



# Embassy of the Republic of Poland

Application to Locate Chancery

Presentation to the Foreign Missions  
Board of Zoning Adjustment

Board of Zoning Adjustment  
District of Columbia  
1740 Massachusetts Avenue, NW  
CASE NO. 11257  
EXHIBIT NO. 27  
February 26, 2025

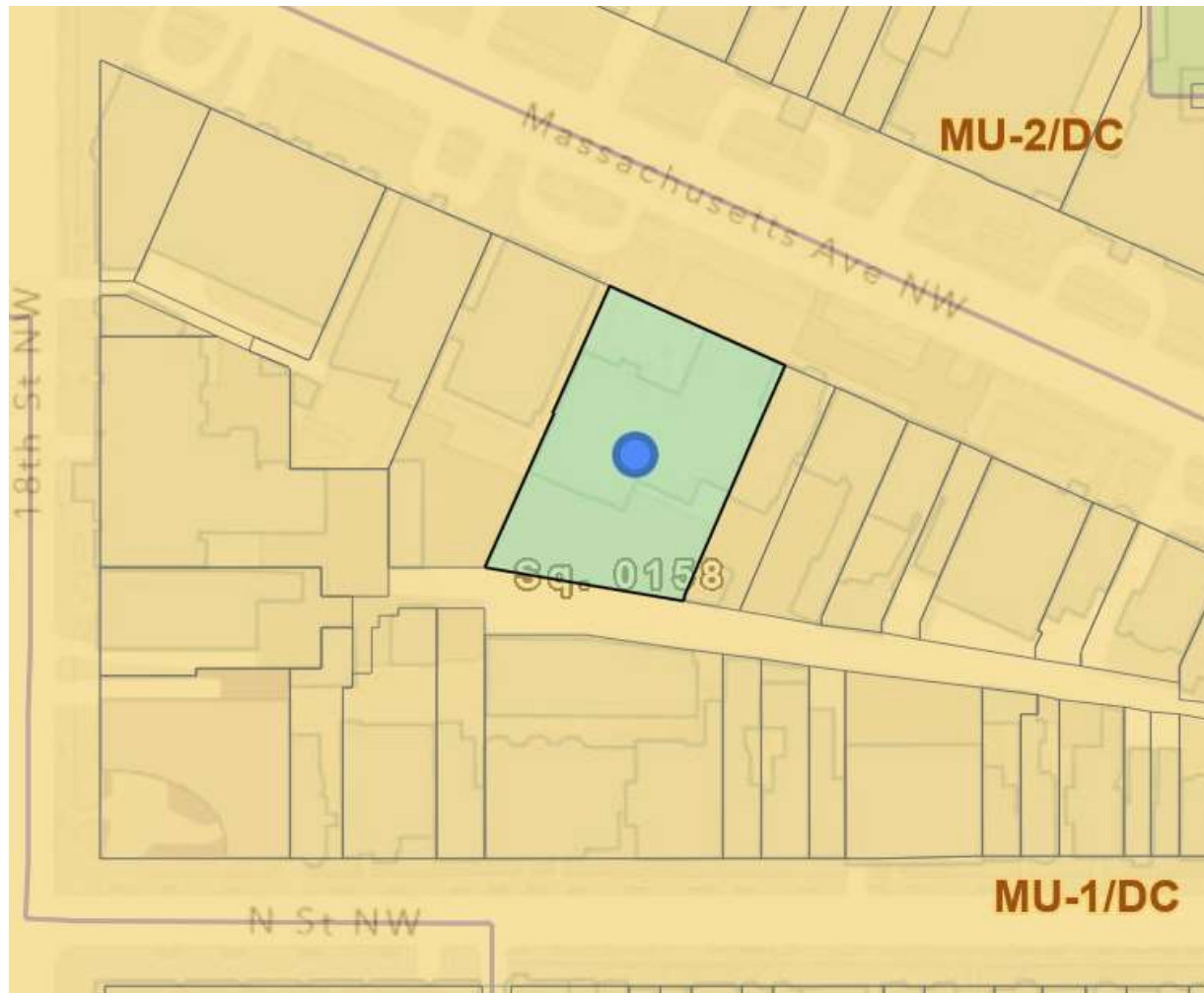
## **Outline of Presentation**

- Introduction
- Site overview
- Review of application proposal
- FMBZA review criteria

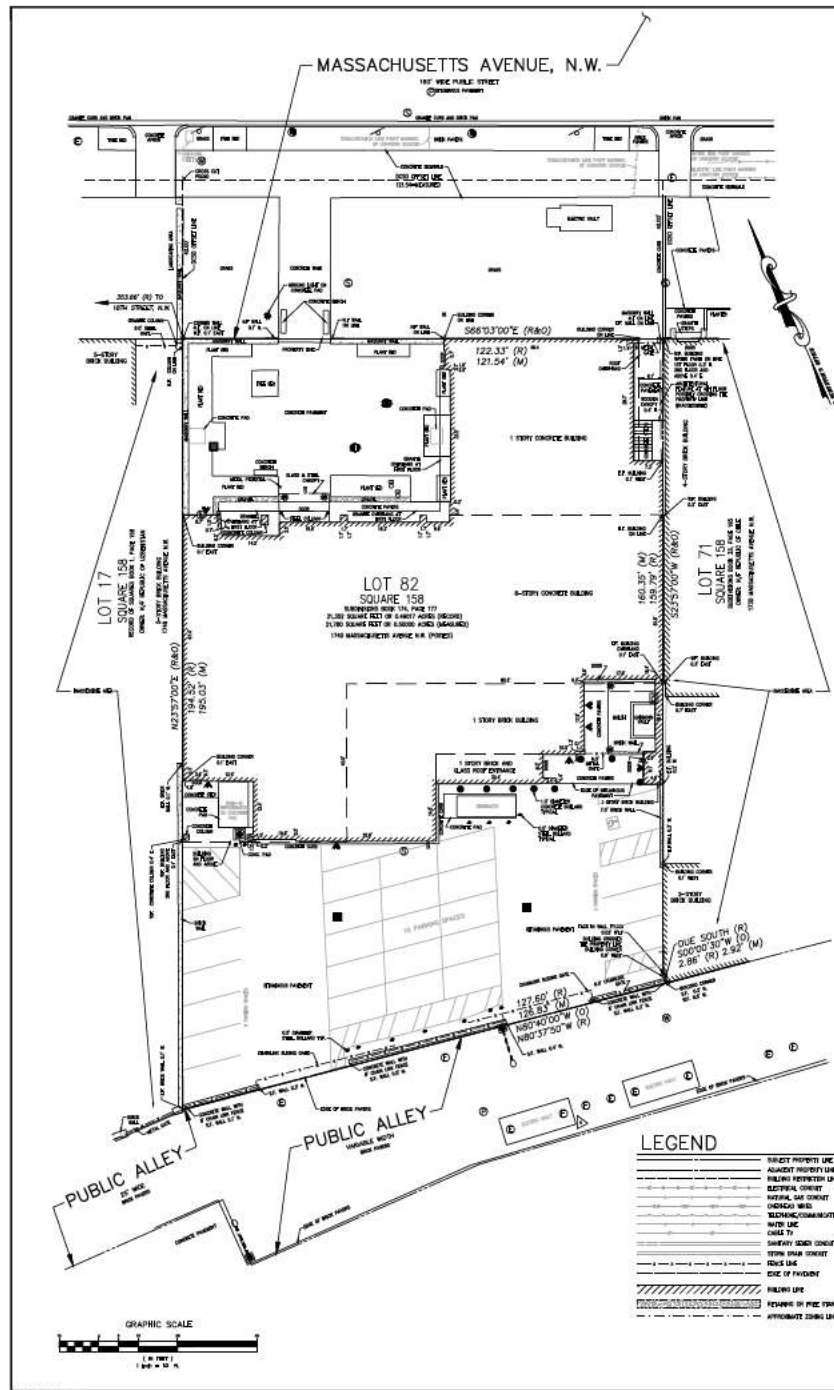




**Aerial Image of Existing Office Building**



**Property Located in MU-1/DC Zone**



NOTES:

PARKING TABULATION:

TITLE REPORT NOTE

LEGAL DESCRIPTION:

DC BOUNDARY NOTE

ZONING NOTE:

SURVEYOR'S CERTIFICATION:

WATNER C. HILL  
UPDATED LAND SURVEYOR  
EQ# 15304880  
E-MAIL: HILLWYAC@PTZ.COM

LOT 82 IN SQUARE 158  
SUBDIVISIONS BOOK 174 PAGE 177  
1740 MASSACHUSETTS AVENUE, N.W.  
WASHINGTON, D.C.

ALTA/NSPS LAND TITLE SURVEY

**VMA REVISIONS**

REVISION 4, 2024  
 REVISION TITLE COMMENT

REVISION 10, 2024  
 REVISION BOUNDARY LABELS

DATE: NOV 18, 2024

COMP. ☐ DRA. ☐

NS ☐ NCS ☐

SCALE: 1"=100'

PROJECT/FILE NO. VCE07878

DRAWING NO. 00007

**Site Plan for**  
**1740 Massachusetts Ave., NW**

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BZA Case No. 21267  
Embassy of the Republic of Poland  
Application to Locate Chancery



## **Poland's Chancery Needs in Washington, DC**

- Consolidating multiple locations
- Right-sizing for diplomatic activities



**2640 16th Street, NW**



**2224 Wyoming Avenue, NW**



**1503 21st Street, NW**

## **Poland's Uses/Activities at New Chancery Location**

- Office space for approximately 60-70 employees
  - Including diplomatic and economic sections
- Meeting space
- Consular section
  - E.g., visa and passport services
- Security areas
- Reception areas



**Front View from Massachusetts Avenue**

## FMBZA Application Review Criteria (Subtitle X § 201.8(a))

*“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”*

Criterion 1	Applicant Meets this Criterion
The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the Nation’s Capital	Decision not to disapprove would fulfill United States’ obligation to facilitate Poland’s provision of adequate and secure facilities in Washington, DC



## FMBZA Application Review Criteria (Subtitle X § 201.8(b))

*“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”*

Criterion 2	Applicant Meets this Criterion
Historic preservation, as determined by the Board of Zoning Adjustment. In carrying out this section, and in order to ensure compatibility with historic landmarks and districts, substantial compliance with District of Columbia and federal regulations governing historic preservation shall be required with respect to new construction and to demolition of or alteration to historic landmark	<ul style="list-style-type: none"><li>• Property is located in Dupont Circle and Massachusetts Avenue Historic Districts</li><li>• Property is <u>not</u> a contributing building to either</li><li>• No physical alterations proposed in this Application</li></ul>

## FMBZA Application Review Criteria (Subtitle X § 201.8(c))

*“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”*

Criterion 3	Applicant Meets this Criterion
The adequacy of off-street parking or other parking and the extent to which the area will be served by public transportation to reduce parking needs, subject to such special security requirements as may be determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services	<ul style="list-style-type: none"><li>• Adequate on-site parking with 25 spots accessible through the alley</li><li>• Within ½ mile of Dupont Circle Metro Station and multiple Metrobus routes</li><li>• Within ½ block of a Capital Bikeshare station</li><li>• Applicant will provide long- and short-term bicycle parking</li></ul>

## FMBZA Application Review Criteria (Subtitle X § 201.8(d))

*“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”*

Criterion 4	Applicant Meets this Criterion
The extent to which the area is capable of being adequately protected, as determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services	State Department found: <ul style="list-style-type: none"><li>• No special security requirements related to parking</li><li>• Property site and area are capable of being adequately protected</li></ul>



## FMBZA Application Review Criteria (Subtitle X § 201.8(e))

*“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”*

Criterion 5	Applicant Meets this Criterion
The municipal interest, as determined by the Mayor of the District of Columbia	<ul style="list-style-type: none"><li>• Applicant will strengthen District’s image as the nation’s capital while also highlighting District’s international and cultural assets</li><li>• Applicant will promote adaptive reuse of an underutilized building</li><li>• Applicant’s use of the Property minimizes encroachment upon residential areas</li></ul>

## FMBZA Application Review Criteria (Subtitle X § 201.8(f))

*“The Board of Zoning Adjustment’s determination of the merits of all chancery applications shall be based solely on the following [six (6)] criteria:”*

Criterion 6	Applicant Meets this Criterion
The federal interest, as determined by the Secretary of State	<ul style="list-style-type: none"><li>• State Department found the Republic of Poland helpful in addressing the United States’ land use needs in Warsaw, Poland</li><li>• Consolidating its three (3) embassies’ building will help the Applicant more efficiently conduct diplomatic relations</li><li>• Property is in a mixed-use area and chancery use would be compatible</li></ul>

**Thank You!**



## **DDOT Coordination**

- Transportation Statement
  - Multimodal assessment performed
  - Scoping document finalized on February 3, 2025
  - Transportation Statement submitted on February 3, 2025
- DDOT has no objection to the Application based on the information provided and has determined that the proposed action will not have an adverse impact on the District's transportation network

## **Voluntary Transportation Demand Management Measures**

- Establish TDM Coordinator
- Produce TDM marketing program and annual survey
- Work with and coordinate with goDCgo (DDOT's TDM program)
- Meet zoning requirements for bicycle parking
  - Including two short-term spaces and 12 long-term spaces