## Preliminary Statement in Support of Application

Pursuant to Section 1000.6 of the Zoning Regulations, the expansion of a chancery is a permitted use in the DC/SP-1 District, subject to disapproval by the Foreign Missions Board of Zoning Adjustment ("FMBZA") 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's chancery on Massachusetts Avenue meets the criteria in both the Foreign Missions Act and the Zoning Regulations, the proposed expansion of chancery use at 2012 Massachusetts Avenue, N.W., should be approved.

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 14 AM 10:30

### A. The International Obligation of the United States.

The FMBZA must consider the international obligation of the United States 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. This issue will be addressed by the State Department prior to the public hearing for this case.

### B. Historic Preservation.

The FMBZA must determine substantial compliance with District of Columbia and federal regulations governing historic preservation with respect to new construction and to demolition or alteration of historic landmarks, in order to ensure the compatibility of the proposed chancery use with local historic landmarks and districts. 22 U.S.C.A. § 4306(d)(2); 11 DCMR § 1001.3 and 1001.4. As will be established at the hearing, the proposed expansion of approximately 500 square feet, and the other various improvements to the property, will be compatible with and further the District's historic preservation goals.

### 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. 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 as constructed, plus the proposed addition of 500 square feet of gross floor area, contains approximately 15,443 square feet, requiring eight parking spaces. The project includes sixteen parking spaces. Therefore, the building complies with all parking requirements.

BZA
Case No. 17020
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
CASE NO. 17020
EXHIBIT NO. 7

## D. Security Issues.

The U.S. Department of State, in consultation with the federal agencies responsible for protective services, must determine the extent to which the chancery can be adequately protected. 22 U.S.C.A. § 4306(d)(4); 11 DCMR § 1001.6. This issue will be addressed by the State Department prior to the public hearing for this case.

## 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 the expansion of a chancery use. 22 U.S.C.A. § 4306(d)(5); 11 DCMR § 1001.6. The proposed expansion and renovation 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 foreign governments and international organizations. The addition creates improved circulation and use of the existing structure and permits the continued viability of the existing building. Additionally, the P Street façade will be enhanced by virtue of the new chancery entrance and the decorative wall and fencing along the P Street sidewalk.

## 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 an addition and renovation of a chancery use. 22 U.S.C.A. § 4306(d)(6); 11 DCMR § 1001.7. Consistency with the Federal interest will be addressed by the State Department prior to the public hearing for this case.

## Preliminary Statement in Support of Application

Pursuant to Section 1000.6 of the Zoning Regulations, the expansion of a chancery is a permitted use in the DC/SP-1 District, subject to disapproval by the Foreign Missions Board of Zoning Adjustment ("FMBZA") 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's chancery on Massachusetts Avenue meets the criteria in both the Foreign Missions Act and the Zoning Regulations, the proposed expansion of chancery use at 2012 Massachusetts Avenue, N.W., should be approved.

### A. The International Obligation of the United States.

The FMBZA must consider the international obligation of the United States 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. This issue will be addressed by the State Department prior to the public hearing for this case.

### B. Historic Preservation.

The FMBZA must determine substantial compliance with District of Columbia and federal regulations governing historic preservation with respect to new construction and to demolition or alteration of historic landmarks, in order to ensure the compatibility of the proposed chancery use with local historic landmarks and districts. 22 U.S.C.A. § 4306(d)(2); 11 DCMR § 1001.3 and 1001.4. As will be established at the hearing, the proposed expansion of approximately 500 square feet, and the other various improvements to the property, will be compatible with and further the District's historic preservation goals.

### 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. 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 as constructed, plus the proposed addition of 500 square feet of gross floor area, contains approximately 15,443 square feet, requiring eight parking spaces. The project includes sixteen parking spaces. Therefore, the building complies with all parking requirements.

## D. Security Issues.

The U.S. Department of State, in consultation with the federal agencies responsible for protective services, must determine the extent to which the chancery can be adequately protected. 22 U.S.C.A. § 4306(d)(4); 11 DCMR § 1001.6. This issue will be addressed by the State Department prior to the public hearing for this case.

## 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 the expansion of a chancery use. 22 U.S.C.A. § 4306(d)(5); 11 DCMR § 1001.6. The proposed expansion and renovation 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 foreign governments and international organizations. The addition creates improved circulation and use of the existing structure and permits the continued viability of the existing building. Additionally, the P Street façade will be enhanced by virtue of the new chancery entrance and the decorative wall and fencing along the P Street sidewalk.

## 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 an addition and renovation of a chancery use. 22 U.S.C.A. § 4306(d)(6); 11 DCMR § 1001.7. Consistency with the Federal interest will be addressed by the State Department prior to the public hearing for this case.