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January 11, 2005

CHRISTOPHER H. COLLINS
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RECEIVED
D.C. OFFICE OF ZONING
2005 JAN 11 PM 1:34

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210S
441 4th Street, N.W.
Washington, D.C. 20001

Re: BZA Case No. 17275
Pre-Hearing Submission

Dear Members of the Board:

On behalf of the applicant, the Republic of Lithuania, I enclose an original and twenty (20) copies of the pre-hearing submission for the above-referenced matter.

Please do not hesitate to contact me should you have any questions or comments.

Very truly yours,

HOLLAND & KNIGHT LLP

Christopher H. Collins

Enclosures

cc: Arthur Jackson, Office of Planning
Richard Massey, Department of State
Ronald Mlotek, Department of State

2520466_v1

BZA
Case No. 17275
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17275
EXHIBIT NO. 27

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

RECEIVED
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2005 JAN 11 PM 2:14

REPUBLIC OF LITHUANIA

BZA APPLICATION NO. 17275

PUBLIC HEARING: JANUARY 25, 2005

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

APPLICATION OF THE REPUBLIC OF LITHUANIA

BZA APPLICATION NO. 17275
HEARING DATE: JANUARY 25, 2005
ANC 1C

STATEMENT OF THE APPLICANT

I.
NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of the Republic of Lithuania, the owner of the property located at 2622 - 16th Street, N.W. (Square 2575, Lot 32) (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 R-5-D and D/R-5-B Districts.

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 22 USC, 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 west side of 16th Street, midblock between Euclid and Fuller Streets. The Site is currently improved with a five-story Italian-

style building that has been owned and occupied by the Embassy of Lithuania since 1924.

2. Zoning.

The Zoning Map for the District of Columbia designates the Site in both the R-5-D and D/R-5-B Districts. The total lot area is 17,015 square feet. The eastern portion, fronting on 16th Street, is zoned R-5-D and contains 7,658 square feet. The rear portion, containing 9,357 square feet, is zoned D/R-5-B. Exhibits A and C show the location of the zoning line. A copy of the Zoning Map is attached as Exhibit B.

The existing Building is located entirely within the R-5-D District. While the proposed expansion is located primarily within the R-5-D District, approximately 924 square feet of gross floor area of the building addition, and an 802 square foot garage/carport, are located within the D/R-5-B portion of the Site. The parking area is currently located on the western portion of the Site, in the D/R-5-B District, and will remain in that location with the proposed expansion.

B. Proposed Chancery Expansion.

The existing chancery pre-dates the adoption of the Zoning Regulations, and is therefore a permitted use. The proposed chancery expansion is permitted in the R-5-D and D/R-5-B Districts, subject to disapproval by the FMBZA after review based upon the six criteria enumerated in 22 USC, Section 4306(d) of the Foreign Missions Act and Section 1001, *et. seq*, of the Zoning Regulations.

The Republic of Lithuania intends to expand the building for chancery use. There will be two residential apartments within the building as well. A small and narrow appendage at the rear of the building, measuring approximately 445 square feet per floor and including a stairway, small offices and "back of the house" space, will be removed to accommodate the new addition. The proposed addition includes 9,112 square feet of gross floor area of new chancery office space, and 2,937 square feet of gross floor area of residential space. After completion of the project, the building will measure approximately 22,147 square feet of gross floor area, and will contain a total of approximately 18,498 square feet of chancery office gross floor area (9,386 square feet in the existing building) and 3,649 square feet of residential gross floor area (712 square feet in the existing building). At the rear of the building, there will be a surface parking area for 11 vehicles and a garage/carport for 5 vehicles, measuring 802 square feet of gross floor area, for a total of 16 parking spaces on the Site.

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 the chancery is permitted, subject to disapproval by the Board of Zoning Adjustment pursuant to the six criteria established in 22 USC, 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 Lithuania's chancery 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 USC § 4306(d)(1); 11 DCMR § 1001.2. By letter dated December 23, 2004, Ambassador Francis X. Taylor, on behalf of the Secretary of State, has determined that favorable action by the FMBZA would fulfill the international obligation of the United States to facilitate the acquisition of adequate and secure premises by the Government of Lithuania for its diplomatic mission in Washington. *See* Exhibit E.

B. Historic Preservation.

To ensure the compatibility of the proposed chancery expansion with local historic landmarks and districts, substantial compliance with District of Columbia and Federal regulations governing historic preservation is required with respect to new construction and to demolition or alteration of historic landmarks. 22 USC § 4306(d)(2); 11 DCMR § 1001.3 and 1001.4. The Building is not an historic landmark, nor is it located within an historic district. Therefore, this provision is not applicable.

C. Adequacy of Off-Street Parking and Public Transportation.

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, 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 USC § 4306(d)(3); 11 DCMR § 1001.5.

The Zoning Regulations require one space for each 1200 square feet of gross floor area devoted to chancery use in the R-5-D District, or as determined by the Board. In the D/R-5-B District, the parking requirement is one space for each 800 square feet of gross floor area devoted to chancery use, or as determined by the Board. The residential parking requirement in the R-5-B District is one space for each two units, and one space for each three units in the R-5-D District.

The project, including both the existing Building and proposed addition, will contain approximately 811 square feet of chancery space in the D/R-5-B District, and 18,399 square feet of chancery space in the R-5-D District. There will also be two residential units with a total of 3,536 square feet in the R-5-D portion of the Site, and 113 square feet in the D/R-5-B portion of the Site. The two residential units will provide on-site housing for two staff members and their families. Seventeen total parking spaces would therefore be required for the entire building. There are currently eleven parking spaces serving the Embassy. The parking area will be enlarged to provide sixteen parking spaces, which results in a deviation of only one space. There is, however, ample space in the parking area to accommodate more than seventeen vehicles, with the use of stacked parking. Because the majority of visitors to the Embassy will arrive via taxi or chauffered vehicle, the allotted parking will be more than sufficient.

Although a special exception under Section 2108 of the Zoning Regulations is not required in a chancery application, given the fact that the two residential units are reserved exclusively for staff members who work on-site at the chancery (and

their families), the reduction in the parking requirement by one space, to 16 spaces, will be commensurate with the number of spaces provided on site and with the requirements of the Embassy.

The property is served by the 16th Street – Potomac Park Metrobus lines (bus lines S1, S2, and S4) which run up and down 16th Street from Silver Spring to Constitution and Virginia Avenues. These bus lines access seven Metrorail stations, including nearby Columbia Heights. During weekday morning and evening peak hours, these bus lines run every 6-10 minutes.

The State Department has determined that there exist no special security requirements relating to parking requirements. *See* Exhibit E.

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 USC § 4306(d)(4); 11 DCMR § 1001.6. The State Department has determined that the subject site and area are capable of being adequately protected. *See* Exhibit E.

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 USC § 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 Lithuanian chancery at

this Site is consistent with the character of the surrounding area and is in the vicinity of numerous other chanceries and international organizations. This immediate portion of 16th Street, which was the original "Embassy Row", includes chancery buildings for the Cuban Interests Section of the Embassy of Switzerland, Embassy of Poland, and the Mexican Consulate, as well as the Pan American Union.

The addition provides the Republic of Lithuania with appropriate office space and a more functional building. The Building has been utilized by the Embassy of Lithuania as a chancery for eighty years. The expansion of the chancery will have no negative impact on the surrounding neighborhood.

Advisory Neighborhood Commission 1C voted unanimously on January 5, 2005 to support this application.

1. Building Height in D/R-5-B Portion.

Although a special exception under Section 2514.2 is not required in a chancery application, the extension of the zoning line 7 feet 4-5/8 inches to the west to allow the southwest corner of the D/R-5-B portion of the building to exceed 50 feet in height will meet the standards of that section, and will have no adverse effect upon the present character or future development of the neighborhood. The R-5-B portion of the building, which is immediately adjacent to the R-5-D zone and extends 16 feet, 10-3/4 inches above the permitted R-5-B height, has a footprint of only 113 square feet. This portion of the building provides a measure of shade, privacy and protection for the rear windows of the third through fifth floors and the

terrace outside of the Ambassador's third floor office. Given its location on the southern boundary of the property, directly adjacent to the R-5-D zone, the additional height will not cast a shadow on any neighboring property or otherwise adversely impact the light and air of adjacent property.

2. Closed Court.

A closed court, although not required, has been provided as an amenity in the building in the form of a light shaft for several of the rooms in the R-5-D portion of the building.[1] The minimum required area of a closed court in the R-5-D zone is 350 square feet, and the minimum required width is 15 feet. Based upon the height of the proposed court, the minimum required width in this case is 16.78 feet, and the minimum required area is 563.14 square feet. The closed court on the building plans measures 288 square feet in area and 15.75 feet in width. Although located in the R-5-D zone, the building is predominantly non-residential in nature. In the commercial zones, the minimum area of a closed court is 250 square feet for non-residential uses.

Although a court variance is not required in a chancery application, the proposed court meets the standard for a deviation from the zoning requirements, as well as the spirit of the Zoning Regulations. The property is affected by an exceptional and unusual condition. The lot is a long, narrow, split-

[1] The light shaft is not being used to provide light and ventilation that is otherwise required by the Building Code for the residential units. The required light and ventilation regulations are met without the light shaft.

zoned through-lot, and is the only lot of this shape and dimension in the square. The strict application of the regulations would require the court width to be expanded by approximately one foot, and the court area to be expanded by 275 square feet, which would push the building mass and height approximately 15 feet further west into the D/R-5-B portion of the lot. Approval of the closed court as proposed will not result in any substantial detriment to the public good, nor will it substantially impair the intent, purpose or integrity of the zone plan. The non-complying closed court will not adversely affect any neighboring property. The court width is sufficient to meet the building code requirements of a 15 foot separation between facing windows in the building, yet small enough to require only a minimal amount of the 66.78 foot tall rear portion of the building to extend westward into the D/R-5-B zone. A covering could be placed above the roof, over the court, and the opening would no longer be considered a court under the Zoning Regulations. The light shaft as proposed will result in no adverse effect at all on any neighboring property.

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

F. <u>The Federal Interest</u>.

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 USC § 4306(d)(6); 11 DCMR § 1001.7. The Foreign Missions Act specifically identifies high density residential zones and areas

zoned for diplomatic use as appropriate locations for chanceries. 22 USC § 4306(b)(2).

Moreover, the Federal Foreign Missions and International Organization Element of the Comprehensive Plan states that it is the goal of the federal government to:

> "Plan a secure and welcoming environment for the location of diplomatic and international activities in Washington, D.C. in a manner that is appropriate to the status and dignity of these activities, while enhancing Washington's role as one of the great capitals of the world."

"Comprehensive Plan for the National Capital: Foreign Missions and International Organizations Element," National Capital Planning Commission (2004) (the "Plan"), at 59. The map accompanying the Plan indicates the subject site is appropriate for chancery use under Section 206(b)(2) of the Foreign Missions Act.

The Plan encourages foreign missions to locate their chanceries, *inter alia*, "within the diplomatic districts of the 16th Street corridor and the adjacent Columbia Heights, Adams Morgan and Mt. Pleasant neighborhoods." Plan at 71. The Plan further states that "[f]uture chancery development in the (16th Street) corridor could enhance the on-going economic redevelopment of the neighborhoods." Plan at 68. Consistent with these goals and objectives, the expansion of the chancery building in the 16th Street corridor appropriately reflects the prestige and dignity of the Embassy of Lithuania and improves the rear facade of the Building.

The State Department, by letter dated December 23, 2004, has determined that a favorable decision on this application would serve the federal interest, in that

the U.S. Embassy in Vilnius is in the process of acquiring adjacent land next to the chancery to enhance its security. Approval of this application will facilitate the acquisition of land in Vilnius in a timely manner. *See* Exhibit E.

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: Zoning Detail Map.

Exhibit D: Building Plans.

Exhibit E: Letter of Support dated December 23, 2004 from Department of State.

Exhibit F: Outline of Testimony of Andrius Krivas, Counselor, Republic of Lithuania.

Exhibit G: Outline of Testimony of Nelson Mejia, TPG Architecture.

VI.
WITNESSES

A. Andrius Krivas, Counselor, for the Embassy of Lithuania.

B. Nelson Mejia, TPG Architecture.

VII.
CONCLUSION

For the above stated reasons, the Applicant respectfully requests approval of the proposed chancery expansion at 2622 - 16th Street, N.W., Washington, D.C.

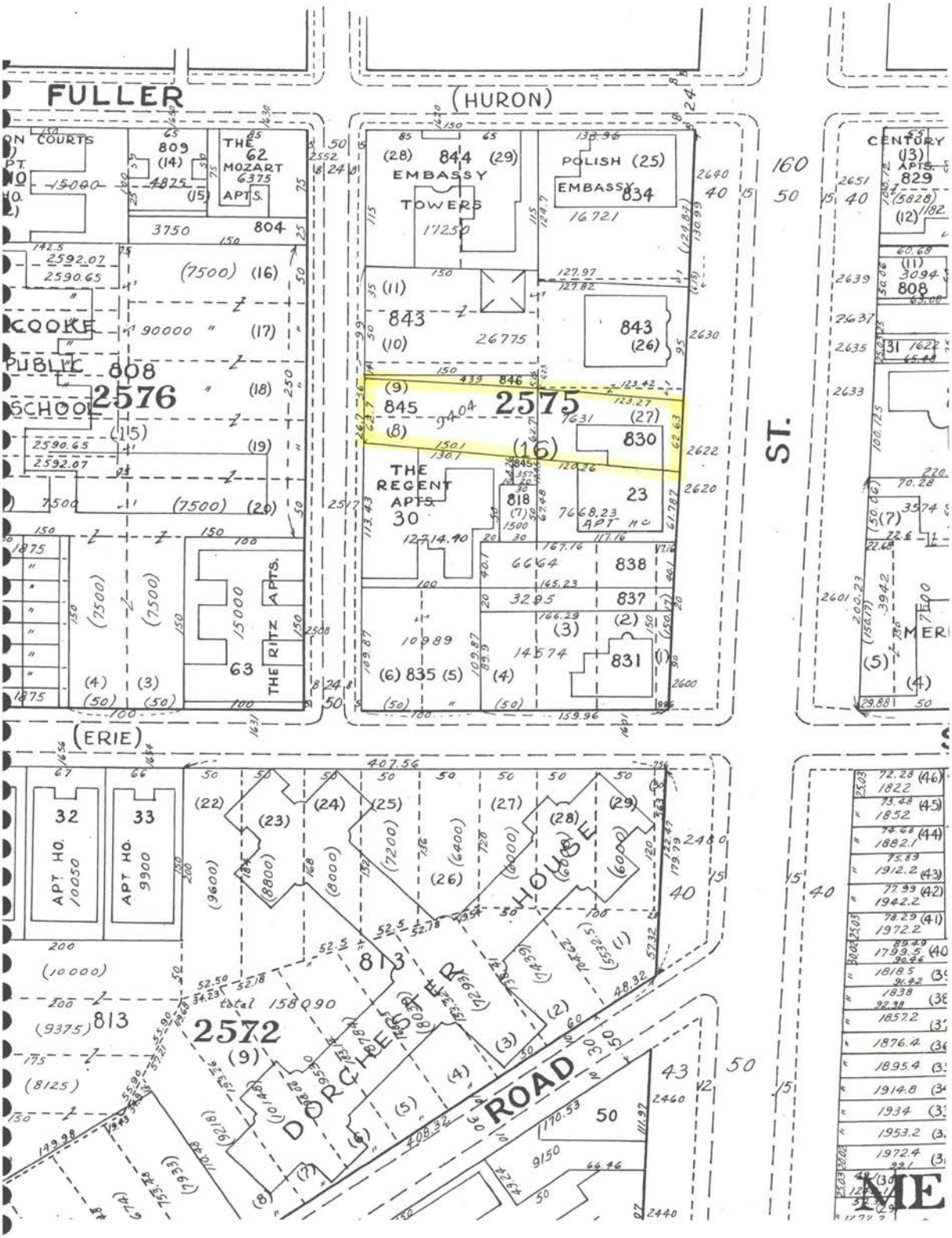
Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Christopher H. Collins

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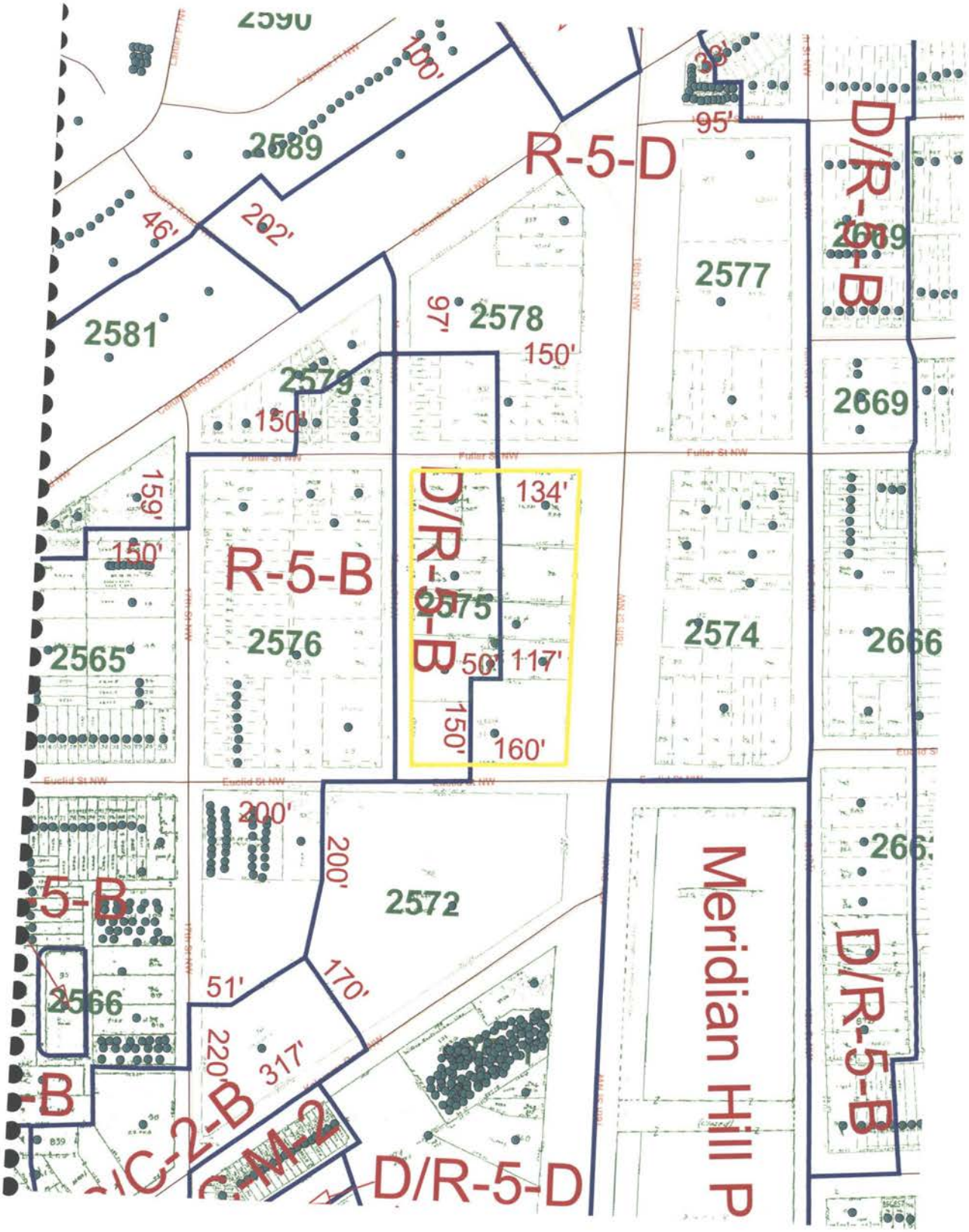
A


FULLER
(HURON)
ST.
(ERIE)
COOKE
PUBLIC SCHOOL
2576
2575
2572
EMBASSY TOWERS
POLISH EMBASSY
THE REGENT APTS.
THE RITZ APTS.
THE MOZART APTS.
CENTURY APTS.
APT HO.
HOUSE
DORCHESTER
ROAD
total 158090

B


2589
R-5-D
202'
RRY RD
2577
97'
2578
150'
2579
150'
FULLER ST
MOZART PL
D/R-5-B
134'
2575
2574
2576
50'
117'
R-5-B
150'
160'
EUCLID ST
12TH ST
200'
200'

C


2590
2589
R-5-D
D/R-5-B
2581
2578
2577
2579
2669
R-5-B
2576
D/R-5-B
2575
2574
2666
2565
2572
Meridian Hill P
D/R-5-B
2566
C-2-B
C-M-2
D/R-5-D
100'
46'
202'
95'
97'
150'
159'
134'
117'
160'
200'
51'
170'
220'
317'

D

ZONING CALCULATIONS

EMBASSY OF REPUBLIC OF LITHUANIA
WASHINGTON D.C.
2622 16TH STREET N.W.

DRAWING	DESCRIPTION
S-00	TABLE OF CONTENTS
S-01	BUILDING DIAGRAM KEY PLAN AND ZONING CALCULATIONS CHART
S-02	SITE PLAN
S-03	ZONING PLAN
S-04	ZONING CALCULATIONS- CELLAR AND FIRST FLOOR PLANS
S-05	ZONING CALCULATIONS- SECOND AND THIRD FLOOR PLANS
S-06	ZONING CALCULATIONS- FOURTH AND FIFTH FLOOR PLAN
S-07	ROOF PLAN
S-08	SECTION THRU BUILDING
S-09	WEST AND EAST ELEVATIONS
S-10	NORTH ELEVATION
S-11	SITE BUILDING PHOTOS

FMBZA SUBMISSION - 1/11/05

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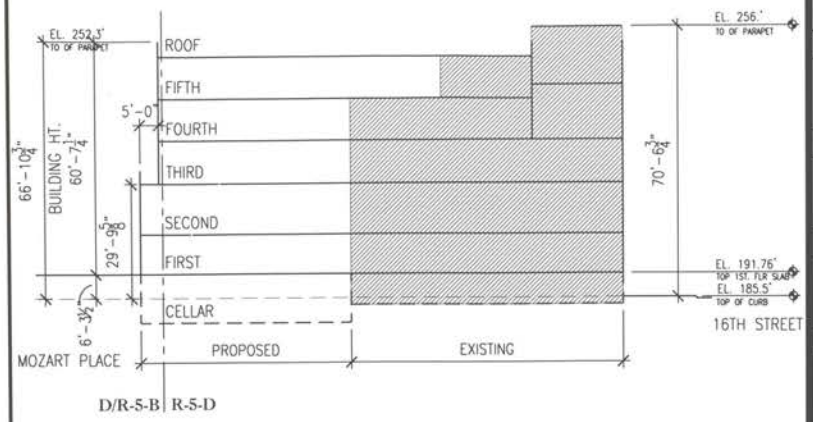
TPG Architecture, LLP
TPG Planning & Design, LLC
11 West 42nd Street New York, New York 10036
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Project
EMBASSY OF REPUBLIC OF LITHUANIA
WASHINGTON D.C.
2622 16TH STREET N.W.

REPUBLIC OF LITHUANIA
LIETUVOS RESPUBLIKA

Drawing Title
TABLE OF CONTENTS

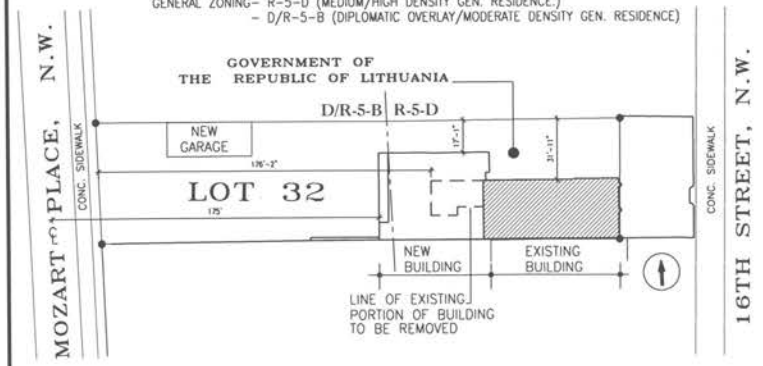
Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	N.T.S	00	S-00



1. BLDG DIAGRAM

1/32"=1'-0"

ZONING REVIEW
ADDRESS- 2622 16TH STREET N.W.
SQUARE 2575 LOT No. 32
LOT AREA= 17,015 SF.
EXISTING BUILDING GROSS FLOOR AREA= 12,658 SF. (EXCLUDES CELLAR SPACE)
MAP No 6 (ZONING MAP OF THE DISTRICT OF COLUMBIA)
GENERAL ZONING- R-5-D (MEDIUM/HIGH DENSITY GEN. RESIDENCE.)
- D/R-5-B (DIPLOMATIC OVERLAY/MODERATE DENSITY GEN. RESIDENCE)



2. SITE KEY PLAN

1/64"=1'-0"

3. ZONING CALCULATIONS CHART

* INCLUDES GARAGE

ZR SECTION	ZONING DISTRICT	MAXIMUM PERMITTED	EXIST.	PROPOSED	COMPLYING NON COMPLYING
350.6/1001.1		PERMITTED USE OTHER THAN RESIDENTIAL			
	D/R-5-B	GROUP- CHANCERY	CHANCERY	GROUP- CHANCERY	COMPLYING
	R-5-D	GROUP- CHANCERY	CHANCERY	GROUP- CHANCERY	COMPLYING
400.1		BUILDING OF HEIGHT			
	D/R-5-B	50 FT. - STORIES NO LIMIT	N.A.	66'-10 3/4"	NON COMPLYING
	R-5-D	90 FT. - STORIES NO LIMIT	70'-7 3/4"	70'-6 3/4"	COMPLYING
401.3		MINIMUM LOT AREA (SQ.FT.) - MINIMUM WIDTH OF LOT (FT.)			
	D/R-5-B	NONE PRESCRIBED	9,469.5 SF	9,357 SQ.FT.	COMPLYING
	R-5-D	NONE PRESCRIBED	7,658 SF	7,658 SQ.FT.	COMPLYING
402.4		FLOOR AREA RATIO			
	D/R-5-B	FAR 1.8 X 9,357 SF.= 16,842.6 SF.	N.A.	*1,726/ 9,357= .18	COMPLYING
	R-5-D	FAR 3.5 x 7,658 SF.= 26,803 SF.	FAR 1.61	21,223 / 7,658= 2.8	COMPLYING
		TOTAL 43,645.6 SF.		22,949 SF.	
403.2		PERCENTAGE OF LOT OCCUPANCY			
	D/R-5-B	60% x 9,357 SF.= 5,614.2 SF.	N.A.	*1,099.3 SF / 9,357= 12%	COMPLYING
	R-5-D	75% x 7,658 SF.= 5,743.5 SF.	2,236/7,658= 35%	4,517 / 7,658= 58%	COMPLYING
404.1/404.2		REAR YARD			
	D/R-5-B	4" x 60'7 1/4"= 20'-6"	N.A.	175'	COMPLYING
	R-5-D	N.A	176'-2"	N.A.	COMPLYING
405.6/405.9		SIDE YARD			
	D/R-5-B	NONE REQUIRED	N.A.	17'-1"	COMPLYING
	R-5-D	NONE REQUIRED	N.A.	17'-1"	COMPLYING
406.1		CLOSED COURTS			
	D/R-5-B	N.A.	N.A.	N.A.	COMPLYING
	R-5-D	350 SF. MIN. AREA- 16.78 FT. MIN. WIDTH	N.A.	288 SF. -MIN 15.75' WIDTH	NON COMPLYING
2101.1		PARKING			
	D/R-5-B	1 SPACE PER 800 SF(1,718sf.) 2 SPACES	11	16 SPACES	COMPLYING
	R-5-D	1 SPACE PER 1,200 SF(17,568sf)15 SPACES	0	0 SPACES	NON COMPLYING
2201.6		LOADING BERTH (NA TO CHANCERY LESS THAN 30,000 SF.)			
	D/R-5-B	N.A.	0	0	COMPLYING
	R-5-D	N.A.	0	0	COMPLYING

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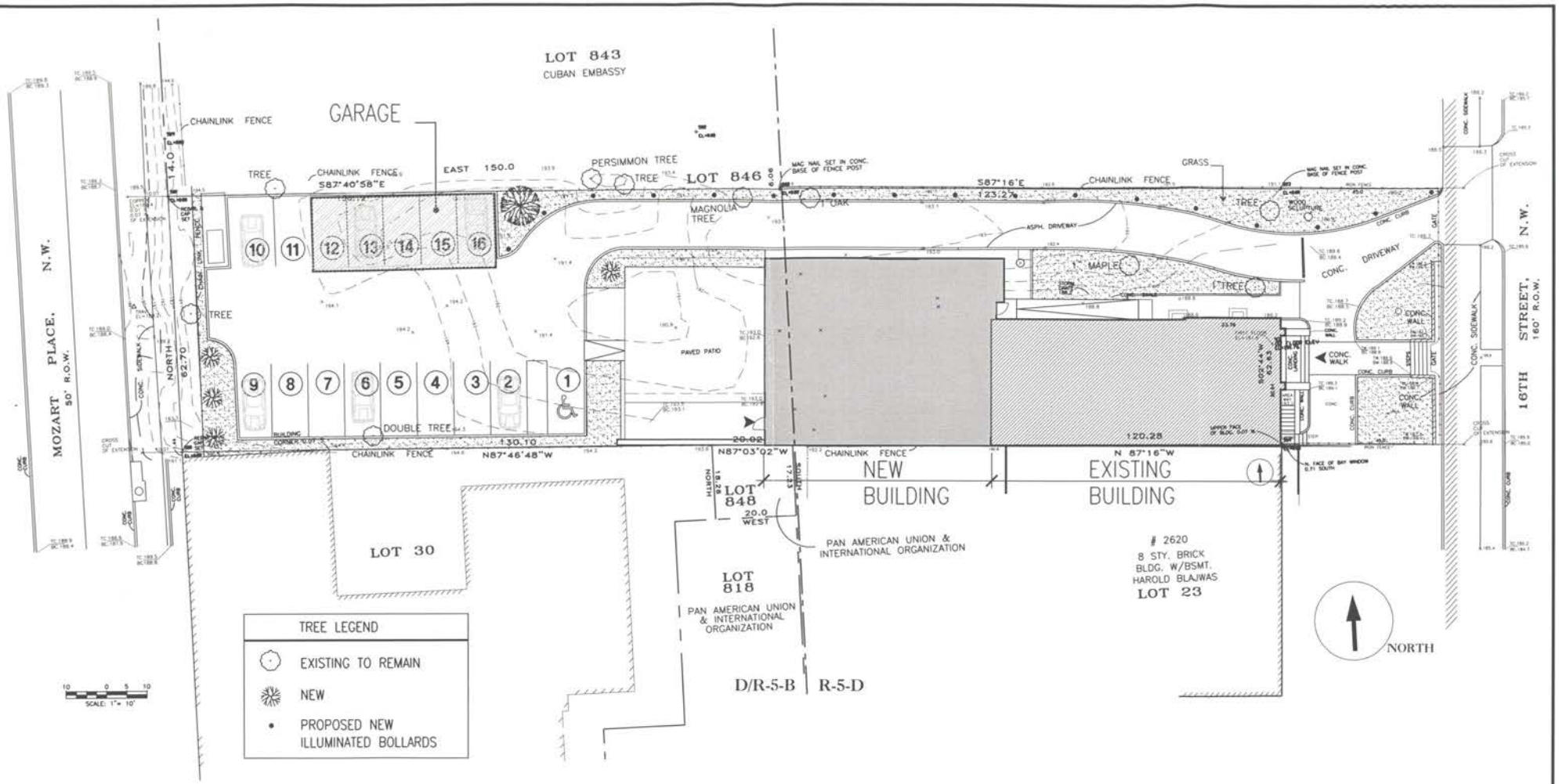
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LIETUVOS RESPUBLIKA

Drawing Title
BLDG DIAGRAM- SITE KEY PLAN
ZONING CALCULATION CHART

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	N.T.S.	00	S-01



ZONING PLAN

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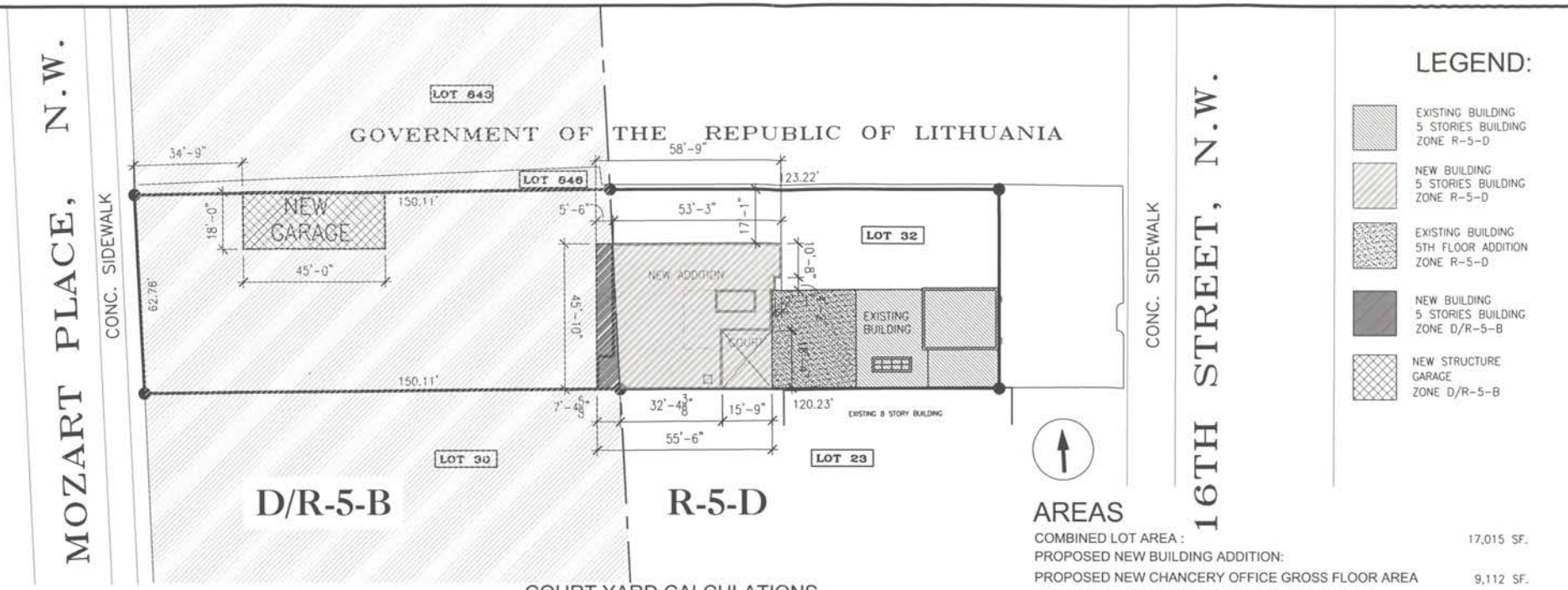
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2622 16TH STREET N.W.

REPUBLIC OF LITHUANIA
LIETUVOS RESPUBLIKA

Drawing Title
SITE PLAN

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	N.T.S.	00	S-02



LEGEND:

- EXISTING BUILDING 5 STORIES BUILDING ZONE R-5-D
- NEW BUILDING 5 STORIES BUILDING ZONE R-5-D
- EXISTING BUILDING 5TH FLOOR ADDITION ZONE R-5-D
- NEW BUILDING 5 STORIES BUILDING ZONE D/R-5-B
- NEW STRUCTURE GARAGE ZONE D/R-5-B

COURT YARD CALCULATIONS

REQUIRED
COURT HEIGHT= 50'-4" x 4"= 16.78' MIN. WIDTH
COURT AREA= $(16.78)^2$ x 2= 563.14 SF. (350' SF. MIN.)
PROPOSED
15'-9" WIDTH
288' SF. AREA

AREAS

COMBINED LOT AREA :	17,015 SF.
PROPOSED NEW BUILDING ADDITION:	
PROPOSED NEW CHANCERY OFFICE GROSS FLOOR AREA	9,112 SF.
PROPOSED NEW RESIDENTIAL GROSS FLOOR AREA	2,937 SF.
SUB-TOTAL:	12,049 SF.
EXISTING BUILDING:	
EXISTING CHANCERY OFFICE GROSS FLOOR AREA:	9,386 SF.
EXISTING BUILDING RESIDENTIAL GROSS FLOOR AREA:	712 SF.
SUB-TOTAL:	10,098 SF.
PROPOSED NEW + EXISTING CHANCERY OFFICE FLOOR AREA:	18,498 SF.
PROPOSED NEW + EXISTING RESIDENTIAL FLOOR AREA:	3,649 SF.
PROPOSED GARAGE GROSS FLOOR AREA	802 SF.
TOTAL PROPOSED NEW + EXISTING GROSS FLOOR AREA:	22,949 SF.
D/R-5-B	
LOT AREA:	9,357 SF.
R-5-D	
LOT AREA:	7,658 SF.

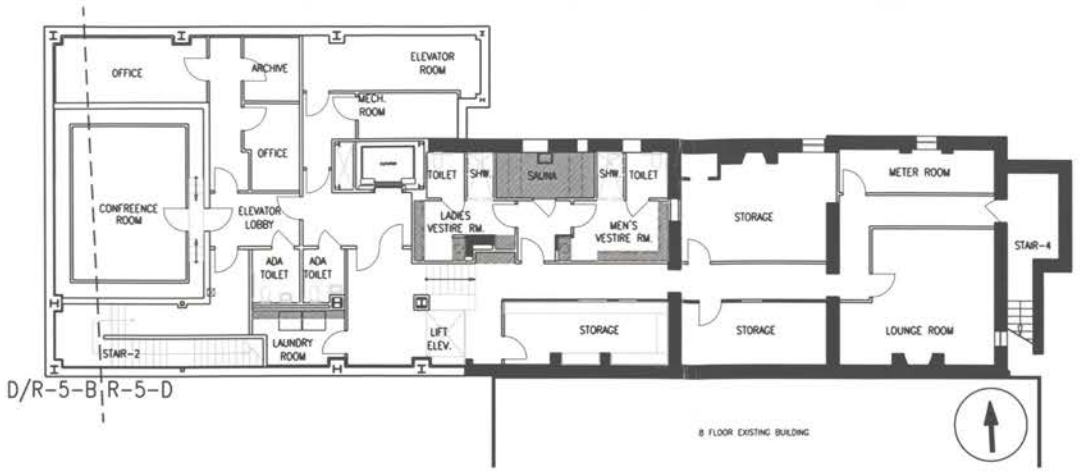
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TPG Planning & Design, LLC
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Project
EMBASSY OF REPUBLIC OF LITHUANIA
WASHINGTON D.C.
2622 16TH STREET N.W.

REPUBLIC OF LITHUANIA
LIETUVOS RESPUBLIKA

Drawing Title
ZONNING PLAN

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/32"=1'-0"	00	S-03



ZONING CALCULATIONS

	CELLAR AREAS	DEDUCTIONS MECH. SHAFT	
1. EXISTING CONSTRUCTION			
OFFICE SPACE	2,236.8 SF.		
RESIDENTIAL SPACE	0 SF.		
TOTAL CELLAR FLOOR AREA			2,236.8 SF.
2. NEW CONSTRUCTION			
OFFICE SPACE	2,579.4 SF.	+ 14 SF.	= 2,593.4 SF.
RESIDENTIAL SPACE	0 SF.		
TOTAL CELLAR FLOOR AREA			2,593.4 SF.
TOTAL GROSS FLOOR AREA			0,0 SF.

1. CELLAR FLOOR PLAN



ZONING CALCULATIONS

		DEDUCTIONS MECH. SHAFT	
1. EXISTING CONSTRUCTION			
OFFICE SPACE	2,241 SF.		
RESIDENTIAL SPACE	0 SF.		
TOTAL GROSS FLOOR AREA			2,241 SF.
2. NEW CONSTRUCTION			
OFFICE SPACE	2,582 SF.	- 14 SF.	= 2,568 SF.
RESIDENTIAL SPACE	0 SF.		
GARAGE	802 SF.		
TOTAL GROSS FLOOR AREA			3,370 SF.
TOTAL GROSS FLOOR AREA			5,611 SF.

2. FIRST FLOOR PLAN

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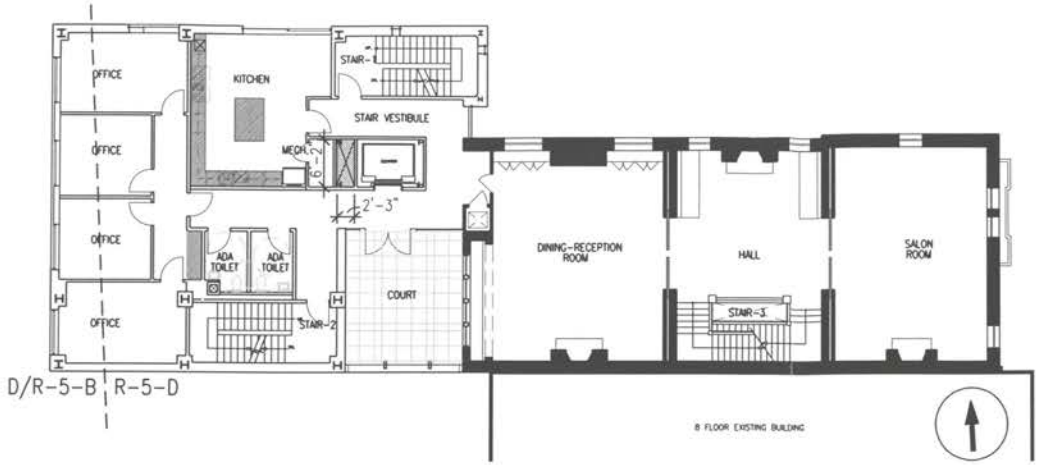
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REPUBLIC OF LITHUANIA
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Drawing Title
ZONING CALCULATIONS
CELLAR & FIRST FLOOR PLANS

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/16"=1'-0"	C & 1ST	S-04



1. SECOND FLOOR PLAN

ZONING CALCULATIONS

DEDUCTIONS

1. EXISTING CONSTRUCTION — MECH. SHAFT

OFFICE SPACE	2,241 SF.	
RESIDENTIAL SPACE	0 SF.	
TOTAL GROSS FLOOR AREA		2,241 SF.

2. NEW CONSTRUCTION

OFFICE SPACE	2,294 SF.	- 14 SF.=	2,280 SF.
RESIDENTIAL SPACE	0 SF.		
TOTAL GROSS FLOOR AREA			2,280 SF.

TOTAL GROSS FLOOR AREA 4,521 SF.



2. THIRD FLOOR PLAN

ZONING CALCULATIONS

DEDUCTIONS

1. EXISTING CONSTRUCTION — MECH. SHAFT — TERRACE

OFFICE SPACE	2,241 SF.	
RESIDENTIAL SPACE	0 SF.	
TOTAL GROSS FLOOR AREA		2,241 SF.

2. NEW CONSTRUCTION

OFFICE SPACE	2,582 SF.	- 14 SF.	176 SF.
RESIDENTIAL SPACE	0 SF.		
TOTAL GROSS FLOOR AREA			2,392 SF.

TOTAL GROSS FLOOR AREA 4,633 SF.

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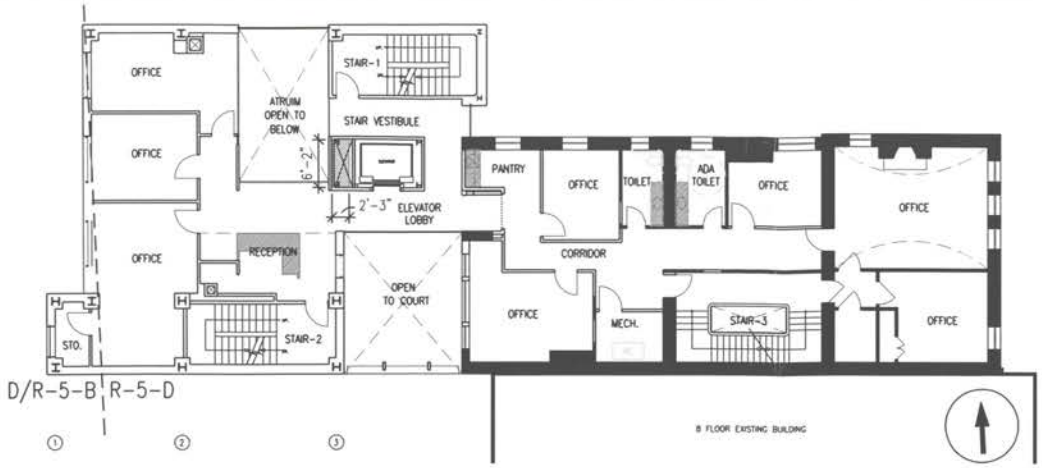
Project
EMBASSY OF REPUBLIC OF LITHUANIA
WASHINGTON D.C.
2622 16TH STREET N.W.

REPUBLIC OF LITHUANIA
LIETUVOS RESPUBLIKA

Drawing Title
ZONING CALCULATIONS
SECOND AND THIRD FLOOR PLAN

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/16"=1'-0"	2nd. & 3rd.	S-05

1 8/31/00
2 REVISION 11/01/00
3 REVISION 07/24/01



ZONING CALCULATIONS

DEDUCTIONS: MECH. SHAFT, ATRIUM

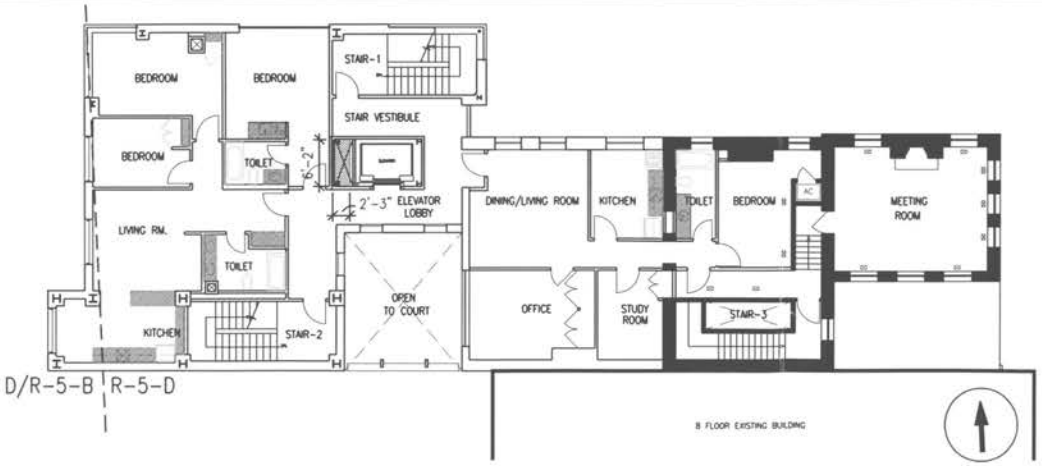
1. EXISTING CONSTRUCTION

OFFICE SPACE	2,232 SF.	
RESIDENTIAL SPACE	0 SF.	
TOTAL GROSS FLOOR AREA		2,232 SF.

2. NEW CONSTRUCTION

OFFICE SPACE	2,132 SF. – 14 SF. – 246 SF.	
RESIDENTIAL SPACE	0 SF.	
TOTAL GROSS FLOOR AREA		1,872 SF.
TOTAL GROSS FLOOR AREA		4,104 SF.

1. FOURTH FLOOR PLAN



ZONING CALCULATIONS

DEDUCTIONS: MECH. SHAFT

1. EXISTING CONSTRUCTION

OFFICE SPACE	431 SF.	
RESIDENTIAL SPACE	712 SF.	
TOTAL GROSS FLOOR AREA		1,143 SF.

2. NEW CONSTRUCTION

OFFICE SPACE	0. – 14 SF.	
RESIDENTIAL SPACE	2,951 SF.	
TOTAL GROSS FLOOR AREA		2,937 SF.
TOTAL GROSS FLOOR AREA		4,080 SF.

2. FIFTH FLOOR PLAN

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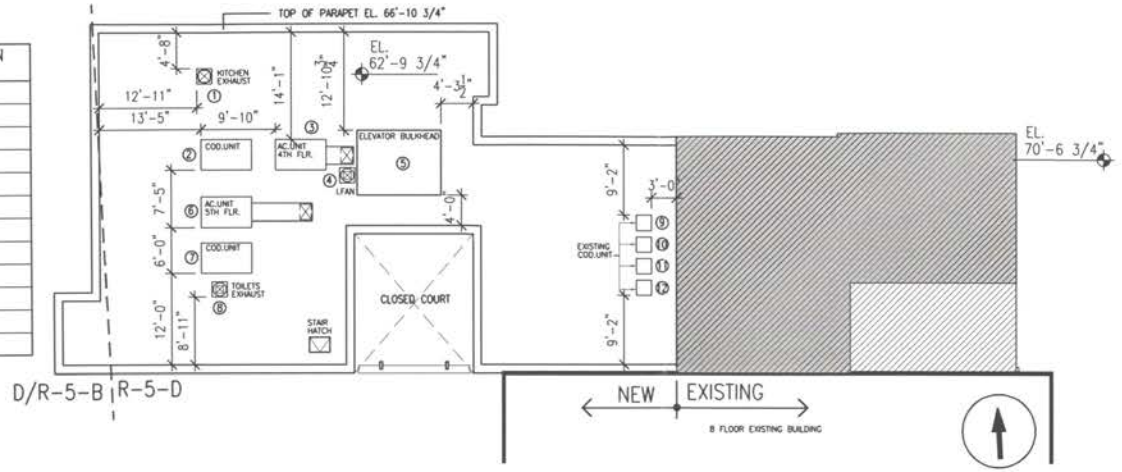
Project
EMBASSY OF REPUBLIC OF LITHUANIA
WASHINGTON D.C.
2622 16TH STREET N.W.

REPUBLIC OF LITHUANIA
LIETUVOS RESPUBLIKA

Drawing Title
ZONING CALCULATIONS
FOURTH AND FIFTH FLOOR PLAN

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/16"=1'-0"	4th. & 5th.	S-06

ITEM	SIZE W x L x H	INSTALLATION HT.
1	24" x 24" x 28"	40"
2	40" x 80" x 45"	59"
3	40" x 80" x 45"	59"
4	24" x 24" x 28"	40"
5	8'-5" x 11"-0" x 48"	48"
6	40" x 80" x 45"	59"
7	40" x 80" x 45"	59"
8	24" x 24" x 28"	40"
9	24" x 24" x 36"	46"
10	24" x 24" x 36"	46"
11	24" x 24" x 36"	46"
12	24" x 24" x 36"	46"



1. ROOF PLAN

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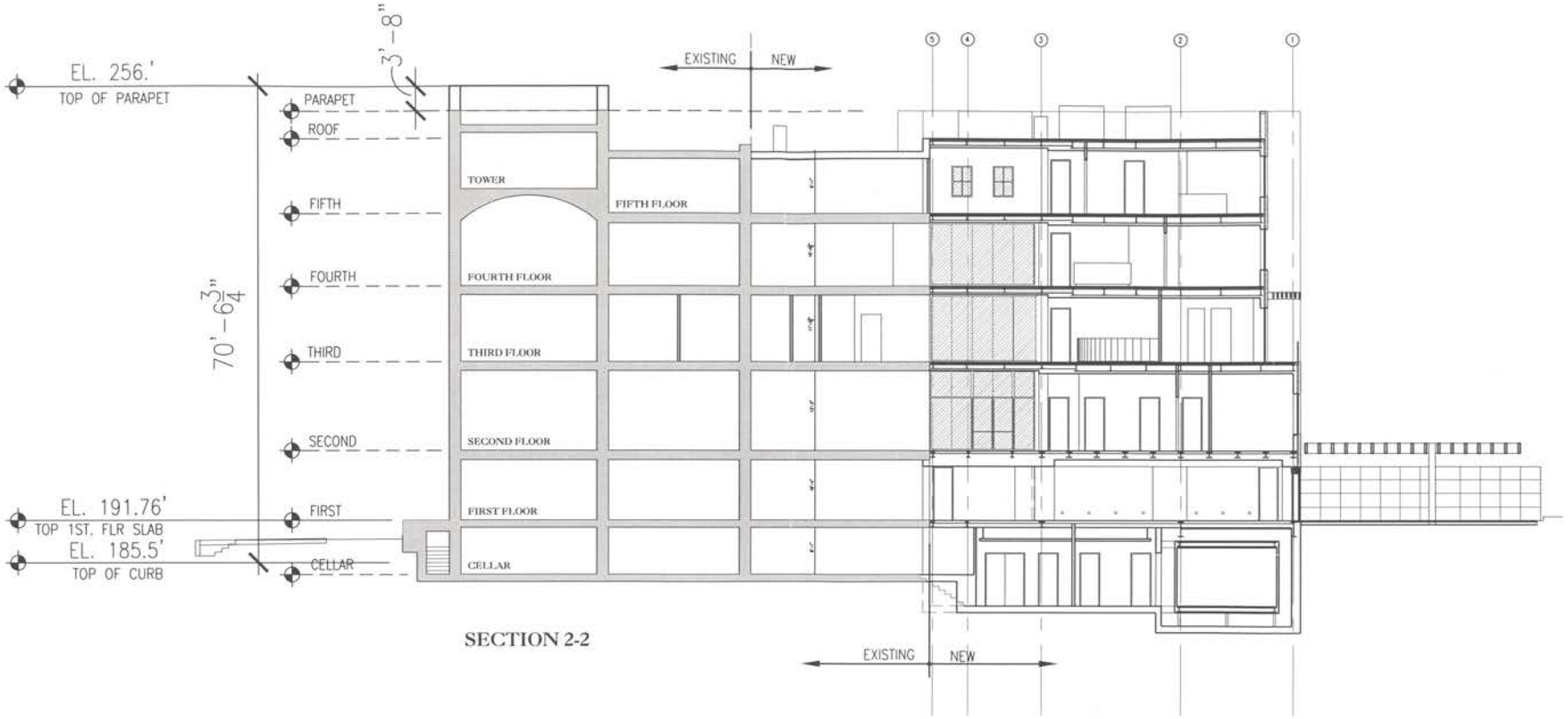
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REPUBLIC OF LITHUANIA
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Drawing Title
ROOF PLAN

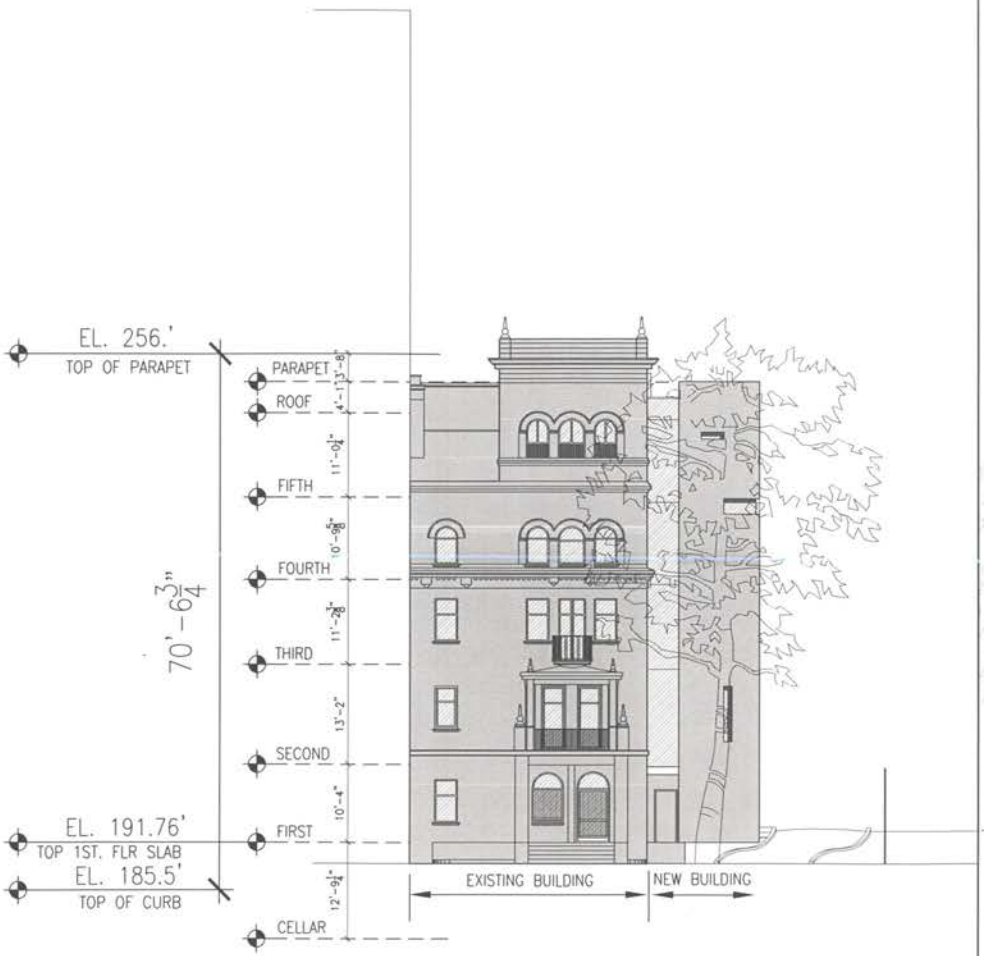
Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/16"=1'-0"	R	S-07



SECTION 2-2

1. BUILDING SECTION

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	Project No. 1003461.00	Drawn By JR	Date 10.25.04	Scale 1/16"=1'-0"	Floor ALL
					Drawing No. S-08



1. EAST ELEVATION



2. WEST ELEVATION

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Drawing Title
EAST AND WEST ELEVATIONS

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/16"=1'-0"	EX.	S-09



1. NORTH ELEVATION

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Drawing Title
ELEVATION

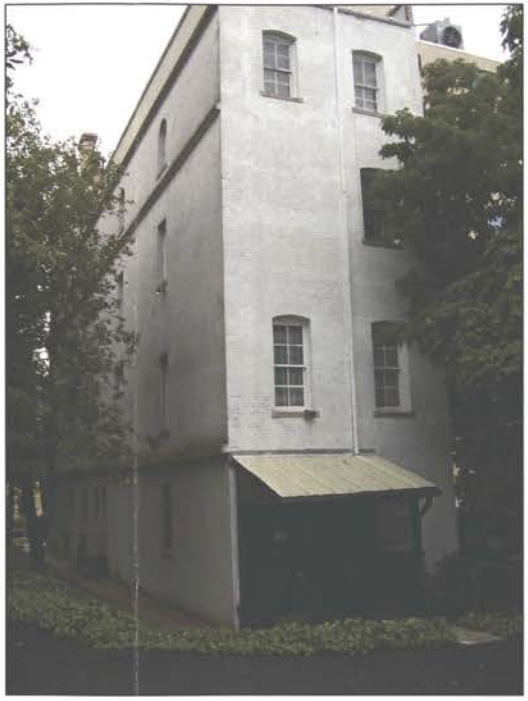
Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	1/16"=1'-0"	EX.	S-10



1. FRONT VIEW
FROM 16TH STREET



2. REAR VIEW
FROM MOZART PLACE STREET



3. SIDE VIEW

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2622 16TH STREET N.W.

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Drawing Title
SITE BUILDING PHOTOS

Project No.	Drawn By	Date	Scale	Floor	Drawing No.
1003461.00	JR	10.25.04	NTS	EX.	S-11



REPUBLIC OF LITHUANIA

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EMBASSY OF THE REPUBLIC OF LITHUANIA
WASHINGTON D.C.
2622 16TH STREET N.W.

| T | P | G |
ARCHITECTURE

E

United States Department of State
Washington, D.C. 20520

December 23, 2004

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.17275
Embassy of the Republic of Lithuania
2622 16th Street, 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 the Embassy of the Republic of Lithuania on November 18, regarding the Embassy's desire to construct an addition to its chancery property located at 2622 16th Street, 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 on January 25, 2005.

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 Lithuania 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 United States Embassy in Vilnius is in the process of acquiring additional property adjacent to its chancery to enhance its security. The acquisition process in Vilnius is extensive and complicated, and the Board's favorable decision in this case will assist the Department in completing these important purchases in a timely manner.

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

Sincerely,

Francis X. Taylor
Ambassador

F

OUTLINE OF TESTIMONY
OF
ANDRIUS KRIVAS, COUNSELOR
EMBASSY OF LITHUANIA

1. Introduction.

2. History of Lithuanian Embassy in Washington.

3. Need for Additional Chancery Space.

4. Architectural Competition.

5. Description of Building and Addition.

6. Questions.

2513067_v1

EXHIBIT F

G

OUTLINE OF TESTIMONY
OF
NELSON MEJIA,
TPC ARCHITECTURE

1. Introduction.

2. Description of Building Addition.

3. Review of Drawings and Zoning Calculations.

4. Closed Court Area and Width.

5. Building Height in D/R-5-B Zone.

6. Parking Calculations.

7. Questions.

2513072_v1

EXHIBIT G