Embassy of Lithuania – 2622 16th St., NW – Proposed Chancery Addition

This is an application, pursuant to 22 USC § 4306 and 11 DCMR, Chapter 10, for approval of an addition to the rear of the chancery building of the Embassy of the Republic of Lithuania at 2622 16th St., NW. The criteria for approval under 22 USC § 4306(d) and 11 DCMR, § 1001 are as follows:

1) The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the Nation's Capital. The Department of State will address this issue in its written and verbal testimony.

2) Historic preservation, as determined by the Board. The property is not a historic landmark, nor is it located within the boundaries of a historic district.

3) Off-street parking and public transportation. The property is split – zoned R-5-D, and D/R-5-B. The vast majority of the building is located in the R-5-D Zoning District. The parking requirement for a chancery in the R-5-D Zone is one space for each 1200 sq. ft. of gross floor area devoted to chancery use, or as determined by the Board. In the D/R-5-B zone, the requirement is one space for each 800 sq. ft. devoted to chancery use, or as determined by the Board. The residential parking requirement in the R-5-B zone is one space for each two units, and one space for each three units in the R-5-D zone.

The project, including both the existing building and the new addition, will contain approximately 22,134 sq. ft. of gross floor area. Sixteen parking spaces will be provided. There will be two residential units in the R-5-D portion of the building, totaling 3,649 sq. ft. of gross floor area. The total amount of chancery office space in the D/R-5-B zone will be approximately 850 sq. ft., and approximately 17,625 in the R-5-D zone. This translates to a total

BZA
Case No. 17275
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17275
EXHIBIT NO. 5

parking requirement for 17 vehicles. There is ample parking space on site to accommodate more than 17 vehicles, with the use of stacked parking.

4) Adequacy of federal protection, as determined by the Secretary of State. The site is capable of being adequately protected. The site is currently protected by the Uniformed Division of the Secret Service. The proposed addition to the building should not adversely affect the continued ability to provide protection.

5) The municipal interest, as determined by the Mayor. The Office of Planning will file a report in this case. The site has been used by the Embassy of Lithuania for chancery purposes since 1924. In the R-5-D zone, the building, together with the proposed addition, will be well within the maximum permitted height and density regulations. A small portion of the building in the D/R-5-B zone exceeds the permitted 50 foot height by 16.89 feet. The majority of the portion of the building in the D/R-5-B zone is significantly less than 50 feet in height. In addition, although not required, a closed court has been provided in the building. The minimum area of a closed court in the R-5-D zone is 350 sq. ft. The closed court provided on site measures 288 sq. ft. in area. The property is substantially devoted to non-residential chancery use. The area requirement for a closed court in a non-residential building in the commercial zones is 250 sq. ft. Therefore, the proposed project meets the spirit and intent, if not the letter, of the court regulations.

6) The federal interest, as determined by the Secretary of State. The State Department will submit a letter and provide testimony at the public hearing. The State Department has authorized the Embassy of Lithuania to proceed to the BZA with this application.