets the criteria, the application should not be disapproved.

A. The International Obligation of the United States

The United States has an international obligation to facilitate the provision of adequate and secure facilities for foreign missions in the Nation's Capital. 22 U.S.C.A. § 4306(d)(1); 11 DCMR § 1001.2. By letter dated May 28, 2003, the U.S. Department of State determined that favorable action by the FMBZA on this application would fulfill the international obligation of the United States to facilitate the acquisition of adequate and secure premises by the Government of Portugal for its diplomatic mission in Washington. A copy of the State Department letter is attached as Exhibit F.

B. Historic Preservation

The FMBZA must ensure the compatibility of the proposed chancery use with local historic landmarks and districts, and substantial compliance with District of Columbia and Federal regulations governing historic preservation. 22 U.S.C.A. § 4306(d)(2); 11 DCMR § 1001.3 and 1001.4. As noted above, the Building is an historic landmark and is located within two historic districts.

The Embassy of Portugal intends only to minimally alter the exterior façade and the Site. The limited alterations include, but are not limited to, the rear expansion, the flag poles and coat of arms on the front of the Building, the HVAC screen, replacement of windows, the repair of the curb cut along Massachusetts Avenue, and the security fence at the rear of the Site. These alterations and other minor exterior details have been reviewed and approved by staff for the District of Columbia Historic Preservation Division, as indicated in the approved plans attached hereto as Exhibit G.

C. Adequacy of Off-Street Parking

The FMBZA must consider the adequacy of off-street or other parking and the extent to which the area is served by public transportation to reduce parking requirements. The determination of adequate parking is subject to any special security requirements that the Secretary of State may find necessary, after consultation with the Federal agencies authorized to perform protective services. 22 U.S.C.A. § 4306(d)(3); 11 DCMR § 1001.5. By letter dated May 28, 2003, attached

as Exhibit F, the State Department has determined that no special security requirements related to parking exist at the Site.

Because the Building is an individual landmark, no parking is required pursuant to Section 2100.5 of the Zoning Regulations. Similarly, the proposed expansion does not trigger any requirement for additional parking. Nevertheless, the Embassy will provide ample parking for its staff, and in fact, the project exceeds the parking requirements set forth in the parking schedule in Chapter 21 of the Zoning Regulations. A chancery in the SP-1 zone requires parking in an amount equal to one space for each 1,800 square feet, in excess of 2,000 square feet. The Building, plus the proposed addition, contains approximately 15,443 square feet, thus requiring eight parking spaces. The Site contains sixteen parking spaces, including one handicap-accessible space, in the rear of the Building.

The Site is also extremely well-served by public transportation. The Site is located approximately two blocks from the Dupont Circle Metrorail Station, and there are numerous bus lines traveling in both directions on Massachusetts Avenue, a major transportation route into and out of the city.

D. Security Issues

The U.S. Department of State, in consultation with the Federal agencies responsible for protective services, has an obligation to ensure that the proposed chancery can be adequately protected. 22 U.S.C.A. § 4306(d)(4); 11 DCMR § 1001.6. By letter dated May 28, 2003, attached at Exhibit F, the State Department has

determined that the Site and surrounding area are capable of being adequately protected.

E. The Municipal Interest

The FMBZA must consider the municipal interest of the city, as determined by the Mayor, in deciding whether to approve an application for a chancery use. 22 U.S.C.A. § 4306(d)(5); 11 DCMR § 1001.6. The proposed expansion of the chancery is consistent with the municipal interest, being consistent with both the Comprehensive Plan and Zone Plan. The location of the Portuguese chancery at this Site is consistent with the international and historical character of the surrounding area and is in the vicinity of numerous other chanceries and international organizations. The addition creates improved internal circulation and use of the existing structure and permits the continued viability of an existing landmark building, which is a Ward 2 objective for Preservation and Historic Features in the Comprehensive Plan. 10 DCMR § 1319.1(b). Additionally, the P Street façade will be enhanced by virtue of the new consulate entrance and fencing along the P Street sidewalk.

Furthermore, the Site is separate and distinct from the sections of Dupont Circle west that are principally residential in character. The Building has been used for almost fifty years as a non-profit office and is flanked by an office building to the east and a chancery to the west. The proposed expansion better articulates the rear façade of the Building and will provide a pedestrian-friendly rear access. Consequently, the expansion of the chancery, and the use itself, will have no

negative impact on the residences in the area and will serve to benefit the P Street corridor.

Finally, the expansion and exterior improvements to the Building are supported by the community. Advisory Neighborhood Commission 2B ("ANC 2B") voted unanimously to support the project with three conditions at its May 14, 2003, public meeting. A copy of ANC 2B's report and agreement regarding the three conditions is attached hereto as Exhibit H.

Based on the foregoing, the proposed chancery use meets the municipal interest criteria of the Foreign Missions Act and the Zoning Regulations and Map.

F. The Federal Interest

Finally, the FMBZA must consider the Federal interest of the city, as determined by the Secretary of State, in determining whether to approve an application for a chancery use. 22 U.S.C.A. § 4306(d)(6); 11 DCMR § 1001.7. The Foreign Missions Act specifically identifies areas zoned for diplomatic use as an appropriate location for chanceries. 22 U.S.C.A. § 4306(b)(2)(B).

Moreover, the goals and objectives of the Federal Foreign Missions and International Organization Element of the Comprehensive Plan states that it is the goal of the city, through the planning process:

> [t]o facilitate the efficient exercise and satisfactory performance of diplomatic and international functions in harmony with the planned development of the National Capital.

"Comprehensive Plan for the National Capital: Federal Elements," National Capital Planning Commission (1989) ("Federal Elements"), at 129. A copy of the goals and

objectives is attached as Exhibit L. The map accompanying the Foreign Missions Element of the Comprehensive Plan indicates the subject site is appropriate for chancery use under Section 206(b)(2)(B) of the Foreign Missions Act.

The criteria for chancery facilities listed in the Foreign Missions and International Organizations Element indicates that chanceries should locate in areas of the District described in Section 206(b) of the Foreign Missions Act. Further, among locations which meet those criteria, foreign missions should give preference to locations on special streets or places, historic districts, or in historic landmarks. *See* Federal Elements at 131. Consistent with these criteria, the Embassy of Portugal will be located on a site designated for chancery use, in an historic landmark, within two historic districts, and on Massachusetts Avenue which is designated a special street in the Federal Elements.

The Goals and Objectives of the Comprehensive Plan state that foreign missions should be encouraged to locate in structures that reflect the prestige and dignity of their functions. The Plan also states that new, expanded or relocated chanceries and combined chanceries/embassies should be located or relocated where there is adequate public transit to reduce parking requirements, where there are adequate facilities, and in areas capable of being adequately protected. *See* Federal Elements at 131.

Consistent with these goals and objectives, the expansion of the Building appropriately reflects the prestige and dignity of the Embassy of Portugal and the expansion improves the rear façade of the historic Building. Moreover, the Building

is located in an area where there is more than adequate public transit and facilities, and adequate protection. Thus, it is consistent with the Federal interest.

The Department of State is in agreement with this assessment. In its May 28, 2003, letter, the State Department determined that a favorable decision by the FMBZA on this application would serve the Federal interest. Furthermore, the Government of Portugal has consistently been supportive of the United States Embassy in Lisbon in its diplomatic property needs. Accordingly, the Federal interest is served by the approval of this application.

V.
EXHIBITS IN SUPPORT OF APPLICATION

Exhibit A: Portion of the Baist Map showing the Site highlighted in yellow

Exhibit B: Portion of Zoning Map showing the Site highlighted in yellow

Exhibit C: Photographs of the Site and Building

Exhibit D: Color Rending of Flagpoles and the Coat of Arms on the Front of the Building

Exhibit E: Copies of Appeal No. 4601, Order No. 15006. and Certificates of Occupancy Nos. B7642, B49686 and B157207

Exhibit F: May 28, 2003, Letter from the U.S. Department of State

Exhibit G: Plans Approved by the Historic Preservation Division

Exhibit H: Advisory Neighborhood Commission 2B's Letter of Support and Agreement with Embassy of Portugal

Exhibit I: Foreign Missions and International Organizations Element of the Comprehensive Plan

Exhibit J: Outline of testimony of Josefina Carvalho, Deputy Chief of Mission for the Embassy of Portugal

Exhibit K: Outline of testimony of Brad Mellor, R.A. Ponte & Associates

VI.
WITNESSES

A. Josefina Carvalho, Deputy Chief of Mission for the Embassy of Portugal

B. Brad Mellor, R.A. Ponte & Associates

VII.
CONCLUSION

For the above stated reasons, the Applicant respectfully requests approval of the proposed expansion of chancery use at 2012 Massachusetts Avenue, N.W., Washington, D.C.

Respectfully submitted,

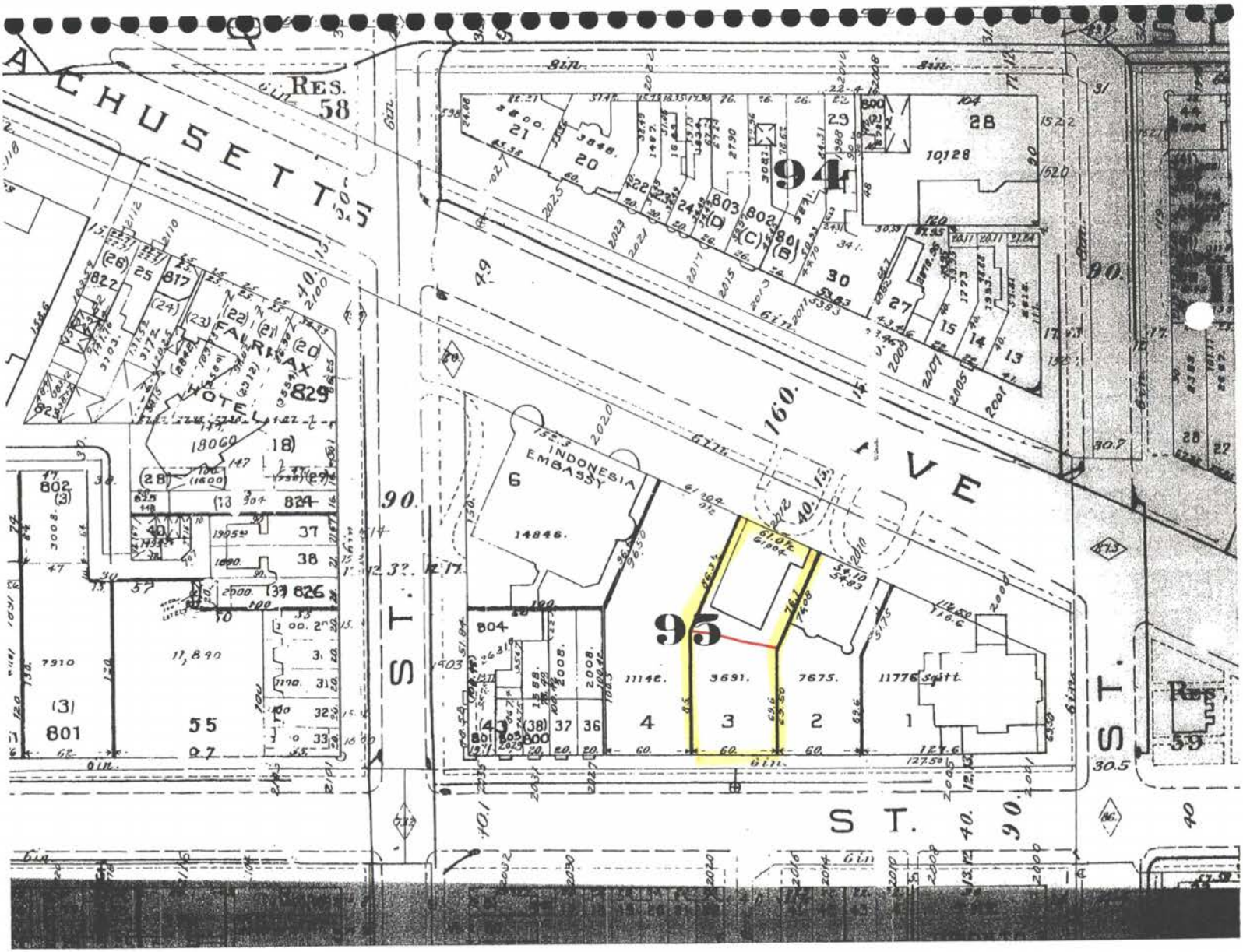
HOLLAND & KNIGHT LLP

By: _____
Christopher H. Collins

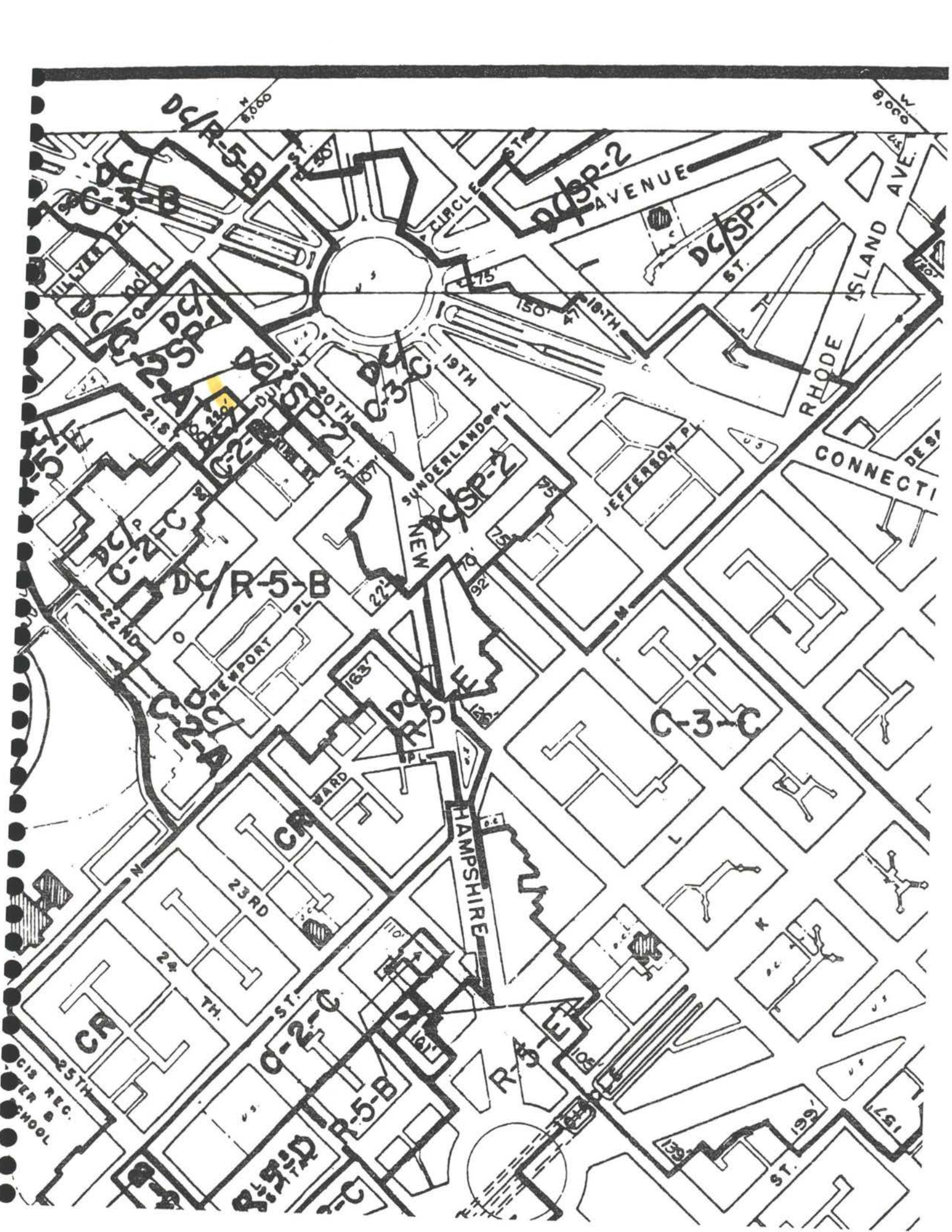
By: _____
Christine Moseley Shiker

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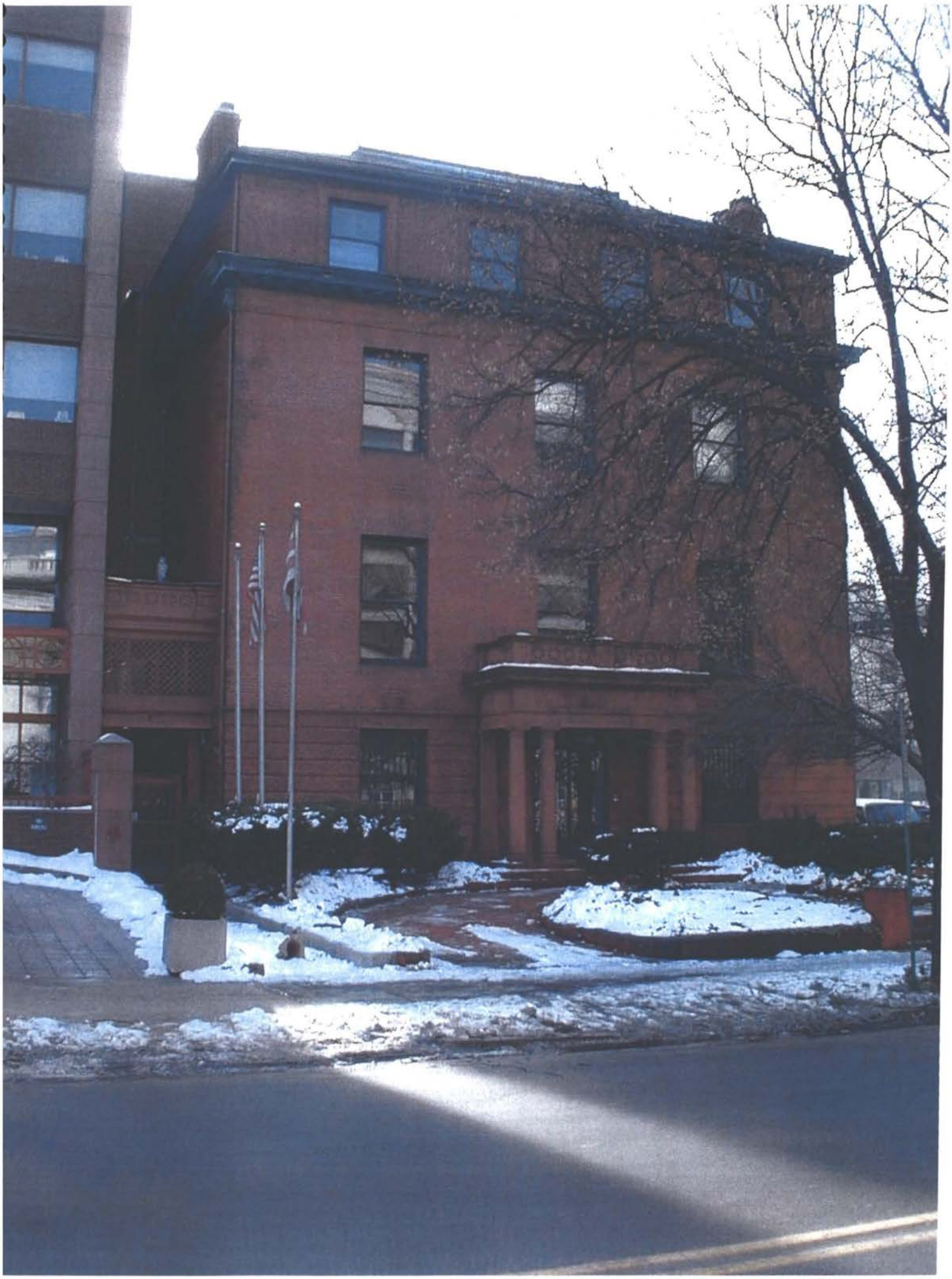

RES.
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95
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11146.
3691.
7675.
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160. AVE
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90.
49
40.
30.5




N 8,000
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DC/R-5-B
DC/SP-2
AVENUE
DC/SP-1
RHODE ISLAND AVE.
6TH ST.
CIRCLE
19TH
18TH
150'
75'
DC/C-3-C
DC/SP-2
DC/C-2-A
DC/C-2-C
DC/C-2-B
DC/R-5-E
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NEW HAMPSHIRE
SUNDERLAND PL
JEFFERSON PL
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NEWPORT PL
22ND
21ST
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C-3-C
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DC/SP-2
DC/C-3-C
DC/R-5-E
DC/C-2-C
R-3
CIRCLE
FLORIDA AVE
20TH ST.
NEW













1 ENLARGED ELEVATION OF MASSACUSSETTS AVENUE PORTICO

1/4"= 1'-0"

DRAWING DESCRIPTION

THE ENLARGED ELEVATION SHOWN ON THIS PAGE. DEPICTS THE MASSACHUSSETTS AVENUE FACADE AND COMPONENTS ADDED FOR THE EMBASSY OF PORTUGAL CHANCERY. FLAGPOLES WILL BE 10'-0" ALUMINUM STAFFS WITH ALUMINUM MOUNTING HARDWARE BOLTED THROUGH EXTERIOR MASONRY. FLAGS TO BE FLOWN ARE PORTUGUESE FLAG AND EUROPEAN UNION FLAG (SEE ATTACHED MANUFACTURERS DETAIL OF FLAGPOLE HARDWARE.)

PORTUGUESE COAT OF ARMS MEASURING APPROXIMATELY 27" IN HEIGHT SHALL BE MOUNTED IN CENTER POSITION ON PORTICO AS SHOWN.

R. A. Pinto Architects
7320 Wisconsin Ave, Suite 201
Bethesda, Maryland 20814
301.652.6727
301.652.6728
info@rapintoarchitects.com

R.A. PINTO ARCHITECTS, Ltd.

EMBAIXADA DE PORTUGAL

2012 MASSACHUSETTS AVENUE N.W.
WASHINGTON, D.C. 20036

Issued	By	Ck
PHSCA 05/31/10	AR	BM

Project Number: 0905
Scale: AS NOTED

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(C O P Y)

Appeal #4601 PUBLIC HEARING--October 29, 1956

Mr. Glesser:

I move that the following Order be entered:

ORDERED:

That the appeal of the Estate of Henry E. Spencer for a variance from the use provisions of the residential district to permit offices to the Business and Professional Women's Foundation and Research Center and the National Federation of Business Women's Groups, Inc. at 2012 Massachusetts Avenue, N.W., lot 3, square 95, be granted.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) The organization is educationaland non-profit with principal objectives as follows: "To elevate the standards for women in business and in the professions; to promote the interests of business and professional women; to stimulate local and state organizations; to bring about a spirit of cooperation among business and professional women in the United States, and to extend operation to business and professional woman through education along lines of industrial, scientific, and vocation activities.

(2) The building contains 11 rooms and 9 baths not including the space in the basement. Appellant testified that it is not practical to convert to a rooming house, apartment, or other permitted uses in the Residential "C" Area District. This was borne out by a witness, who is a builder, and he testified that conversion to apartment usage amounted to $80,000 for four apartments per floor and $60,000 for two apartments per floor. Appellant also testified that the lot is too small to justify the removal of the improvements and substitute an eight-story building.

(3) The building will be occupied for offices, library and conference rooms five days a week from 9:00 a. m. until 5:00 p. m. and will accommodate a maximum

EXHIBIT B

of 45 employees. The exterior of the building will not be changed and there is space for ten automobiles on the lot. The organization is composed of 3300 clubs which consists of 170,000 members all over the United States, Hawaii and Alaska. There will be no printing done on the premises.

(4) The organization is entitled to tax exemption from Federal Income Tax under the provisions of Section 501 (c) (3) of the Code as an educational, literary, scientific and charitable organization.

(5) The Board of Zoning Adjustment has granted variances and special exceptions in this immediate residential neighborhood as follows:

(a) Premises 2010 Massachusetts Ave. A 25-foot extension into the residential district for use of the premises as a scientific research laboratory, which consists of a laboratory in the rear portion and offices in the front portion of the building.

(b) Premises 2000 Massachusetts Ave. A temporary automobile parking lot and 25-foot extension of office building into the adjoining residential district.

(c) Premises 2027 Massachusetts Ave. An art school.

(d) Premises 2001 Massachusetts Ave. A variance from the use provisions of the residential district to permit use of the premises for a firm of lawyers.

(6) The lot in question is zoned Residential, 90' "C" Area on the Mass. Avenue frontage for a depth of approximately 70 feet, the balance of the lot being in the First Commercial, 60' "C" Area District. The two properties adjoining to the west are used by foreign Governments for office purposes.

(7) There was no objection to the granting of this appeal registered at the public hearing. There were numerous letters of approval filed by property owners in the immediate vicinity.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the statute by reason of existing uses surrounding

appellant's property in the immediate neighborhood, as stated in the finding of fact. We believe it would be undue hardship upon the owner to be required to utilize this property under the requirements of the Residential, 90' "C" Area District. We have an office and laboratory in premises 2010 Massachusetts Avenue adjoining to the east and offices of foreign Governments adjoining to the west, along with commercial zoning on the north side of P Street in this block which extends upon the property in question as well as the lots adjoining to the east and west of the appellant. Also directly across Massachusetts Avenue at premises 2001 we have a firm of lawyers and further toward the east of this Avenue at premises 2027 we have a commercial art school, both of which uses were granted by the Board. We are also of the opinion that the cost of conversion of this building into apartments is excessive and would not be justified.

We are of the further opinion that the use contemplated can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map. We feel rather that the proposed use of this property will be an asset to this particular neighborhood.

Mr. Schwab: I second the motion. Motion unanimously carried.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Application No. 15006, of the Business and Professional Women's Foundation, pursuant to 11 DCMR 3108.1, for a special exception under Section 508 for a proposed addition to a non-profit office building in an SP-1 and C-2-A District at premises 2012 Massachusetts Avenue, N.W., (Square 95, Lot 3).

HEARING DATE: May 10, 1989
DECISION DATE: May 10, 1989 (Bench Decision)

SUMMARY ORDER

At the public hearing, the applicant requested that the record reflect the correct name of the owners of the subject property. Instead of the National Foundation of Business and Professional Women's Clubs, Inc., it should be, the Business and Professional Women's Foundation.

The Board duly provided timely notice of the public hearing on this application, by publication in the D.C. Register, and by mail to ANC 2B and to owners of property within 200 feet of the site.

The site of the application is located in Advisory Neighborhood Commission ("ANC") 2B, which is automatically a party to the application, by letter dated May 10, 1989, submitted written issues and concerns in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a special exception pursuant to 11 DCMR 508. No person or entity appeared at the hearing or otherwise requested to participate as a party in this proceeding. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and maps. It is therefore ORDERED that the application is GRANTED.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is not prohibited by law.

VOTE: 5-0 (Paula L. Jewell, Elliott Carroll, William F. McIntosh, Charles R. Norris and Carrie L. Thornhill to grant).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____
EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: MAY 18 1989

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 267 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

15006order/LJP48

Form 601 – CPB **CERTIFICATE OF OCCUPANCY** No. B 7642

Washington, D.C. OCTOBER 4TH 1957

Permission is hereby granted to BUSINESS AND PROFESSIONAL WOMEN'S FOUNDATION AND RESEARCH CENTER AND THE NATIONAL FEDERATION OF BUSINESS AND PROFESSIONAL WOMEN'S CLUBS, INC.

to use the BASEMENT & FOUR floor(s) of the building located on Lot 3 Square 95

known as premises 2012 MASS. AVE., N.W. for the following

purpose(s): OFFICES OF NON-PROFIT ORGANIZATION

BZA-4601

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

OFFICE COPY

ZONE RES 90 C FEE $ 10.00

Superintendent of Permits.

By _____
Permit Clerk

EXHIBIT C

Form 91-A CPB
Revised 8-17-54

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF LICENSES AND INSPECTIONS
LICENSE AND PERMIT DIVISION
CENTRAL PERMIT SECTION

RECEIVED
APR 24 1957
CENTRAL PERMIT SECTION

APPLICATION FOR CERTIFICATE OF OCCUPANCY—COMMERCIAL
(WRITE WITH TYPEWRITER OR INK)

Do NOT use this form if Certificate is to be issued for Hotel, Flat or Apartment, Rooming, Boarding or Tenement House, Day Nursery, Private Club, Convalescent Home or Other Residential Use.

Permit No. B-26462 Issued 10/14/57

Date April 24, 1957

TO THE DIRECTOR OF INSPECTION:

The applicant(s) request the issuance of a Certificate of Occupancy for the use of the premises described below, and agree to comply with all applicable laws and regulations of the District of Columbia, and any terms and conditions appearing on BOTH sides of this application and on any Certificate of Occupancy issued on the basis of this application.

Full Name of Owner(s) of Business (See instruction on reverse side) (PRINT) BUSINESS and PROFESSIONAL WOMEN'S FOUNDATION and RESEARCH CENTER AND THE NATIONAL FEDERATION of BUSINESS and PROFESSIONAL WOMEN'S Clubs, INC.

Trade Name of Business (SAME) (See instruction on reverse side) (PRINT) (This trade name must be identical with that shown in application for business license)

Description of Premises for which Certificate is Requested

Address 2012 MASSACHUSETTS AVE., N.W. (of building to be occupied) Lot 3 Square 95

Name and address of owner of building Same as above

To the best of your knowledge is the building now being condemned? No

Material of building BRICK No. of Stories High 4 Basement? Yes

Proposed use OFFICES ~~BUILDING~~ (Non-profit organization)

Which Floor(s) will be occupied for above use Basement & 4 floors

Previous use Private dwelling

If previous use was residential, how many living unit are being abandoned? —

READ INSTRUCTIONS AND INFORMATION ON REVERSE SIDE OF THIS APPLICATION PENALTIES ARE PROVIDED FOR MISREPRESENTATION.

To Be Filled in by Clerk

Use District C

Height District 90

Area District —

Transcript of No

E. D. No. C-2-A-11-2

B Z A No 461

Bldg Permit No

Previous use

No

Name of Clerk

IF OWNER OF BUSINESS SIGNS:

Signature of Owner (in ink)

Home Address Tel. No

IF AUTHORIZED AGENT FOR OWNER OF BUSINESS SIGNS:

Name of Agent Theo. M. Lewis, Jr.

Address of Agent 220 Dolley Madison Blvd Tel No. EMerson 4-

Name of Owner(s) of Business

Signature of Agent (in ink)

APPROVED:

RESERVED FOR APPROVALS

P.S.	Lewis (E)	Date	9-25-57
Bldg.	Knott (E)	Date	9-25-57
Plbg.	Sahaha (E)	Date	10-1-57
Elec.	Hagan (E)	Date	9-18-57

APPROVED FOR ISSUANCE OF PERMIT

R. J. Fahey
(Date)

Form 11-7-601 CERTIFICATE OF OCCUPANCY No. B 49686

Washington, D.C., DEC. 22ND, 1964

Permission is hereby granted to WOMEN'S FOUNDATION & RESEARCH CENTER AND THE NATIONAL FEDERATION OF BUSINESS AND PROFESSIONAL WOMEN'S CLUBS, INC.

to use the BASEMENT & FOUR floor(s) of the building located on Lot 3 Square 95

known as premises 2012 MASS. AVE., N.W. for the following

purpose(s): OFFICES OF NON-PROFIT ORGANIZATION - BZA-4601

DUPLICATE

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF LICENSES & INSPECTIONS, GOVT. OF DIST. OF COL.

ZONE R-5-D FEE $ 2.00

Chief, Permit Branch

By: Mary P. Edwards
Permit Clerk

OFFICE COPY

DUPLICATE

Form 11-P-101-A
Formerly 101-A-CPB
Rev. 2-15-57

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF LICENSES AND INSPECTIONS
LICENSE AND PERMIT DIVISION
PERMIT BRANCH

APPLICATION FOR CERTIFICATE OF OCCUPANCY—COMMERCIAL
(WRITE WITH TYPEWRITER OR INK)

Do NOT use this form if Certificate is to be issued for Hotel, Flat or Apartment, Rooming, Boarding or Tenement House, Day Nursery, Private Club, Convalescent Home, or Other Residential Use.

Date October 23, 1964

TO THE DIRECTOR OF INSPECTION:

The applicant(s) request the issuance of a Certificate of Occupancy for the use of the premises described below, and agree to comply with all applicable laws and regulations of the District of Columbia, and any terms and conditions appearing on BOTH sides of this application and on any Certificate of Occupancy issued on the basis of this application.

Full Name of Owner(s) of Business (See instructions on reverse side) Business and Professional Women's Foundation (FIRST) AND (MIDDLE) RESEARCH CENTER AND THE (LAST)

~~Federation of Business~~ National Federation of Business and Professional Women's Clubs, Inc.
(See instructions on reverse side) (PRINT) (This trade name must be identical with that shown on application for business license)

NO HOLD AGAINST PROPERTY

Description of Premises for which Certificate is Requested

Address 2012 Massachusetts Ave., N. W. (of building to be occupied) Lot 3 Square 95

Name and address of owner of building Business & Professional Women's Foundation

To the best of your knowledge is the building now being condemned? no

Material of building brick No. of Stories High 4 Basement? yes

Proposed use Offices of non-profit organization

DUPLICATE

Which Floor(s) will be occupied for above use all four & BASEMENT

Previous use private residence

If previous use was residential, how many living unit are being abandoned?

READ INSTRUCTIONS AND INFORMATION ON REVERSE SIDE OF THIS APPLICATION
PENALTIES ARE PROVIDED FOR MISREPRESENTATION.

To Be Filled in by Clerk

Use District C-2-B
Height District 2-A, 60'
Area District
Transcript of No 6-7642
T D No.
B Z A No.
Bldg Permit No
Previous use
4601 No
Name of Clerk

IF OWNER OF BUSINESS SIGNS:

Signature of Owner (in ink)

Home Address Tel. No.

IF AUTHORIZED AGENT FOR OWNER OF BUSINESS SIGNS:

Name of Agent Dorothy Ford, President
Address of Agent 2012 Mass. Ave., Tel. No. DU 7-4313
Name of Owner(s) of Business Business & Professional Women's (as shown above) Foundation
Signature of Agent (in ink) Dorothy M. Ford, President

APPROVED:

F.S. Date
Bldg. Date
Plbg. Date
Elec. Date

RESERVED FOR APPROVALS

APPROVED FOR ISSUANCE OF PERMIT

W Robinson Date DEC 21 1964
(Bldg Approval Clerk)

NOTICE TO PROSPECTIVE PURCHASER:
"Your application will not be approved and Certificate issued until all inspections have been made and inspection agencies have certified compliance."

PRESIDENT Dorothy M. Ford
VICE-PRESIDENT Helen M. Leslie
SECRETARY Burnette X. Hennington
TREASURER Katherine King

Permit No. 42-11-64
Issued 12-22-64

No. B 157207

★ ★ ★

BLRA-17
(Rev. 6/86)

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

July 10, 1989
(date)

Permission is hereby granted to BUSINESS AND PROFESSIONAL WOMEN'S FOUNDATION
to use suite(s) _____ on the BASEMENT, MEZZANINE, & 1st - 4th floor(s)
of the building located on lot(s) 3 square 95
known as premises 2012 Massachusettes Avenue, N.W. for the following
purpose(s) Leadership/Advocacy/Educational Services Office
Not sexually oriented [su]

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE SP-1

FEE $ 83.00

Donald G. Murray, Director

By Ostra Mack
Designee

86—P-3601 wd112

OFFICE COPY

C-76742

SCANNED 6.18.96

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

APPLICATION FOR CERTIFICATE OF OCCUPANCY

Date 7/10/89

MARK OUTS & WHITE OUTS NOT ACCEPTED
USE BLUE OR BLACK INK ONLY! THANK YOU

(22) Receipt # 3167
(23) Treas. # 96762#014

INFORMATION ON PROPOSED BUSINESS

(1) Address of Business 2012 Massachusetts Avenue, N.W. Suite/Room # _____
(2) Telephone No. of Business (202) 293-1100 Lot 3 Square 95
(3) Trade Name of Business Business and Professional Women's Foundation
(4) Is Business Incorporated? ☐ No ☒ Yes (Attach Letter of Good Standing and complete Line 5)
(5) President Betty Forbes Vice President Betty Athanasakos Secretary/Treasurer JoEtta Wikcliffe
(6) Is Business a Partnership? ☒ No ☐ Yes
(7) Business Owner (See instructions) Linda Colvard Dorian Business & Professional Women FOUNDATION (202) 293-1200 Tel. No. (days)
(8) Business Owner's Home Address 5505 Pembroke Terr., Bethesda, MD Zip Code 20817

INFORMATION ON OCCUPANCY

(9) ☐ Ownership Change ☐ Partial Occupancy ☐ New Bldg. ☐ Use Change ☐ Load Change BZA No. ☐
(10) Proposed Use of Business Leadership/Advocacy/Educational Services Office
(11) Is Business Sexually Oriented According to D.C. Zoning Regulations? ☒ No ☐ Yes
(12) Proposed Occupancy Load 60 Square Feet Occupied 19,000 S.F.
(13) Which Floors to be Occupied 1 - 4 and Mezzanine Basement? Yes
(14) Prior Use Office Space

INFORMATION ON ENTIRE BUILDING

(15) Building Owner Business and Professional Women's Foundation Tel. No. (days) (202)293-1200
(16) Building Owner's Address 2012 Massachusetts Ave.NW, Washington, DC Zip Code 20036
(17) Materials of Building Wood, Brick, Concrete
(18) Square Feet Occupied 19,000 S.F. No. of Floors Basement 1-4 & Mezz. Basement? Yes

ATTESTATION AND SIGNATURE

I certify that all of the statements on this application are true to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia.

(19) IF OWNER OF BUSINESS Linda Colvard Dorian (Signature) 3-13-89 (Date)

IF AUTHORIZED AGENT FOR OWNER OF BUSINESS (Attach Authorization)

(20) Name of Agent M.E. Luthi (PRINT CLEARLY) _____ (Signature) _____ (Date)
(21) Address of Agent 8456 Tyco Road- Vienna, Virginia Zip Code 22180

OFFICE USE ONLY

INFORMATION DESK JM

(24) Premises Condemned ☒ No ☐ Yes Cleared By _____ Date _____
(25) Building in RLA Zone ☒ No ☐ Yes Cleared By _____ Date _____
(26) Residential ☒ No ☐ Yes Smoke Det. Info. Given By Debra Mack Date 7/10/89

LICENSE BRANCH JT

(27) Licenses Required Use Certificate Required
(28) _____ Reviewed By Adrienne Robinson Date 7/10/89

ZONING OFFICE JM

(29) Zone SP1 BZA No. _____
(30) Prior Use Offices of Non Profit Org over 4 years
(31) Certificate # B 7642 Date Issued 10/14/57 BZA No. _____ ☒ Approved ☐ Disapproved
(32) Accepted for Filing by _____ Date 7/10/89

EXAMINER'S USE

(33) Prior Use Code _____ Proposed Use Code _____
(34) Use Change ☒ No ☐ Yes Inspect. Required ☐ No ☒ Yes By _____ Date 7/10/89
(35) Inspection Fee $_____ Issuance Fee $ 30.00
(36) Approved for Issuance by _____ Date 7/10/89

INSPECTION BRANCH

(37) Date of Scheduled C/O Inspections _____ AM/PM
(38) Inspection Status Approved ☐ Disapproved ☐ By _____ Branch _____ Date _____
(39) Inspector's Signature _____ Printed Name _____
(40) Reason for Disapproval _____

OCCUPANCY PERSONNEL

(41) ☐ Approved ☐ Denied ☐ Cancelled
By _____
(42) Reason for Cancellation/Denial _____
(43) Certificate of Occupancy No. B 157267 9764 #014 Date of Issuance July 10 1989
(44) Bldg. 6/29/89 Elec 7/6/89 Plumb 7/5/89 Fire 7/7/89 Zoning 7/7/89

B4—OP175 rev87 WHITE—CRA CANARY—Fire Department PINK—Applicant

INTAKE: 8:30-- 3:30

SCANNED 6.18.96

F

United States Department of State

Assistant Secretary of State
for Diplomatic Security

Washington, D.C. 20520

May 28, 2003

Ms. Jerrily R. Kress
Director
Office of Zoning
One Judiciary Square
441 4th Street, N.W., 2nd Floor
Washington, D.C. 20001

RE: BZA Application No. 17020
Embassy of Portugal
2012 Massachusetts Avenue, N.W.

Dear Ms. Kress:

The Department of State hereby provides its comments concerning the application submitted to the Foreign Missions Board of Zoning Adjustment ("FMBZA") by RNC 2012 LLC, on behalf of the Embassy of Portugal on April 7, regarding the Embassy's desire to add a modest expansion to its new chancery located at 2012 Massachusetts Avenue, N.W. The application was submitted pursuant to Section 206 of the Foreign Missions Act (22 U.S.C. §4306.) and D.C. Code 5-1206 and the case is scheduled to be heard June 17, 2003.

On behalf of the Secretary of State, and pursuant to the Foreign Missions Act, 22 U.S.C. §4301, *et seq.*, particularly sections 4303 and 4306, I hereby convey to the FMBZA the following comments and determinations concerning the subject application. These comments and determinations relate to the statutory criteria governing FMBZA determinations that lie within the purview of the Federal Government, namely 22 U.S.C. §4306(d)(1), (4), and (6), as well as the pertinent portion of (d)(3).

First, with respect to the criterion set forth in 22 U.S.C. §4306(d)(1), I have determined that favorable FMBZA action on the present application would fulfill the international obligation of the United States to facilitate the acquisition of adequate and secure premises by the

Government of Portugal for its diplomatic mission in Washington.

Second, after consultation with Federal agencies authorized to perform protective services, I have determined, pursuant to 22 U.S.C. §4306(d)(6), that there exist no special security requirements relating to parking requirements in this case. I have also, after similar consultation, and pursuant to 22 U.S.C. §4306(d)(4), determined that the subject site and area are capable of being adequately protected.

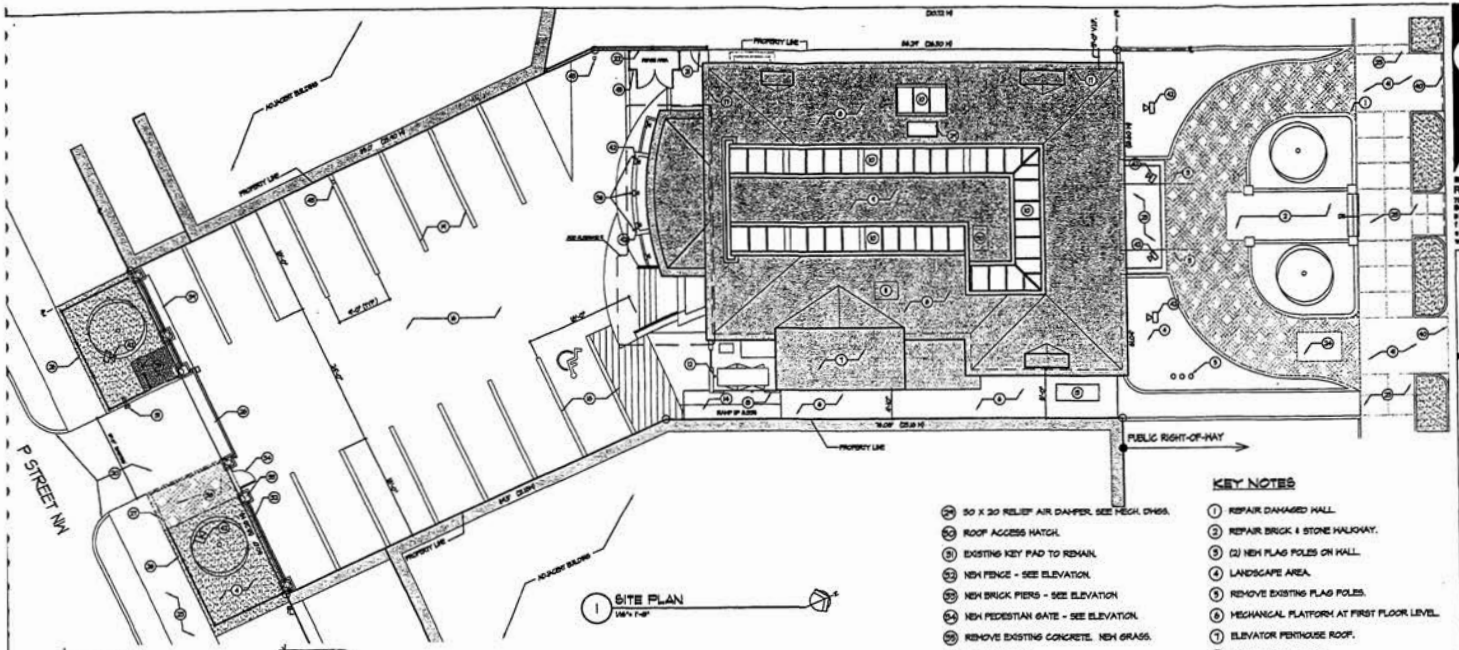
Third, pursuant to 22 U.S.C. §4306(d)(6), I have determined that a favorable decision on this application would serve the federal interest. The Government of Portugal has consistently been supportive of the United States Embassy in Lisbon in its diplomatic property needs.

For the above reasons, the Department of State supports the application of on behalf the Embassy of Portugal and respectfully urges the FMBZA to act favorably on it.

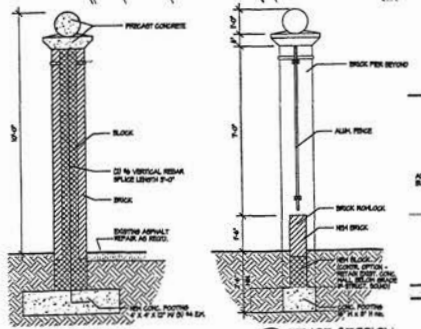
Sincerely,

Joe D. Morton, Acting



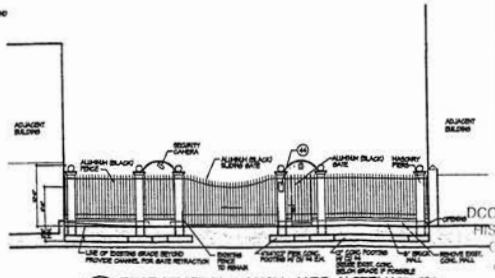


1 SITE PLAN



4 PIER SECTION

3 FENCE SECTION



2 REAR FENCE ELEVATION (ADD ALTERNATE #2)

KEY NOTES

(24) 50 X 20 RELIEF AIR DAMPER. SEE MECH. DWGS.
(30) ROOF ACCESS HATCH.
(31) EXISTING KEY PAD TO REMAIN.
(32) NEW FENCE - SEE ELEVATION.
(33) NEW BRICK PIERS - SEE ELEVATION
(34) NEW PEDESTIAN GATE - SEE ELEVATION.
(35) REMOVE EXISTING CONCRETE. NEW GRASS.
(36) NEW BALLARDS.
(38) NEW PAVER WALKWAY. USE EXIST. STOCKPILE.
(39) CORRECT GRADE FOR SLIDING GATE PATH.
(40) NEW CURB CUT - SEE CIVIL DRAWING.
(41) NEW CONC. DRIVEWAY- SEE CIVIL DRAWING.
(42) BUILDING UP-LIGHTS.
(43) LIGHT POLES.
(44) BRASS SIGNAGE PLAQUE.
(45) 6' FENCE ENCLOSURE FOR TRASH CANS.

(1) REPAIR DAMAGED WALL.
(2) REPAIR BRICK & STONE WALKWAY.
(3) (2) NEW FLAG POLES ON WALL.
(4) LANDSCAPE AREA.
(5) REMOVE EXISTING FLAG POLES.
(6) MECHANICAL PLATFORM AT FIRST FLOOR LEVEL.
(7) ELEVATOR PENTHOUSE ROOF.
(8) EXISTING SLATE ROOF.
(9) EXISTING MEMBRANE ROOF.
(10) EXISTING SKYLIGHT.
(11) NEW FRESH AIR INTAKE AT EXISTING LOCATION.
(12) NEW MASONRY WALL.
(13) NEW COOLING TOWER ON MECHANICAL PLATFORM.
(14) NEW ACCESSIBLE RAMP AT GROUND FLOOR LEVEL.
(15) NEW FENCE & SERVICE GATE.
(16) EXISTING ASPHALT PARKING LOT.
(17) BUILDING FOOTPRINT.
(18) HANDICAP VAN SPACE W/ WALL MOUNTED SIGN AND PAVING GRAPHICS.
(19) 4" WIDE PAINTED PARKING STRIPES.
(20) EXIST. CURB CUTS AND DRIVEWAY.
(21) REPAIR EXISTING GATE AS REQ'D.
(22) EXIST. FENCE ON EXISTING CONC. CURB.
(23) NEW PUBLIC CONC. SIDEWALK. SEE CIVIL DWG.

DCOP / HISTORIC PRESERVATION OFFICE
HISTORIC PRESERVATION CLEARANCE:
CONFORMS WITH MAYOR'S AGENT
APPROVAL UNDER D.C. HISTORIC
PROTECTION ACT.

R. A. Ponte Architects
1250 Vermont Ave., Suite 400
Washington, D.C. 20005
202.393.2727
202.393.2728
info@raponte.com
www.raponte.com

Seal

R.A. PONTE ARCHITECTS, Ltd.

EMBAIXADA DE PORTUGAL
2012 MASSACHUSETTS AVENUE N.W.
WASHINGTON, D.C. 20036

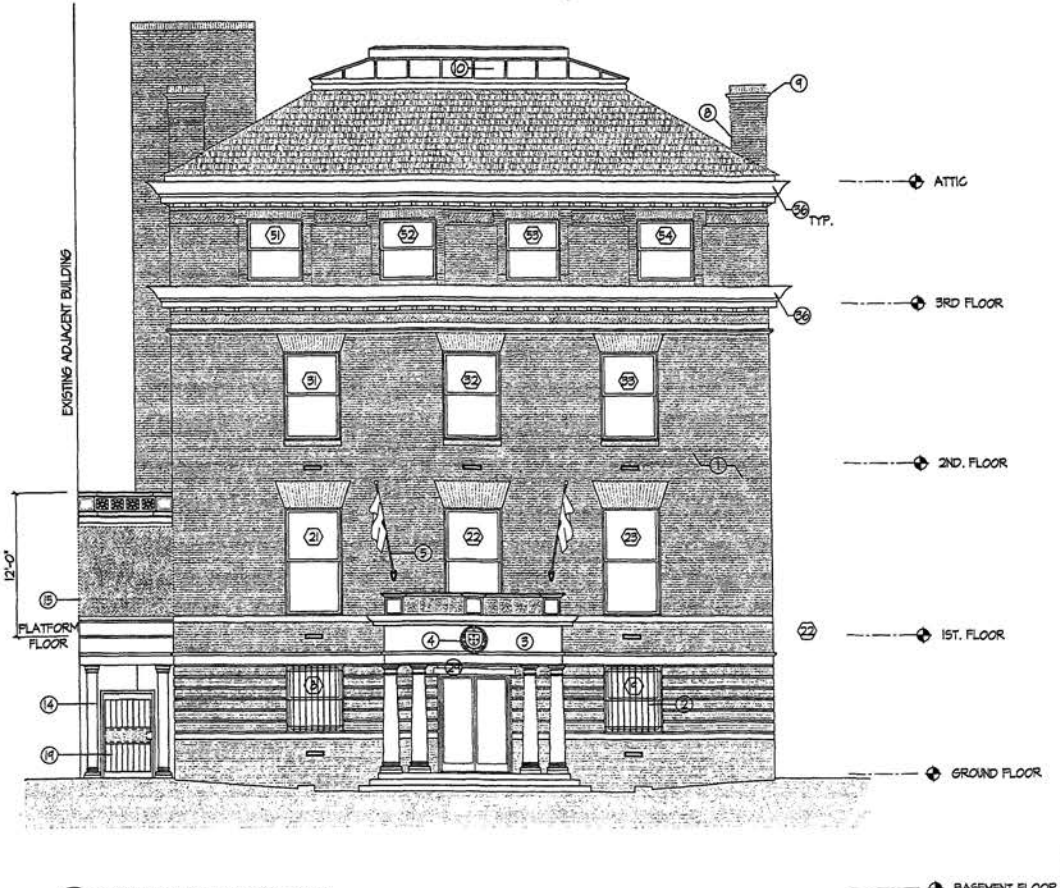
SITE PLAN

Issued	By	Ck
PERMIT: 06/08/09		

Project Number: 0905
Scale: AS NOTED

SP.1

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KEY NOTES

1. EXISTING BRICK WALL TO REMAIN
2. EXISTING SECURITY GRILLES TO REMAIN CLEAN & REPAINT-TYP.
3. EXISTING STONE PORTICO TO REMAIN (CLEAN & REPAIR HOLES FROM PRIOR SIGN, PATCH GROUT IN FLOOR)
4. CODE OF ARMS SIGNAGE, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
5. NEW (2) WALL MOUNTED FLAG POLES AND BRACKETS
6. PRECAST CONCRETE BLOCK
7. EXISTING SLATE SHINGLE ROOF TO REMAIN, REPLACE ANY MISSING SHINGLES. REPAIR ANY LEAKS.
8. EXISTING FLASHING TO REMAIN, RESEAL AS REQ'D (TYP.)
9. REPAIR CHIMNEY COPING (TYP.)
10. EXISTING SKYLIGHT TO REMAIN - CLEAN & PROVIDE NEW SEALANT AS REQ'D.
11. EXISTING MECHANICAL PLATFORM - CLEAN
12. EXISTING DIAGONAL TIE RODS FOR PLATFORM SUPPORT TO REMAIN. SEE STRUCTURAL FOR REMOVED ROD.
13. NEW COOLING TOWER.
14. REPAIR & PAINT EXISTING DECORATIVE WOOD COLUMNS.
15. NEW PAINTED WOOD LATTICE WALL. REFURBISH & REUSE TOP PANEL DETAIL WOOD WORK.
16. NEW BRICK SCREEN WALL.
17. NEW PAINTED WOOD DOOR & FRAME.
18. NEW PAINTED WOOD PLANK FENCE & GATES. (EMERG. GEN. ACCESS). GATES TO ALIGN W/ EMERG. GEN. DOORS.
19. EXISTING STEEL GATE TO BE PAINTED. REFURBISH FRAME AS REQ'D.
20. REPAIR EXIST. METAL GATE & SUPPORT POSTS.
21. NEW 24" x 18" LOUVER CUT THROUGH BRICK WALL. SEE STRUCT. FOR LINTEL.
22. EXISTING MECH. RM. LOUVER IN AREAWAY TO REMAIN. CLEAN AR PAINT.
23. EXISTING WINDOWS IN AREAWAY, TO REMAIN.
24. NEW BRICK WALL.
25. EXISTING GUY WIRE TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
26. AREA OF WATER INFILTRATION (LEAK) FIND PROBLEM AND CORRECT. FIX ANY WATER DAMAGE.
27. NEW CONC. RAMP SEE DWG 2/A5.2
28. STAIR RELIEF AIR OPENING SEE MECHANICAL DWGS. (50 X 20 OPENING).
29. CLEAN & PAINT EXISTING LOUVER.
30. SALVAGED & MODIFIED SECURITY GRILL.
31. NEW BRICK INFILL TO MATCH.
32. 18" X 8" LOUVER. SEE MECHANICAL.
33. ARCHITECTURAL PIN MOUNTED LETTERS, 5" HIGH POLISHED STAINLESS STEEL.
34. REPAIR & REPAINT EXISTING LATTICE WALL, REFURBISH GATE.
35. "BIRD FLITE", STAINLESS STEEL LEDGE PRODUCT. INSTALL WITH SILICONE ADHESIVE, SEE SPEC.
36. EXISTING COPPER GUTTER, TO BE CLEANED OF EXISTING PATINA, CHEMICALLY TREAT COPPER FOR DESIRED GREEN PATINA, TYPICAL FOR EXTERIOR COPPER.
37. SCUPPER.
38. MODIFY EXISTING SECURITY GRILL AS REQ'D.
39. NEW 30" x 12" LOUVER

1 FRONT ELEVATION (NORTH)
1/8"= 1'-0" / Approximate 1:100 (Metric)

DCOP / HISTORIC PRESERVATION OFFICE
HISTORIC PRESERVATION CLEARANCE:
CONFORMS WITH MAYOR'S AGENT
APPROVAL UNDER D.C. HISTORIC
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www.raponte.com

Seal

R.A. PONTE ARCHITECTS, Ltd.

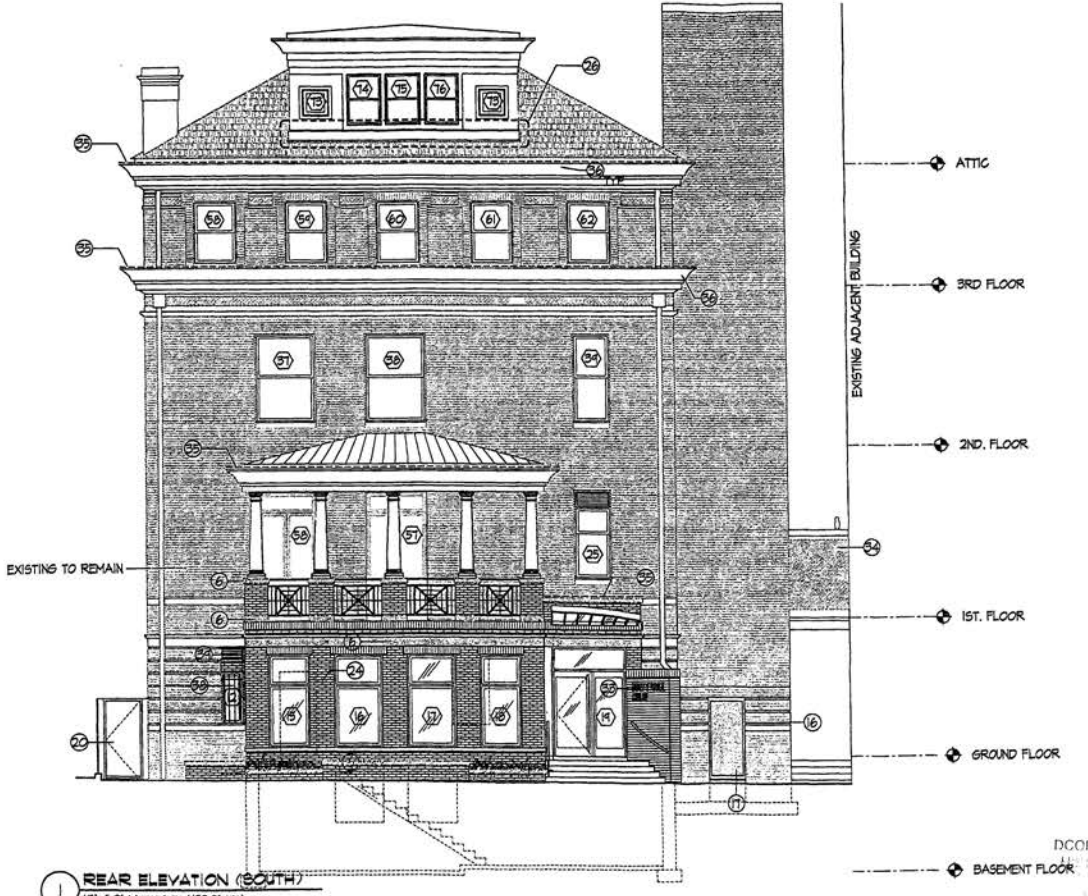
EMBAIXADA DE PORTUGAL
2012 MASSACHUSETTS AVENUE N.W.
WASHINGTON, D.C. 20036

EXTERIOR ELEVATION

Issued	By	Ck
PERMIT: 05/05/08		

Project Number: 0805
Scale: AS NOTED

A2.1



1 REAR ELEVATION (SOUTH)
1/8"= 1'-0" / Approximate USD (Metric)

KEY NOTES

1. EXISTING BRICK WALL TO REMAIN
2. EXISTING SECURITY GRILLES TO REMAIN CLEAN & REPAINT-TYP.
3. EXISTING STONE PORTICO TO REMAIN (CLEAN & REPAIR HOLES FROM PRIOR SIGN, PATCH GROUT IN FLOOR)
4. CODE OF ARMS SIGNAGE, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
5. NEW (2) WALL MOUNTED FLAG POLES AND BRACKETS
6. PRECAST CONCRETE BLOCK
7. EXISTING SLATE SHINGLE ROOF TO REMAIN, REPLACE ANY MISSING SHINGLES. REPAIR ANY LEAKS.
8. EXISTING FLASHING TO REMAIN, RESEAL AS REQ'D (TYP.)
9. REPAIR CHIMNEY COPING (TYP.)
10. EXISTING SKYLIGHT TO REMAIN - CLEAN & PROVIDE NEW SEALANT AS REQ'D.
11. EXISTING MECHANICAL PLATFORM - CLEAN
12. EXISTING DIAGONAL TIE RODS FOR PLATFORM SUPPORT TO REMAIN. SEE STRUCTURAL FOR REMOVED ROD.
13. NEW COOLING TOWER.
14. REPAIR & PAINT EXISTING DECORATIVE WOOD COLUMNS.
15. NEW PAINTED WOOD LATTICE WALL. REFURBISH & RELISE TOP PANEL DETAIL WOOD WORK.
16. NEW BRICK SCREEN WALL.
17. NEW PAINTED WOOD DOOR & FRAME.
18. NEW PAINTED WOOD PLANK FENCE & GATES. (EMERG. GEN. ACCESS). GATES TO ALIGN W/ EMERG. GEN. DOORS.
19. EXISTING STEEL GATE TO BE PAINTED. REFURBISH FRAME AS REQ'D.
20. REPAIR EXIST. METAL GATE & SUPPORT POSTS.
21. NEW 24" x 16" LOUVER CUT THROUGH BRICK WALL. SEE STRUCT. FOR LINTEL.
22. EXISTING MECH. RM. LOUVER IN AREAWAY TO REMAIN. CLEAN AN PAINT.
23. EXISTING WINDOWS IN AREAWAY, TO REMAIN.
24. NEW BRICK WALL.
25. EXISTING SKY WIRE TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
26. AREA OF WATER INFILTRATION (LEAK) FIND PROBLEM AND CORRECT. FIX ANY WATER DAMAGE.
27. NEW CONC. RAMP SEE DWG 2/A5.2
28. STAIR RELIEF AIR OPENING SEE MECHANICAL DWGS. (50 X 20 OPENING).
29. CLEAN & PAINT EXISTING LOUVER.
30. SALVAGED & MODIFIED SECURITY GRILL.
31. NEW BRICK INFILL TO MATCH.
32. 18" X 6" LOUVER. SEE MECHANICAL.
33. ARCHITECTURAL PIN MOUNTED LETTERS, 3" HIGH POLISHED STAINLESS STEEL.
34. REPAIR & REPAINT EXISTING LATTICE WALL, REFURBISH CHL.
35. "BIRD FLITE", STAINLESS STEEL LEDGE PRODUCT. INSTALL WITH SILICONE ADHESIVE, SEE SPEC.
36. EXISTING COPPER GUTTER TO BE CLEANED OF EXISTING PATINA. CHEMICALLY TREAT COPPER FOR DESIRED GREEN PATINA. TYPICAL FOR EXTERIOR COPPER.
37. SCUPPER.
38. MODIFY EXISTING SECURITY GRILL AS REQ'D.
39. NEW 20" x 12" LOUVER.

DCOP / HISTORIC PRESERVATION OFFICE
HISTORIC PRESERVATION CLEARANCE:
CONFORMS WITH MAYOR'S AGENT
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EMBAIXADA DE PORTUGAL
2012 MASSACHUSETTS AVENUE N.W.
WASHINGTON D.C. 20036

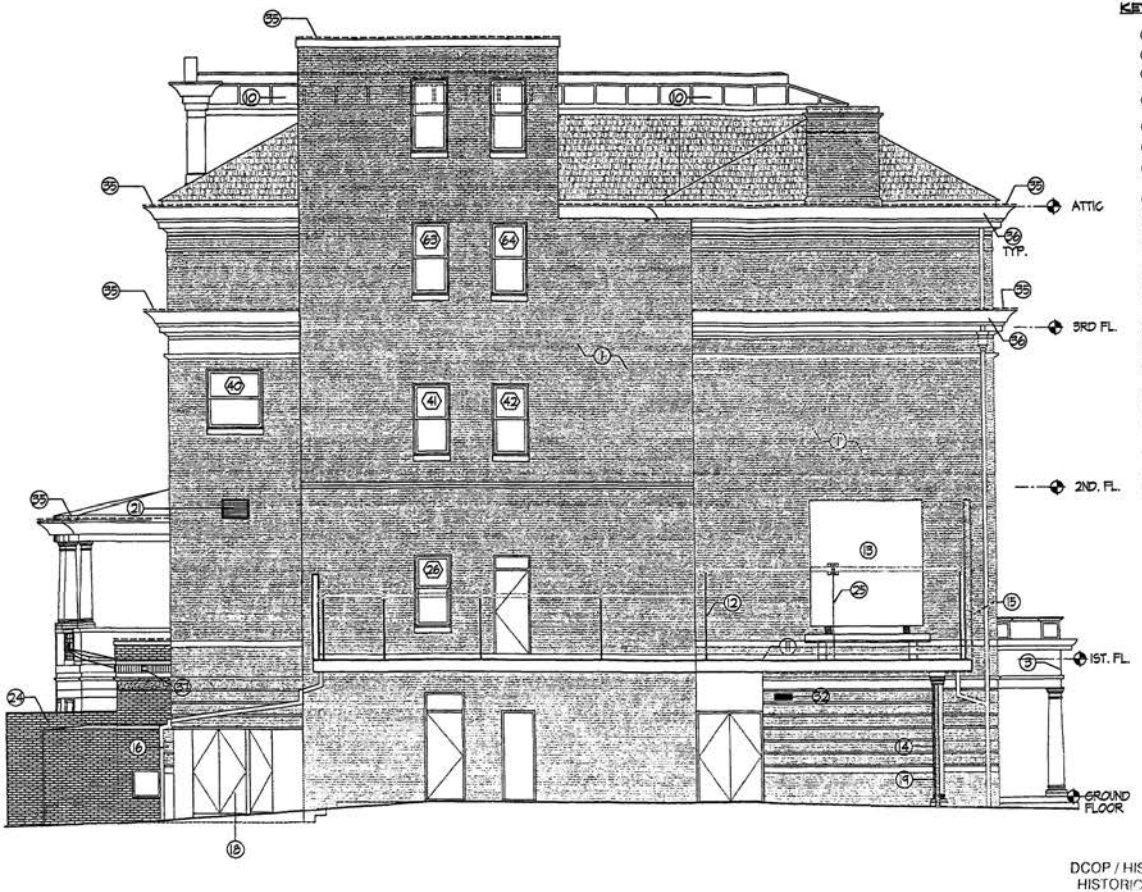
EXTERIOR ELEVATION

Issued	By	Ck.
PERZA: 05/08/08		

Project Number: 0806
Scale: AS NOTED

A2.2

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KEY NOTES

1. EXISTING BRICK WALL TO REMAIN
2. EXISTING SECURITY GRILLES TO REMAIN CLEAN & REPAINT-TYP.
3. EXISTING STONE PORTICO TO REMAIN (CLEAN & REPAIR HOLES FROM PRIOR SIGN, PATCH GROUT IN FLOOR)
4. CODE OF ARMS SIGNAGE, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
5. NEW (2) WALL MOUNTED FLAG POLES AND BRACKETS
6. PRECAST CONCRETE BLOCK
7. EXISTING SLATE SHINGLE ROOF TO REMAIN. REPLACE ANY MISSING SHINGLES. REPAIR ANY LEAKS.
8. EXISTING FLASHING TO REMAIN, RESEAL AS REQ'D (TYP.)
9. REPAIR CHIMNEY COPING (TYP.)
10. EXISTING SKYLIGHT TO REMAIN - CLEAN & PROVIDE NEW SEALANT AS REQ'D.
11. EXISTING MECHANICAL PLATFORM - CLEAN
12. EXISTING DIAGONAL TIE RODS FOR PLATFORM SUPPORT TO REMAIN. SEE STRUCTURAL FOR REMOVED ROD.
13. NEW COOLING TOWER.
14. REPAIR & PAINT EXISTING DECORATIVE WOOD COLUMNS.
15. NEW PAINTED WOOD LATTICE WALL. REFURBISH & REUSE TOP PANEL DETAIL WOOD WORK.
16. NEW BRICK SCREEN WALL.
17. NEW PAINTED WOOD DOOR & FRAME.
18. NEW PAINTED WOOD PLANK FENCE & GATES. (EMERG. GEN. ACCESS). GATES TO ALIGN W/ EMERG. GEN. DOORS.
19. EXISTING STEEL GATE TO BE PAINTED. REFURBISH FRAME AS REQ'D.
20. REPAIR EXIST. METAL GATE & SUPPORT POSTS.
21. NEW 24" x 18" LOUVER CUT THROUGH BRICK WALL. SEE STRUCT. FOR LINTEL.
22. EXISTING MECH. RM. LOUVER IN AREAWAY TO REMAIN. CLEAN AN PAINT.
23. EXISTING WINDOWS IN AREAWAY, TO REMAIN.
24. NEW BRICK WALL.
25. EXISTING GUY WIRE TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
26. AREA OF WATER INFILTRATION (LEAK) FIND PROBLEM AND CORRECT. FIX ANY WATER DAMAGE.
27. NEW CONC. RAMP SEE DWG 2/A3.2
28. STAIR RELIEF AIR OPENING SEE MECHANICAL DWGS. (30 X 30 OPENING).
29. CLEAN & PAINT EXISTING LOUVER.
30. SALVAGED & MODIFIED SECURITY GRILL.
31. NEW BRICK INFILL TO MATCH.
32. 18" X 8" LOUVER. SEE MECHANICAL.
33. ARCHITECTURAL PIN MOUNTED LETTERS, 3" HIGH POLISHED STAINLESS STEEL.
34. REPAIR & REPAINT EXISTING LATTICE WALL, REFURISH OWL.
35. "BIRD FLITE" STAINLESS STEEL LEDGE PRODUCT. INSTALL WITH SILICONE ADHESIVE, SEE SPEC.
36. EXISTING COPPER GUTTER TO BE CLEANED OF EXISTING PATINA. CHEMICALLY TREAT COPPER FOR DESIRED GREEN PATINA TYPICAL FOR EXTERIOR COPPER.
37. SCUPPER.
38. MODIFY EXISTING SECURITY GRILL AS REQ'D.
39. BRICK RETAINING WALL

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1 SIDE ELEVATION (EAST)
1/8"= 1'-0" / Approximate 1:100 (Metric)

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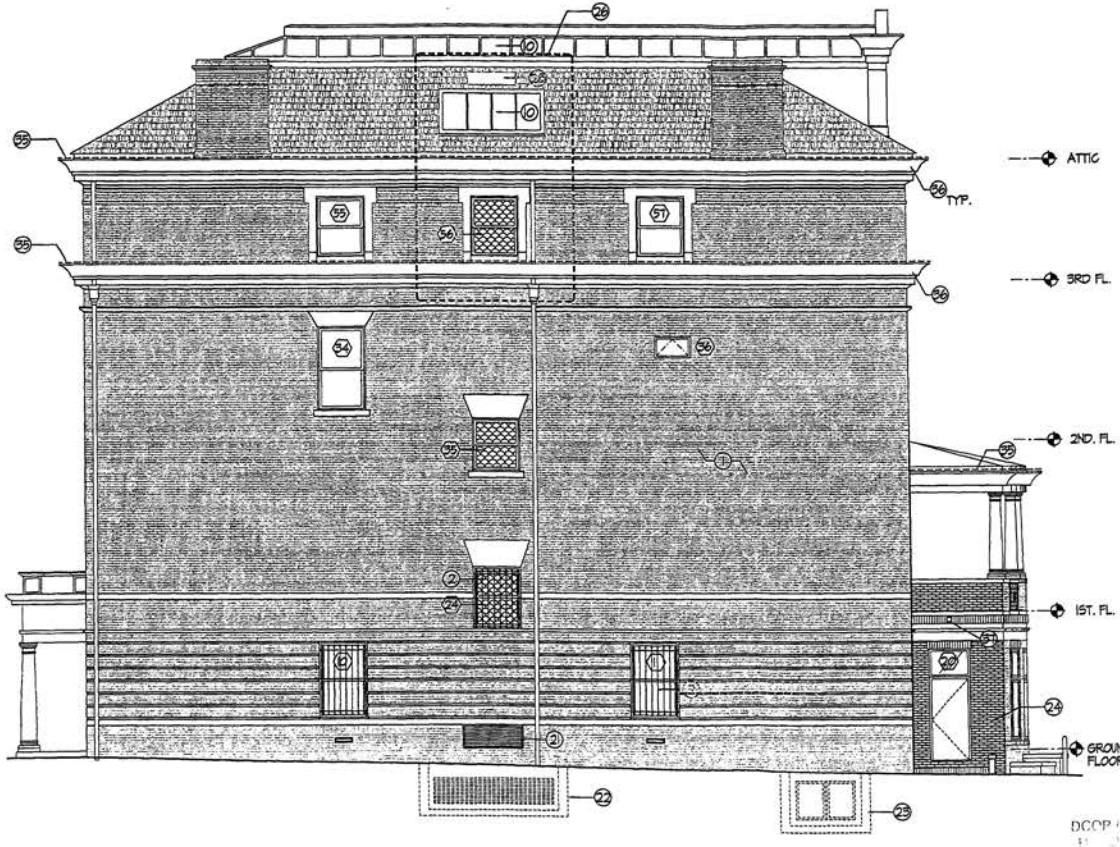
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WASHINGTON, D.C. 20036

EXTERIOR ELEVATION

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PERZA 05/05/08		

Project Number 0505
Scale AS NOTED

A2.3



KEY NOTES

1. EXISTING BRICK WALL TO REMAIN
2. EXISTING SECURITY GRILLES TO REMAIN CLEAN & REPAINT-TYP.
3. EXISTING STONE PORTICO TO REMAIN (CLEAN & REPAIR HOLES FROM PRIOR SIGN, PATCH GROUT IN FLOOR)
4. CODE OF ARMS SIGNAGE, FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
5. NEW (2) WALL MOUNTED FLAG POLES AND BRACKETS
6. PRECAST CONCRETE BLOCK
7. EXISTING SLATE SHINGLE ROOF TO REMAIN, REPLACE ANY MISSING SHINGLES. REPAIR ANY LEAKS.
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11. EXISTING MECHANICAL PLATFORM - CLEAN
12. EXISTING DIAGONAL TIE RODS FOR PLATFORM SUPPORT TO REMAIN. SEE STRUCTURAL FOR REMOVED ROD.
13. NEW COOLING TOWER.
14. REPAIR & PAINT EXISTING DECORATIVE WOOD COLUMNS.
15. NEW PAINTED WOOD LATTICE WALL. REFURBISH & REUSE TOP PANEL DETAIL. WOOD WORK.
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37. SCUPPER.
38. MODIFY EXISTING SECURITY GRILL AS REQ'D.
39. [illegible]

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[illegible] FORMS WITH MAYOR'S AGENT
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1 SIDE ELEVATION (WEST)
1/8"= 1'-0" / Approximate Scale (Metric)

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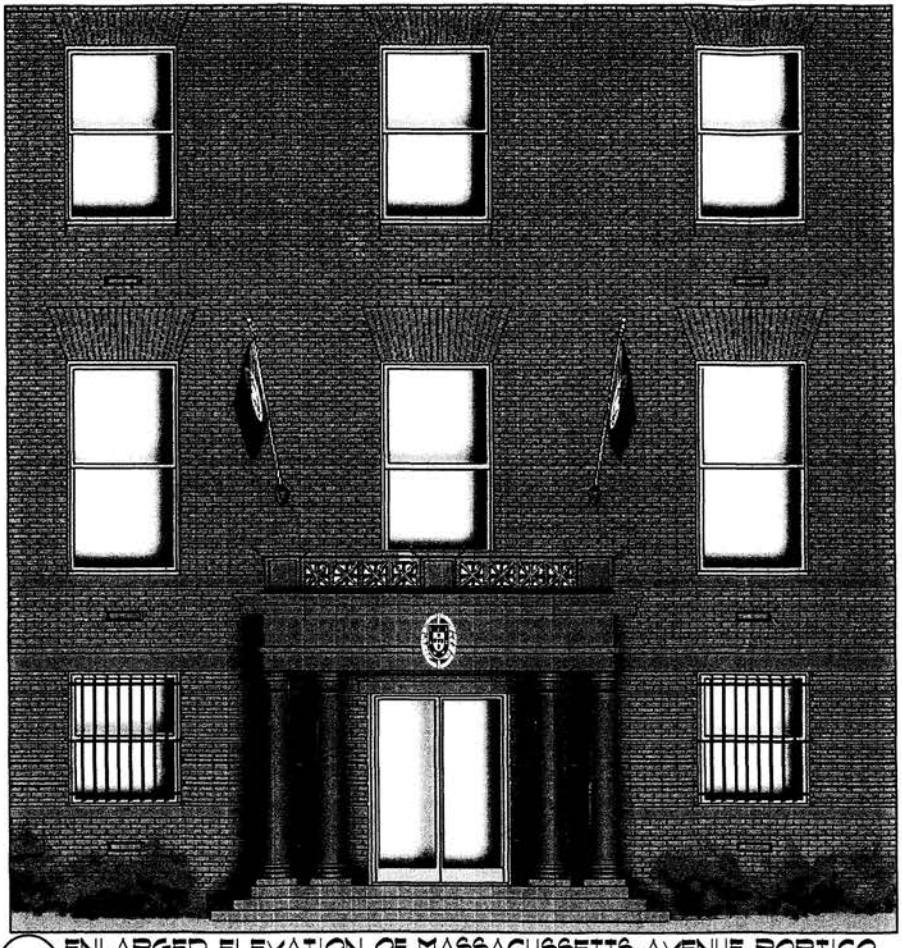
EXTERIOR ELEVATION

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PIERZA: 06/05/08		

Project Number: 0505
Scale: AS NOTED

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1 ENLARGED ELEVATION OF MASSACUSSETTS AVENUE PORTICO

1/4"= 1'-0"

DRAWING DESCRIPTION

THE ENLARGED ELEVATION SHOWN ON THIS PAGE. DEPICTS THE MASSACHUSSETTS AVENUE FACADE AND COMPONENTS ADDED FOR THE EMBASSY OF PORTUGAL CHANCERY. FLAGPOLES WILL BE 10'-0" ALUMINUM STAFFS WITH ALUMINUM MOUNTING HARDWARE BOLTED THROUGH EXTERIOR MASONRY. FLAGS TO BE FLOWN ARE PORTUGUESE FLAG AND EUROPEAN UNION FLAG (SEE ATTACHED MANUFACTURERS DETAIL OF FLAGPOLE HARDWARE.)

PORTUGUESE COAT OF ARMS MEASURING APPROXIMATELY 27" IN HEIGHT SHALL BE MOUNTED IN CENTER POSITION ON PORTICO AS SHOWN.

DCOP / HISTORIC PRESERVATION OFFICE
HISTORIC PRESERVATION CLEARANCE:
CONFORMS WITH MAYOR'S AGENT
APPROVAL UNDER D.C. HISTORIC
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R. A. Parks Architects
EMBAIXADA DE PORTUGAL
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H

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

MAY 27 2003

Mr. Geoffrey Griffis
Chairperson, Foreign Missions
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

RE: **FMBZA Application #17020 by the Embassy of Portugal for an Expansion of the Chancery at 2012 Massachusetts Ave., NW; Proposed Expansion Area Faces P Street, NW**

Dear Chairman Griffis:

At its meeting on May 14, 2003, the Dupont Circle Advisory Neighborhood Commission (Commission or ANC 2B) considered Foreign Missions Board of Zoning Adjustment (FMBZA) Application #17020, an application by the Embassy of Portugal to expand the building at 2012 Massachusetts Ave., NW, for use as a chancery with the proposed expansion area facing P Street, NW. This application is made subject to 1002.1 of the District of Columbia Zoning Regulations. With eight of nine commissioners in attendance, a quorum at a duly called public meeting, the following motion was unanimously approved:

> ANC 2B supports FMBZA Application #17020, an application by the Embassy of Portugal to expand the building at 2012 Massachusetts Ave., NW, for use as a chancery with an entrance on P Street, NW, subject to the negotiation of a voluntary agreement which includes the following provisions: (1) a prohibition on the conversion of parking on P Street, NW, to diplomatic parking; (2) the retention of replacement of the trees on the property; and (3) the identification of a point-of-contact to address any future issues of concern.

The Commission and the Embassy have successfully executed such an agreement. The Commission's support of this application is contingent upon the inclusion of this agreement as a stipulation to the FMBZA's final order on this matter. As this premises is in my Single Member District, I will serve as the Commission's contact on this matter. Please feel free to contact me on (202) 607-8429 or by e-mail at Vince.Micone@DupontCircleANC.net for additional information or assistance. Thank you for your attention to this matter.

ON BEHALF OF THE COMMISSION:

Very truly yours,

Vince Micone
Chairperson

VOLUNTARY AGREEMENT CONCERNING THE EXPANSION OF THE EMBASSY OF PORTUGAL

This Agreement is entered into this 27th day of May, 2003, by and between the Embassy of Portugal (the "Embassy") and Advisory Neighborhood Commission 2B ("ANC 2B").

Whereas, the Embassy has filed an application (No. 17020) with the Foreign Missions Board of Zoning Adjustment for a 500 square foot expansion of and associated exterior improvements to its chancery building located at 2012 Massachusetts Avenue, N.W. pursuant to Section 1002.1 of the District of Columbia Zoning Regulations; and

Whereas, ANC 2B voted to support Application No. 17020 at its May 14, 2003, public meeting, subject to three conditions; and

Whereas, the Embassy has agreed to comply with the three requested conditions.

Now therefore, in consideration of the mutual agreements and undertakings memorialized herein, the Parties hereby agree as follows:

1. The Embassy of Portugal agrees not to request diplomatic parking spaces along the street frontage of the property that abuts P Street, N.W. ANC 2B will not oppose a request for diplomatic parking along the street frontage of the property that abuts Massachusetts Avenue, N.W.

2. The Embassy of Portugal agrees that in the event that the two trees in the public space abutting the property on P Street, N.W., must be removed, replacement trees will be planted of equal or greater size, as measured in caliper inches of the trunk of the tree to be removed, measured at a height of no greater than four feet from the ground.

3. The Embassy of Portugal agrees to appoint a person to serve as a contact for the neighborhood in the event that issues arise regarding the Embassy's use of the property. The Embassy will provide the name and telephone number of the contact person to the representative of the ANC single member district in which the property sits.

The Embassy of Portugal

His Excellency Pedro Catarino
Ambassador of Portugal to the
United States of America

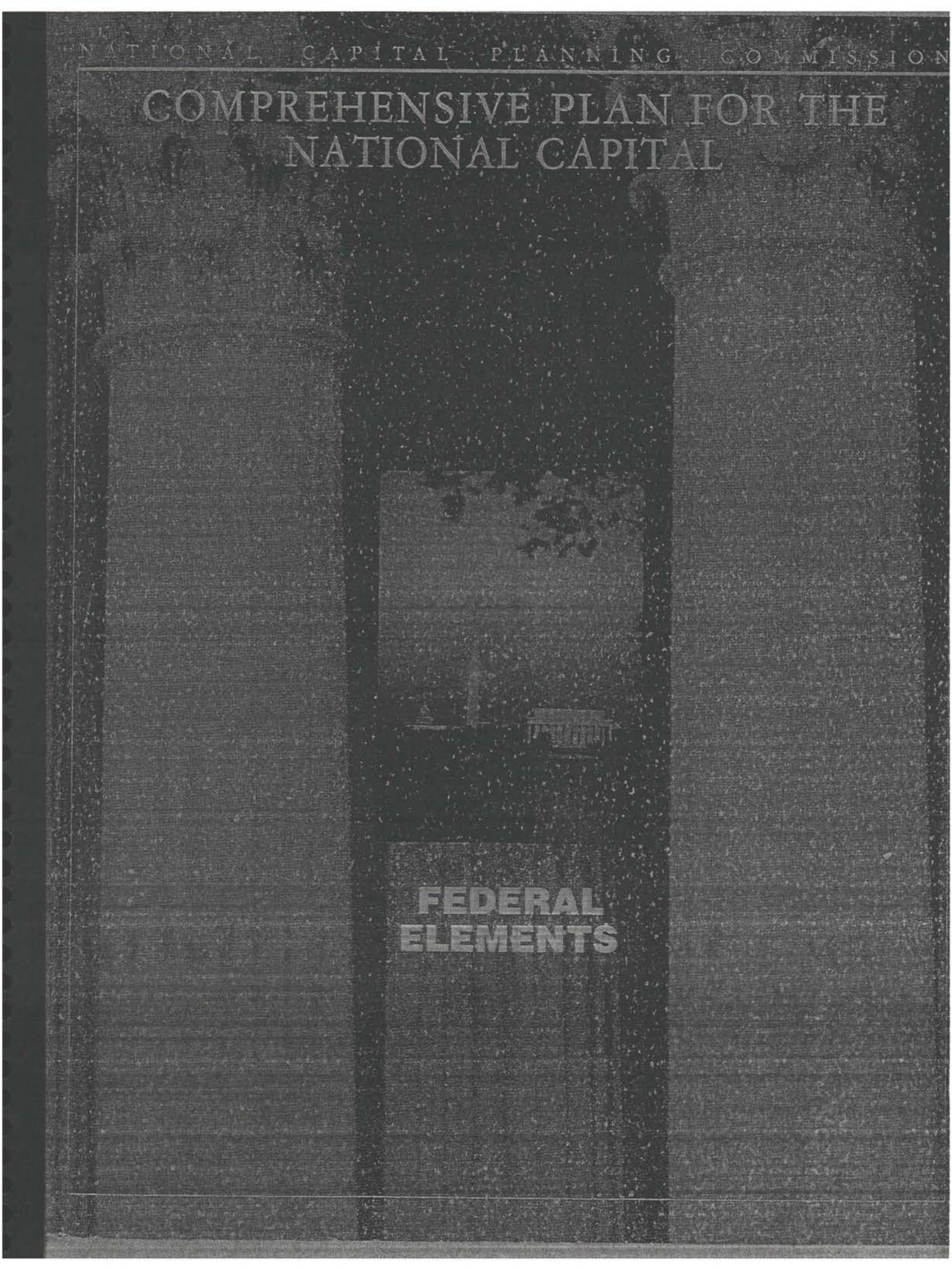
ANC 2B

Vince Micone, Chairperson
Advisory Neighborhood Commission 2B

1

NATIONAL CAPITAL PLANNING COMMISSION

COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL

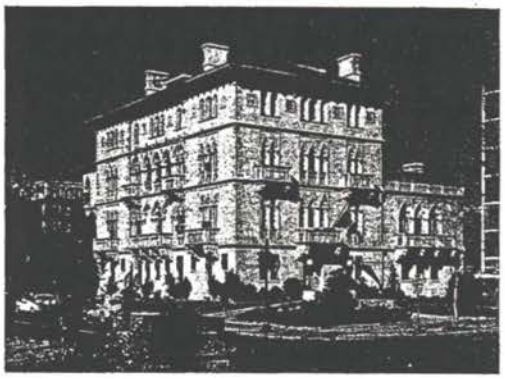


FEDERAL ELEMENTS

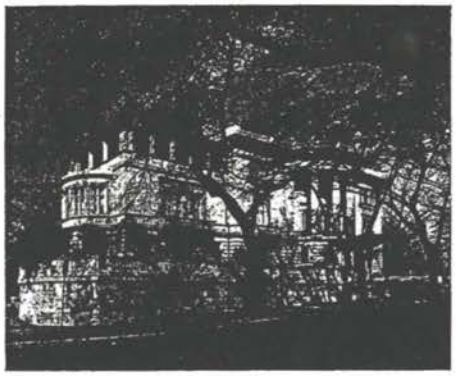
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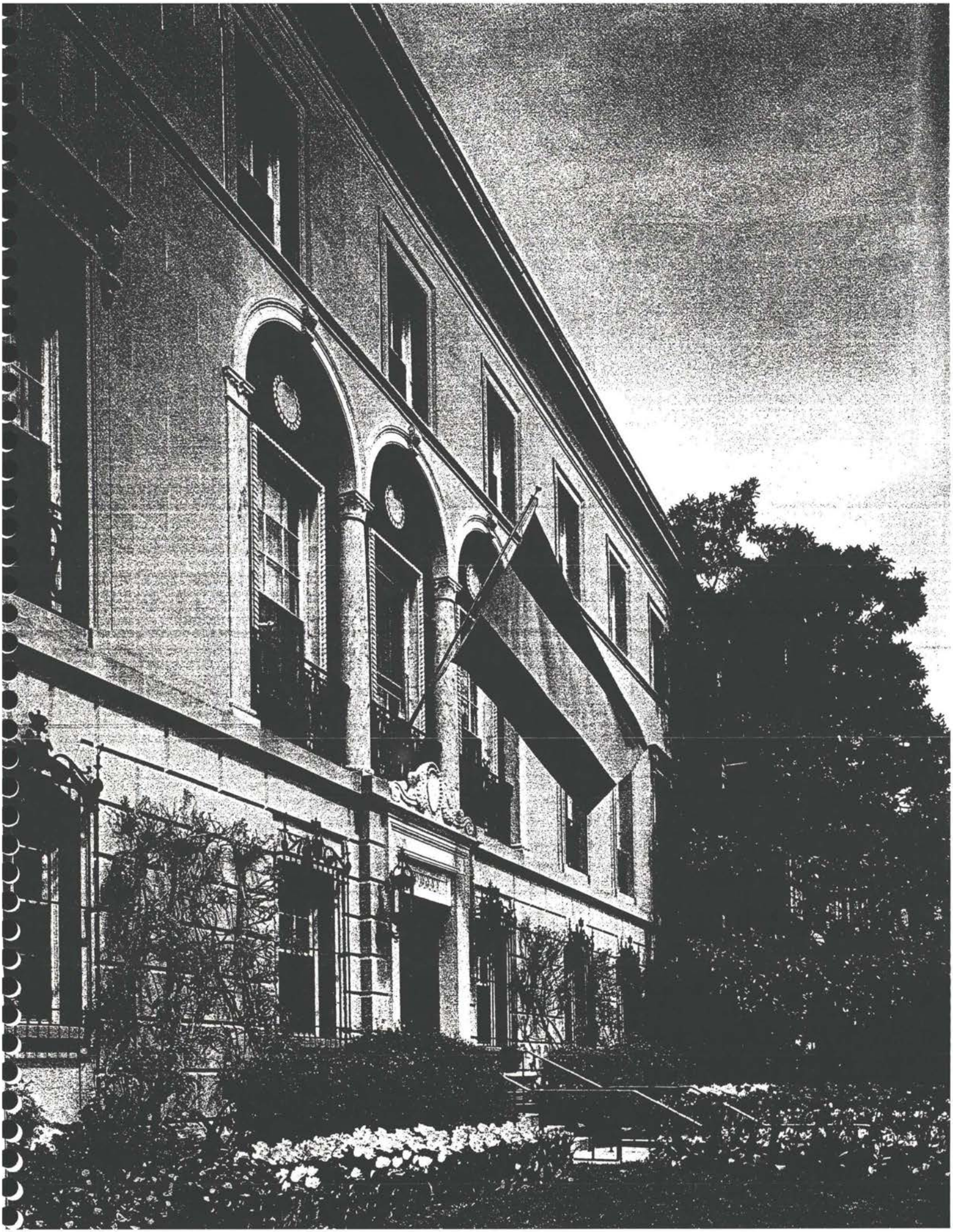
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PREFACE

This Federal element of the Comprehensive Plan for the National Capital has been prepared pursuant to Section 4(a) of the National Capital Planning Act of 1952, as amended, and Section 206 of the Foreign Missions Act.

The purpose of this element is to identify for Federal, District of Columbia, and other governmental authorities, Foreign Missions, International Organizations, non-governmental agencies and groups, and the public, Federal planning policies relating to Foreign Missions and International Organizations within the National Capital Region.

