GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

Memorandum

TO: Foreign Missions Board of Zoning Adjustment

FROM: Andrew Altman, Director
Office of Planning

DATE: September 23, 2003

SUBJECT: Board of Zoning Adjustment #17051 (Republic of Tajikistan)
1005 New Hampshire Avenue, N.W.

APPLICATION

The Republic of Tajikistan submitted a request to establish a chancery at 1005 New Hampshire Avenue, N.W., pursuant to Section 206 (b)(2)(B) of the Foreign Missions Act (Title II, Public Law 97-241, 96 Stat. 286, August 24, 1982), and 11 DCMR, Chapter 10.

SUMMARY RECOMMENDATION

The Office of Planning supports the application and recommends **APPROVAL.**

SITE AND AREA DESCRIPTION

The subject property at 1005 New Hampshire Avenue, N.W., Square 53, Lot 11, is developed with a 2,897 square feet, three-story plus English basement row house that was formerly used as a residence. The subject property is a contributing building to the Schneider Triangle, a historic landmark. The Schneider Triangle is bound by 22nd Street on the east, New Hampshire Avenue on the west, and K Street and Washington Circle to the south.

Square 53, in which the subject property is located, has predominantly residential uses with some buildings having small offices. The wider community is developed with a mixture of high-density residential and high-density commercial (mostly office) uses. (See Attachments 1& 2)

PROPOSAL

The Republic of Tajikistan proposes to place its chancery in the first and second floors of the building and retain the third floor and the English basement apartment for employees (First and Second

BZA Case No. 17051 Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17051
EXHIBIT NO. 30

Secretaries) of the chancery. The applicant proposes only minor internal alterations to accommodate the offices, while no external alterations are proposed except for the placement of a plaque and flagpole to identify the chancery.

ANALYSIS

Chancery uses are allowed in the District in accordance with the requirements of the Foreign Missions Act and corresponding sections of the 11 DCMR, specifically Chapters 3 and 10. Section 350.6 of the Zoning Regulations states that a chancery use is allowed subject to disapproval in accordance with the requirements of Chapter 10. The subject property is in the R-5-E District and is governed by the provision of Chapter 10 (Mixed Use Diplomatic Overlay District and Chancery Uses) which states in Section 1000.6 states that: "The criteria and procedures set forth in this chapter shall also apply to chancery uses in R-5-D, R-5-E, and SP Districts."

Section 1002 also includes the following provisions:

"1002.1 To locate, replace, or expand a chancery in R-5-D, R-5-E, or D Districts, or to reconstruct an existing chancery that is destroyed in an R-1, R-2, R-3, R-5-A, R-5-B, or R-5-C district, application shall be made to the Board of Zoning Adjustment." and

"1002.4 Any determination by the Board shall be solely based on the criteria set forth under §1001."

Compliance with Section 1001

The proposal is subject to the following provisions:

1001.2 The Board shall 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.

In a letter to Jerrily Kress, Director of the Office of Zoning, dated September 11, 2003, Joe D. Morton, Director, Office of Foreign Missions, states that "a favorable FMBZA action ... would fulfill the international obligation of the United States to facilitate the acquisition of adequate and secure premises by the Government of Tajikistan for its diplomatic mission in Washington, DC."

1001.3 The Board shall consider historic preservation, as determined by the Board in carrying out this section.

The subject property is a contributing building to Schneider Triangle, a historic landmark. Schneider Triangle consists of townhouses within all of Square 53 that were developed by Thomas Franklin Schneider in the 1880's. This area received its District of Columbia historic designation in 1978 and was listed on the National Register of Historic Places in 1982.

The applicant submits that alterations to the building will be limited to internal areas only to accommodate the proposed offices. No external alterations to the exterior of the building are proposed