

July 3, 2018

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **Royal Norwegian Embassy, FMBZA Application No. 19788
2720 34th Street, N.W. / 3401 Massachusetts Avenue, N.W. (Square 1939,
Lot 39) – (the “Property”) – Prehearing Submission**

Dear Members of the Board:

This letter and enclosed materials serve as the prehearing submission for the application of the Royal Norwegian Embassy (the “**Applicant**”) in the above-referenced case before the Foreign Mission Board of Zoning Adjustment (the “**Board**”). As discussed in the initial submission, the Applicant proposes to renovate the existing Chancery on the property located at 2720 24th Street, N.W. and 3401 Massachusetts Avenue, N.W. (Square 1939, Lot 39) (the “**Property**”), and to construct an approximately 4,272 square foot addition to create a garden room connecting the chancery and embassy structures and to reconfigure the chancery entrance and a stairwell/common area, as well as associated improvements to the public space abutting the Property (the “**Project**”).

As discussed in detail in the statement filed with the initial application, the Applicant requests that the Board “not disapprove” the Project pursuant to Section 205 of the Foreign Missions Act, 22 U.S.C. § 4305, D.C. Code § 6-1305 and Subtitle X § 202.1 of the Zoning Regulations, and specifically requests relief as follows:

- To expand the chancery use pursuant to Subtitle U § 203.1(b);
- To exceed the maximum matter-of-right lot occupancy under Subtitle D § 704.1; and
- To approve an elevator override not meeting penthouse setback requirements under Subtitle C § 1502.1.

The Applicant also requests review of the public space improvements proposed as part of the Project.¹ A detailed discussion of the application's satisfaction of the standard for the relief requested is included in the Applicant's initial submission.

A. Attachments

Pursuant to Subtitle Y § 300.1, enclosed herein are the following documents:

- Exhibit A: Updates to the architectural plans, as discussed in more detail below.
- Exhibit B: The resume of expert witness Steven R. White of Fentress Architects, the project architect. We note that the expert witness resumes of Daniel B. VanPelt of Gorove/Slade, the Applicant's transportation consultant, and of Daniel M. Duke of Bohler Engineering, the civil engineer for the Project, were submitted into the record as Exhibit 13. A summary of witness testimony was also previously submitted as Exhibit 12.

B. Updated Plans

Updates to the architectural plans for the Project are attached as Exhibit A (the "**Plans**"). Specifically, several revisions have been made to the Plans in response to comments from staff at the D.C. Historic Preservation Office ("**HPO**") and public space staff at the Office of Planning ("**OP**").

As shown on Page 1-27 of the Plans, the proposed connection between the existing embassy building and the proposed garden room has been revised in response to comments from HPO staff to reduce the footprint of the vertical glass enclosure and remove the wood fin expression originally proposed in an order to achieve a more sympathetic and deferential form against the existing structure. This revision is also reflected on Pages 1-9, 1-10, and 1-11 of the Plans. The west elevation, shown on Sheet A-5.03, has also been revised to incorporate smaller punched windows to reduce the views from the chancery offices to adjacent residences.

Additionally, in response to comments from PSC staff, a site plan showing the proposed work in public space has been included as Sheet C-300, as well as a detail comparison of the existing and proposed public space conditions along 34th Street NW, on Page 5-1-2. Lastly, we have included a grading plan, see Sheet C-301, and an elevation showing the proposed retaining walls running along 34th Street, see Sheet L0703. We note that Wall A, which is located to the north of the entrance to the chancery (the elevation at the top of Sheet L0703), exists currently but will now be clad in stone to incorporate the design character along 34th Street in response to OP comments. Wall B, located to the south of the chancery entrance (and shown at the bottom of Sheet L0703), does not currently exist but is proposed as part of the stormwater management and

¹ Pursuant to Subtitle X § 203.7, the Board may grant permission to construct improvements in the public space to be undertaken as part of a chancery application. *See also FMBZA Order No. 18142* at 4 n.3 ("[T]he Board has the authority over public space features in chancery applications.") (internal citation omitted).

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landscaping elements of the Project. Wall B will also be clad in stone. These walls and the proposed stormwater management features are also shown on the plans submitted with the initial application at Pages 1-24 and 2-1 of Exhibit 15A2.

Please feel free to contact the undersigned at (202) 721-1132 or (202) 721-1135 if you have any questions regarding the enclosed. We look forward to presenting the project to the Board at the July 25, 2018 public hearing.

Sincerely,



Jeff C. Utz



Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by first-class mail or hand delivery to the following addresses on July 3, 2018.

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