

ZONING COMMISSION

Washington, D. C.

August 23, 1967

ORDERED:

That after public notice and hearing as prescribed by law and having been found to be in harmony with the intent and purpose of the Zoning Maps and Regulations:

An application under Article 75, Section 7501 for a Large-Scale Planned Development of Parcel 21/50 near Square 1629, "4200 Mass. Ave., N.W." of 16.31 acres for an enclave of five embassies and chanceries for foreign governments (file 67-19).

As indicated on the submitted plan dated March 9, 1967, and entitled "Proposed Embassy and Chancery Sites, John W. Lawrence, Architect," is approved in principle by the Commission, subject to the following limitations and conditions:

- 1) Before the tentative approval of the plan by the Zoning Commission shall become final, and before any Plans may be submitted to the Board of Zoning Adjustment for further processing in accordance with the provisions of Section 7501, the developer shall submit to the Zoning Commission site and building plans that clearly convey, to the satisfaction of the Zoning Commission, the manner in which the property is to be developed.
- 2) This approval shall be valid for a period of one year only.
- 3) Not more than five (5) chanceries of foreign governments are to be located on the property.
- 4) All utilities including gas, electricity, telephone, cable service, sewers, and water supply are to be placed underground.
- 5) The height of all buildings to be no greater than 50 feet above grade at their foundations.

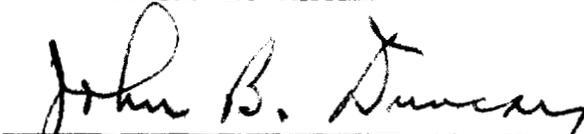
6) Off-street parking is to be provided on the basis of not less than one (1) square foot of parking area for each square foot of gross floor area devoted to chancery use with at least 50% of the parking underground. Parking related to any embassy use shall be provided on the basis of not less than one (1) space for each family unit.

7) Buildings shall be set back at least 50 feet from front property lines, and at least 25 feet from side and rear property lines.

8) Each contract of sale entered into between the developer and a participating foreign government, and each instrument transferring to a foreign government title to any property in the area to be developed, shall include the above-mentioned seven (7) conditions.


ROBERT E. MATHE


WALTER N. TOBRINER


JOHN B. DUNCAN

J. GEORGE STEWART

T. SUTTON JETT

ATTEST:


Administrative Officer