

Government of the District of Columbia  
BOARD OF ZONING ADJUSTMENT



Consideration of your Application No. 18670, filed on 10/4/13, will be governed by the Board of Zoning Adjustment Rules of Practice and Procedure, effective on October 1, 1999. Under these Rules, your application will be set for public hearing on the first available date. The Board holds at least **TWO HEARINGS** per month, but typically **FOUR HEARINGS**. Cases are set for hearing on a first come, first serve basis. You will be notified of the date of the hearing approximately 40 days in advance.

When you receive the notice of public hearing, it will then be your responsibility as the applicant to post a notice of the public hearing on the property. You must pick up a posting sign from the Office of Zoning, and place it on each street frontage of the property. Please call the Office of Zoning (202) 727-6311 at least one business day in advance of picking up your sign (s) to insure that the signs will be ready when you come in to pick them up. A **MINIMUM of FIFTEEN (15) DAYS** prior to the date set for public hearing. You must check the sign at least once every five (5) days to be sure that it is in place, and must repost as necessary.


At the time of the initial posting, you must take a photograph of the sign. That photograph must be filed with the Office of Zoning a **MINIMUM of FIVE (5) DAYS** before the date set for public hearing, as an attachment to the affidavit of posting, which the Board will supply.

Please be further advised that it is also the responsibility of the applicant to carry the burden of proof for an application. That means that you should review the Zoning Regulations which apply to your application, as set forth in the notice of public hearing and should be prepared to tell the Board how your application meets the requirements of the Regulations against which it must be judged. (For variances refer to 11 DCMR 3103.2 and for special exceptions 3104.1)

The site of your application is within the jurisdiction of **Advisory Neighborhood Commission (ANC)** 20. If that ANC submits written comments on your application, the Board will give those comments "great weight" in its decision. The Board encourages you to contact the ANC to discuss your application at the earliest practical time. The telephone number of ANC 20/05 is 202/833-4440.

You are also advised that if you intend to submit any additional materials in support of the application, any documentary evidence must be filed with the Office of Zoning at least **FOURTEEN (14) DAYS prior to the date of the hearing**. Documentary evidence includes statement, information, briefs, letters, reports, reports of experts and other witness, plans and other material.

Should you have any questions during the period your application is pending before the Board, please call the staff at (202) 727-6311.

  
RICHARD S. NERO, JR.  
Deputy Director of Operations

ACKNOWLEDGEMENT   
BZA Form 4



United States Department of State

*Office of Foreign Missions*

*Washington, D.C. 20520*

October 2, 2013

REF 13 – 989

Ms. Sara Benjamin Bardin  
Director, Office of Zoning  
Government of the District of Columbia  
One Judiciary Square  
441 4<sup>th</sup> Street, NW  
Suite 200S  
Washington, DC 20001

RE: BZA Application  
Embassy of the Sultanate of Oman  
Annex at 1100 16<sup>th</sup> Street, N.W.

Dear Ms. Bardin:

This letter transmits for filing an application from the Embassy of the Sultanate of Oman to the Board of Zoning Adjustment (BZA) for review of its application to renovate a building at 1100 16<sup>th</sup> Street, N.W., which will be used as an embassy annex primarily for the Sultan Qaboos Cultural Center.

We certify that the Embassy of the Sultanate of Oman has complied with Section 205 of the Foreign Missions Act (22 USC § 4305). Accordingly, pursuant to the Supplemental Rules of Practice and Procedure for the Board of Zoning Adjustment and Section 206 (b) of the Foreign Missions Act, the Embassy may submit its application to the BZA.

Sincerely,

A handwritten signature in black ink, appearing to read "Clifton C. Seagroves", written over a horizontal line.

Clifton C. Seagroves  
Director

Property, Taxes, Services & Benefits

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | [www.hklaw.com](http://www.hklaw.com)

October 4, 2013

Christopher H. Collins  
202 457 7841  
[chris.collins@hklaw.com](mailto:chris.collins@hklaw.com)

## VIA HAND DELIVERY

Foreign Missions Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 210S  
Washington, D.C. 20001

Re: Embassy of the Sultanate of Oman, Chancery Annex  
1100 16<sup>th</sup> Street, N.W. (Square 183, Lot 106)

Honorable Members of the Board:

Enclosed please find one original and 10 copies of the Application of Rock Creek - 1100 16<sup>th</sup> LLC on behalf of the Embassy of the Sultanate of Oman, pursuant to 11 DCMR §1002, to permit the location of a chancery annex in a vacant building in the SP-2 Zone District at premises 1100 16<sup>th</sup> Street, N.W. (Square 183, Lot 106) for use as the Sultan Qaboos Cultural Center. A check in the amount of \$14,690 [\$65 per 100 square feet or part thereof of gross floor area of chancery use] is attached hereto as the required application fee pursuant to 11 DCMR §3180.1(c). The following supporting materials are also attached hereto:

- Completed BZA Application Form 121;
- Completed BZA Application Form 126 Fee Calculator;
- Building plat prepared by the D.C. Surveyor;
- Plat of Survey prepared by Bernard F. Locraft Civil Engineers;
- Six color photographs of the subject property;
- Statement of Existing and Intended Uses;
- Preliminary Statement of Compliance;
- Names and mailing address of the owners of property within 200 feet of the subject property, and mailing labels;
- Zoning Self-Certification Form 135, in lieu of a memorandum from the Zoning Administrator;

- Letter from the Embassy (the contract purchaser) authorizing Holland & Knight to represent it in this application;
- Letter from Rock Creek - 1100 16<sup>th</sup> LLC authorizing the Embassy to represent it in this application; and
- Diplomatic Note from the Department of State approving the purchase of the subject Property subject to compliance with zoning laws and regulations.

We request that the Board schedule a public hearing on this matter at the earliest available date.

Sincerely,



Christopher H. Collins

#### Enclosures

cc: Joel Lawson, Office of Planning (by hand, with enclosures)  
 ANC 2B05 (by hand, with enclosures)  
 Clifton Seagroves, U.S. Department of State (by hand, with enclosures)  
 Matthew LeGrant, Zoning Administrator (by hand, with enclosures)  
 Jamie Henson, D.C. Department of Transportation (by hand, with enclosures)

#25995122\_v1



BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA



FORM 121 - APPLICATION FOR FOREIGN MISSION

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to 11 DCMR § 1002 and 11 DCMR § 3134 and 22 USC § 4306, an application is hereby made, the details of which are as follows:

Address(es)	Square(s)	Lot No.(s)	Zone District(s)
1100 16th Street, N.W., Washington, DC 20036	0183	0106	SP-2

Present use(s) of Property: Vacant

Proposed use(s) of Property: Chancery Annex

Owner of Property: Rock Creek - 1100 16th LLC

Address of Owner: 1155 Connecticut Ave., N.W., Suite 700, Washington, D.C. 20036

Phone No.(s): (202) 835-1200

E-Mail: info@rockcreekpg.com

Single-Member Advisory Neighborhood Commission District(s): 2B05

Proposed Chancery project with brief description:

New Location: ☒

Replacement: ☐

Expansion: ☐

Application of Rock Creek - 1100 16th LLC, on behalf of Embassy of the Sultanate of Oman, pursuant to 11 DCMR 1002, to locate a chancery annex in a vacant building in the SP-2 Zone District at premises 1100 16th Street, N.W. (Square 183, Lot 106) for use as the Sultan Qaboos Cultural Center.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date:

10/4/13

Signature\*:

To be notified of hearing and decision (Owner or Authorized Agent\*):

Name: Christopher H. Collins

E-Mail: chris.collins@hklaw.com

Address: 800 17th Street, N.W., Suite 1100, Washington, DC 20006

Phone No.(s): (202) 457-7841

Fax No.: (202) 955-5564

\* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. \_\_\_\_\_



# BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



## FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE:	FEE	UNIT	TOTAL
<b>VARIANCE:</b>			
Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040		
<b>TOTAL FOR VARIANCES:</b>			N/A
<b>SPECIAL EXCEPTION:</b>			
Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65	22,533 sq. ft.	\$14,690
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		
<b>TOTAL FOR SPECIAL EXCEPTIONS:</b>			
<b>APPEAL:</b>			
NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		
<b>TOTAL FOR APPEALS:</b>			N/A
<b>GRAND TOTAL:</b>			\$14,690
<p>I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)</p>			
Name:	CHRISTOPHER H. COLINS		Signature:
<p>Exhibit No. _____ Last Revised (10/18/10) Case No. _____</p>			



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., September 18, 2013

Plat for Building Permit of SQUARE 183 LOT 106

Scale: 1 inch = 20 feet      Recorded in Book 153 Page 139

Receipt No. 13-07128

Furnished to: FRED A HOBAR / HOLLAND & KNIGHT, LLP.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

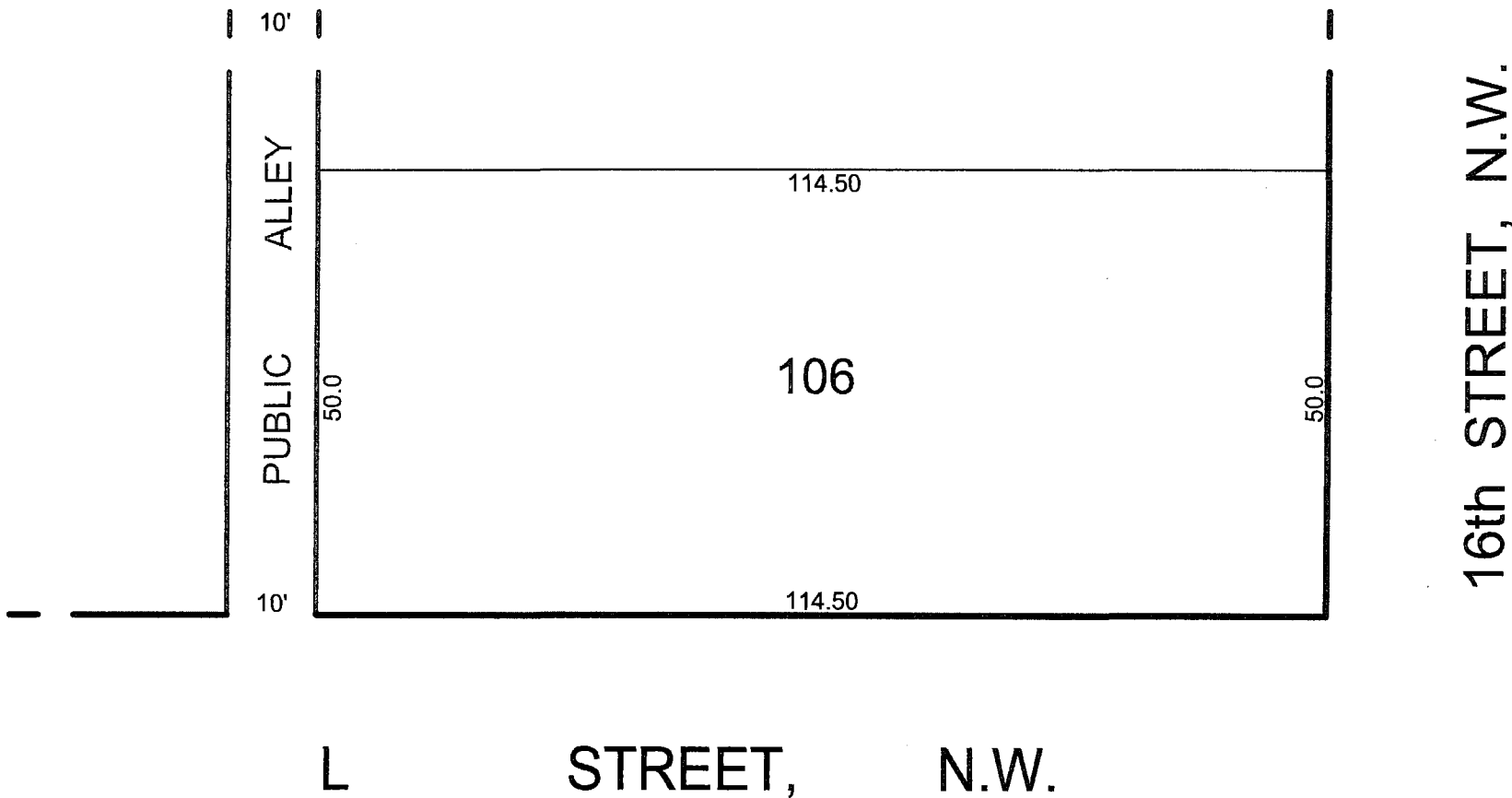
*Barry Myers*  
Surveyor, D.C.

Date: \_\_\_\_\_

By: A.S. *[Signature]*

\_\_\_\_\_  
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.























## STATEMENT OF EXISTING AND INTENDED USE

The Site is currently improved with a vacant five-story building, which was most recently occupied as a public charter school. The applicant proposes to use the building as a Chancery Annex of the Embassy of the Sultanate of Oman, to be occupied by the Sultan Qaboos Cultural Center.



## **STATEMENT OF COMPLIANCE**

### **1. Introduction**

The Embassy of the Sultanate of Oman (the "Embassy") proposes to locate a new chancery annex at 1100 16<sup>th</sup> Street, N.W. in the SP-2 zone to be occupied as the Sultan Qaboos Cultural Center. The building will contain classrooms, exhibition space, staff offices, and lecture and entertainment space.

As further detailed below, this application complies with the requirements of 22 USC, Section 4306 of the Foreign Missions Act and Chapter 10 of the Zoning Regulations. Accordingly, the Embassy respectfully requests that the Foreign Missions Board of Zoning Adjustment (FMBZA) not disapprove the proposed location of this chancery annex.

### **2. Description of Property**

The property at 1100 16<sup>th</sup> Street, N.W. is known as Square 183, Lot 106 (the "Property"). The Property is located at the northwest corner of 16<sup>th</sup> and L streets, N.W., and contains 5,725 square feet of land area. The Property is located in the SP-2 Zone District, and is also located in the Sixteenth Street Historic District and within the boundaries of the Central Employment Area.

The Property is improved with a five-story building containing 22,533.04 feet of gross floor area (FAR 3.94) and 5,833.43 square feet of cellar floor area. The building, constructed in phases between 1909 and the mid-twentieth century, is made of brick and concrete with a stucco façade. The building has been vacant since July 2011. The building has a history of non-residential uses, and was most recently occupied by the WVSA School for Arts in Learning, a public charter school.



The Foreign Missions Act was enacted by Congress in 1982, and the Zoning Commission enacted zoning regulations to implement the Foreign Missions Act in Order No. 400, effective on August 10, 1983.

### **3. Description of Proposed Use**

The Embassy proposes to locate a chancery annex for its cultural office in the existing building to be known as the Sultan Qaboos Cultural Center. The Cultural Center will be open to the public Monday through Friday from 9:00am to 5:00pm. The initial staff size will be three persons, and is anticipated to grow to approximately 25 as the various programs described herein are established and the Embassy's Cultural Mission offices are relocated to the building. The building will contain a variety of office, exhibition, and classroom spaces. Specifically, the lower-level of the building will contain approximately six classrooms, accommodating a maximum of between five and ten students each, to be used for evening Arabic instruction Monday through Thursday from 6:00pm to 9:30pm, beginning in late 2014 or early 2015. The first floor will contain a fixed exhibition space open to the public, displaying traditional Omani handicrafts, including costumes, textiles, basketry, pottery, and silver. This will be open to the public Monday through Friday from 9:00am to 5:00pm, and the Embassy anticipates 40-80 visitors per month. The second floor will house offices for five full-time employees, a lecture hall, and a reading room. The lecture hall will be used for public programs, such as lectures on Omani history and culture and workshops for K-12 teachers and small organized groups of visitors. This space can hold approximately 50-75 persons, and the Embassy expects to hold four events per month. The third and mezzanine levels will contain either additional office space or extra function space for the Embassy. The fourth floor will be used as entertainment space for

private events hosted by the Embassy after 6:00pm. The Embassy anticipates approximately four events per year.

The building contains a garage with two parking spaces.

4. **The proposed chancery annex location is consistent with the Foreign Missions Act and the Zoning Regulations.**

The Foreign Missions Act, 22 USC, Section 4301 et seq.; D.C. Official Code, Section 6-1301 et seq. (the "Act"), and Chapter 10 of the D.C. Zoning Regulations (the "Regulations") govern the location, replacement and expansion of chanceries. The proposed chancery location in this application is consistent with both the Act and the Regulations. Because the proposed chancery meets the six criteria for approval, as set forth below, the proposal 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, Sec. 4306(d)(1); D.C. Official Code, Sec. 6-1306(d)(1); 11 DCMR, § 1001.2. The U.S. Department of State supports the filing of this application. Favorable action by the FMBZA on this application would fulfill the international obligation of the United States.

**B. Historic Preservation, as Determined By The FMBZA.**

In order to ensure compatibility with historic landmarks and districts, the Act requires substantial compliance with District of Columbia and federal regulations governing historic preservation, with respect to new construction and to demolition of or alteration to historic landmarks. The FMBZA has recently found in Order No. 18131-A, Application of the Embassy of the People's Republic of China, May 18, 2011 and in Order No. 17886-A, Application of the Republic of South Africa, April 14, 2009 that

While "substantial compliance" is not defined in the Foreign Missions Act or the Zoning Regulations, in *Sheridan-Kalorama Historical Ass'n. v. Christopher*, 49 F.3d 750, 311 U.S. App. D.C. 16 (D.C. Cir. 1995), the United States Court of Appeals for the District of Columbia Circuit noted that "‘compliance’ with these laws is not as much a matter of meeting any specific standard as it is of submitting the proposal to the appropriate regulatory body or bodies for review and comment," 49 F.3d at 759, 311 U.S. App. D.C. at 25. In that case, the court found substantial compliance through the referral of the application to the Mayor's Agent for Historic Preservation.

Nonetheless, the Act requires that satisfaction of the historic preservation criteria be determined by the FMBZA.

The Property is located in the Sixteenth Street Historic District. The Embassy proposes the following minor building improvements. First, the Embassy proposes the installation of appropriate signage indicating that the building is a chancery annex of the Embassy of Oman and is the Sultan Qaboos Cultural Center. The signs will be located at entrances on both the 16th Street and L Street sides of the building; only the southern-most entrance on the 16<sup>th</sup> Street side of the building will be signed. At each of entrances there will be one sign located next to the doorway and one sign located above the doorway. The Embassy also proposes to include occasional temporary banner signage on the property for special days. Second, the Embassy proposes to install custom-designed front doors on the same 16<sup>th</sup> Street and L Street entrances

where the signs are proposed. Third, the Embassy proposes to place a sculpture in the public space in front of the building along 16<sup>th</sup> Street.

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

The Embassy anticipates that the vast majority of its staff and visitors will travel to and from the site by public transportation. The site is well served by public transportation with access to the Red, Orange, and Blue Line Metrorail stations. The Property is located 0.2 miles east of the Farragut North Red Line Metrorail station and is within 0.4 miles of both the McPherson Square and the Farragut West Orange/Blue Line Metrorail Stations. There is ample Metrobus service in the area, with the S1, S2, and S4 Metrobus lines traversing along 16<sup>th</sup> Street in front of the subject Property, and at least 15 additional Metrobus lines at Farragut and McPherson Squares, both located within three blocks of the site. The D.C. Circulator Bus that runs between Georgetown and Union Station has a stop at 16<sup>th</sup> and K Streets, N.W., one block from the site. Taxis regularly pass by the Property in both directions along L and 16<sup>th</sup> Streets, and three Capital BikeShare stations are located within two-to-three blocks from the Property. The Property has a walkscore of 94 (a "walkers paradise") and a transit score of 100 (*see* [www.walkscore.com](http://www.walkscore.com)). These alternative options for commuting provide a variety of transportation modes for building employees and visitors, to minimize the transportation impacts of the proposed chancery use for the building. There are also two public parking garages located on L Street N.W., one of which is next door to the Property, and the other is across the street. There are at least eight public parking garages located within 0.4 miles of the Property.

**D. The Extent To Which the Area is Capable of Being Adequately Protected, As Determined By The Secretary of State**

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. This site will be protected by the Uniformed Division of the Secret Service, which provides federal protection to the embassy and chancery properties in the surrounding area.

**E. The Municipal Interest, As Determined By The Mayor**

The FMBZA must consider the municipal interest, as determined by the Mayor, in deciding whether to approve an application for a chancery use. In this case, the proposed location of the chancery annex as the Sultan Qaboos Cultural Center is consistent with the municipal interest for the following reasons.

**1. Zoning Regulations**

The project's conformity with the Zoning Regulations is consistent with the municipal interest. The Property is located in the SP-2 zone. The SP zones are designed to act as a buffer between adjoining commercial and residential areas, and to ensure that new development is compatible in use, scale, and design with the transitional function of the zone district. 11 DCMR § 500.2. The SP zones preserve and protect areas adjacent to Commercial districts that contain a mix of row houses, apartments, offices, and institutions at medium to high density, including buildings of historic and architectural merit. 11 DCMR § 500.3. The SP District permits chancery use, subject to disapproval by the FMBZA. 11 DCMR § 501.3. Chancery applications are not subject to the variance and special exception requirements set forth in Sections 3103 and 3104 of the Zoning Regulations. 11 DCMR §§ 3134.1-3134.6. Instead, FMBZA's determination on a chancery application "shall be based solely on the criteria of Section 1001" of the Regulations. *See* 11 DCMR § 1002.4.

Here, the use of the Property as a chancery annex is appropriate and is consistent with the municipal interest. As a matter of right, SP Districts permit the following uses: art galleries, community centers, public and private schools, museums, and artist studios, among others. SP Districts also permit general office use, including chancery, as a replacement for office use for international organizations, non-profit organizations, labor unions, architects, dentists, doctors, engineers, lawyers, or similar professional persons existing and approved by the BZA or the Zoning Commission. 11 DCMR § 501.3. The BZA may approve as a special exception colleges and universities, new office buildings, hotels and inns, retail and service uses, and religious residences and programs in SP Districts. *See* § 507-518. The use of the Property as the new Sultan Quaboos Cultural Center is consistent with the uses permitted as a matter of right and by special exception in the SP-2 District. The Cultural Center will provide rich history about the nation of Oman and the Omani culture. The Center will maintain a fixed exhibition space open to the public and will host evening Arabic classes, lectures and programs, and occasional private events. These uses are in keeping with the SP-2 District's desire to maintain a diverse neighborhood of office, commercial, and institutional uses.

## 2. Comprehensive Plan

The proposed use of the Property as a chancery annex cultural center is consistent with the Comprehensive Plan. The Future Land Use Map designates the Property as Medium Density Commercial/High Density Residential. The Medium Density Commercial designation is used to define shopping and service areas that are more intense in scale and character than the moderate-density commercial areas. Retail, office, and service businesses are the predominant uses. The use of the Property as a Cultural Center is consistent with the City's vision for the future of the

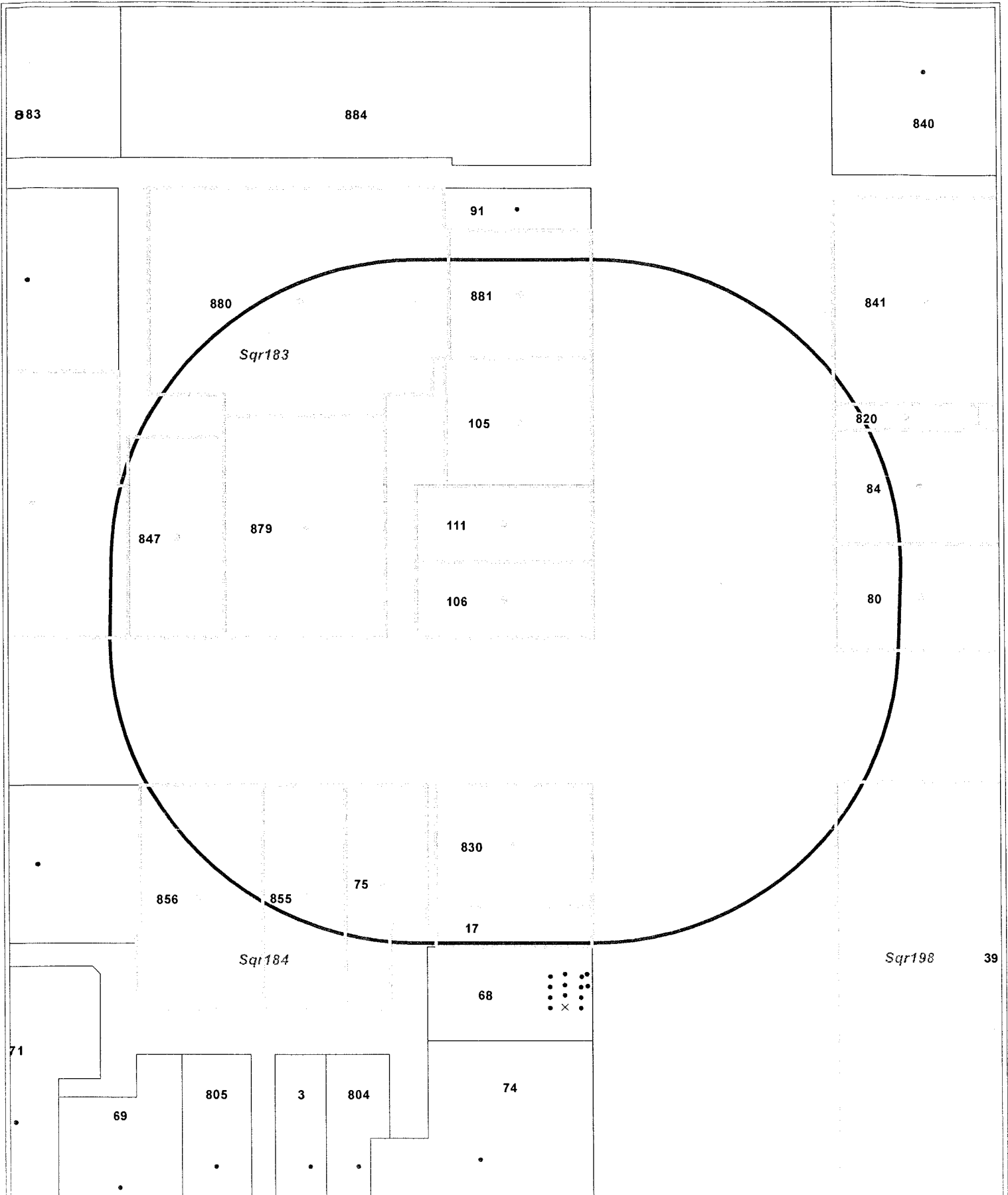
neighborhood as medium density commercial. The five-story building will be occupied as a cultural center and will provide the public with an important resource on Omani culture.

3. Neighborhood Uses

Chancery annex use of the Property as described herein is consistent with the mix of uses in the immediate area. The neighborhood includes a wide variety of uses, including office, residential, hotel, and institutional uses. The Russian Embassy is across 16<sup>th</sup> Street from the site. The National Geographic Society and several non profit organizations, as well as several office buildings, occupy the same square as the Property. Hotels, office buildings, restaurants, and non-profit associations are all in close proximity. The proposed chancery annex is compatible with this variety of uses.

6. **The Federal Interest, as Determined by the Secretary.**

Approval of this application is in the federal interest. The Department of State supports this application.



# Square 0183 Lot 0106

Property Lines



200 Foot Radius

\*\*\* Office of Tax and Revenue  
Real Property Assessment Division  
GIS



Map Created: 09-19-2013  
For planning purposes only



Square Suffix and Lot: 0183 0105 \* Lot Address: 1112 16TH ST NW  
Owner: LESSER ATLANTIC LLC \* Owner's Address: 1112 16TH ST NW WASHINGTON, DC 20036-4823

Square Suffix and Lot: 0183 0106 \* Lot Address: 1100 - 1102 16TH ST NW  
Owner: ROCK CREEK-1100 16TH LLC \* Owner's Address: 1155 CONNECTICUT AVE NW WASHINGTON, DC 20036-4306

Square Suffix and Lot: 0183 0111 \* Lot Address: 1106 - 1110 16TH ST NW  
Owner: PLANNED PARENTHOOD ASSOCIATION OF DC \* Owner's Address: 1108 16TH ST NW WASHINGTON, DC 20036-4802

Square Suffix and Lot: 0183 0847 \* Lot Address: 1625 L ST NW  
Owner: AFSCME BUILDING CORPORATION \* Owner's Address: 1625 L ST NW WASHINGTON, DC 20036-5665

Square Suffix and Lot: 0183 0857 \* Lot Address: 1101 17TH ST  
Owner: 1101 17TH STREET ASSOCIATES LTD C/O SMITH & VONADO \* Owner's Address: 210 E RTE 4 PARAMUS, NJ 07652-5108

Square Suffix and Lot: 0183 0879 \* Lot Address: 1615 L ST NW  
Owner: 1615 L ST LLC C/O SPITZER ENG LLC \* Owner's Address: 730 5TH AVE STE 2002 NEW YORK, NY 10019-4105

Square Suffix and Lot: 0183 0880 \* Lot Address: 1128 16TH ST NW  
Owner: 1615 L STREET LLC C/O SPITZER ENG LLC \* Owner's Address: 730 5TH AVE # 2002 NEW YORK, NY 10019-4105

Square Suffix and Lot: 0183 0881 \* Lot Address: 1126 16TH ST NW  
Owner: HOGAR HISPANO INC \* Owner's Address: 1126 16TH ST NW STE 600 WASHINGTON, DC 20036-4804

Square Suffix and Lot: 0184 0017 \* Lot Address: 1020 16TH ST NW  
Owner: 1020 16TH STREET NW HOLDINGS LLC \* Owner's Address: 1020 16TH ST NW STE 300 WASHINGTON, DC 20036-5719

Square Suffix and Lot: 0184 0830 \* Lot Address: 1026 16TH ST NW  
Owner: PRESIDENTIAL OWNERS INC C/O WILLIAM C SMITH/ STE 1000 \* Owner's Address: 1100 NEW JERSEY AVE SE WASHINGTON, DC 20003-3302

Square Suffix and Lot: 0184 0075 \* Lot Address: 1602 L ST  
Owner: 1602 IS LLC \* Owner's Address: 1602 L ST NW STE 900 WASHINGTON, DC 20036-5682

Square Suffix and Lot: 0184 0855 \* Lot Address: 1616 L ST NW  
Owner: POTOMAC ELECTRIC POWER COMPANY \* Owner's Address: 701 9TH ST NW WASHINGTON, DC 20068-0001

Square Suffix and Lot: 0184 0856 \* Lot Address: 1620 L ST NW  
Owner: JBC FUNDS 1620 LLC \* Owner's Address: 1 N WACKER DR STE 2400 CHICAGO, IL 60606-2866

Square Suffix and Lot: 0197 0080 \* Lot Address: 1101 16TH ST NW  
Owner: NATIONAL SOFT DRINK ASSOCIATION C/O MARK N HAMMOND \* Owner's Address: 1101 16TH ST NW WASHINGTON, DC 20036-4803

Square Suffix and Lot: 0197 0084 \* Lot Address: 1111 16TH ST NW  
Owner: AMERICAN ASSOCIATION UNIV WOMEN \* Owner's Address: 1111 16TH ST NW WASHINGTON, DC 20036-4809

Square Suffix and Lot: 0197 0820 \* Lot Address: 1115 16TH ST NW  
Owner: GOVERNMENT OF THE RUSSIAN FEDERATION \* Owner's Address: 1026 16TH ST NW APT 304 WASHINGTON, DC 20036-5708

Square Suffix and Lot: 0197 0841 \* Lot Address: 1119 - 1125 16TH ST NW  
Owner: GOVERNMENT OF THE RUSSIAN FEDERATION \* Owner's Address: 1026 16TH ST NW APT 304 WASHINGTON, DC 20036-5708

Square Suffix and Lot: 0198 0039 \* Lot Address: 1001 16TH ST

Owner: CHH CAPITAL HOTEL PARTNERS LP C/O CNL HOSPITALITY CORP/ DEPT 309 \* Owner's Address: PO  
BOX 4900 SCOTTSDALE, AZ 85261-4900

LESSER ATLANTIC LLC  
1 112 16TH ST NW  
WASHINGTON, DC 20036-4823

ROCK CREEK-1100 16TH LLC  
1155 CONNECTICUT AVE NW  
WASHINGTON, DC 20036-4306

PLANNED PARENTHOOD  
ASSOCIATION OF DC  
1108 16TH ST NW  
WASHINGTON, DC 20036-4802

AFSCME BUILDING CORPORATION  
1625 L ST NW  
WASHINGTON, DC 20036-5665

1101 17TH STREET ASSOCIATES LTD  
210 E RTE 4  
PARAMUS, NJ 07652-5108

1615 L ST LLC  
730 5TH AVE STE 2002  
NEW YORK, NY 10019-4105

1615 L STREET LLC  
730 5TH AVE # 2002  
NEW YORK, NY 10019-4105

HOGAR HISPANO INC  
1126 16TH ST NW STE 600  
WASHINGTON, DC 20036-4804

1020 16TH STREET NW HOLDINGS  
LLC  
1020 16TH ST NW STE 300  
WASHINGTON, DC 20036-5719

1602 IS LLC  
1602 L ST NW STE 900  
WASHINGTON, DC 20036-5682

PRESIDENTIAL OWNERS INC  
1100 NEW JERSEY AVE SE  
WASHINGTON, DC 20003-3302

POTOMAC ELECTRIC POWER  
COMPANY  
701 9TH ST NW  
WASHINGTON, DC 20068-0001

JBC FUNDS 1620 LLC  
1 N WACKER DR STE 2400  
CHICAGO, IL 60606-2866

NATIONAL SOFT DRINK  
ASSOCIATION  
1101 16TH ST NW  
WASHINGTON, DC 20036-4803

AMERICAN ASSOCIATION UNIV  
WOMEN  
1111 16TH ST NW  
WASHINGTON, DC 20036-4809

GOVERNMENT OF THE RUSSIAN  
FEDERATION  
1026 16TH ST NW APT 304  
WASHINGTON, DC 20036-5708

GOVERNMENT OF THE RUSSIAN  
FEDERATION  
1026 16TH ST NW APT 304  
WASHINGTON, DC 20036-5708

CHH CAPITAL HOTEL PARTNERS LP  
PO BOX 4900  
SCOTTSDALE, AZ 85261-4900



BEFORE THE BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1100 16th Street, N.W., Washington, DC 20036	0183	0106	SP-2

Single-Member Advisory Neighborhood Commission District(s): 2B05

**CERTIFICATION**

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> §3103.2 - Use Variance	<input type="checkbox"/> §3103.2 - Area Variance	<input checked="" type="checkbox"/> §3104.1-Special Exception
Pursuant to Subsections	FMBZA - §1002		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22 2405)

Owner's Signature		Embassy of the Sultanate of Oman	
		Christopher H. Collins	
Date	10/4/13	D.C. Bar No.	270751
or		Architect	Registration No.

**FOR OFFICIAL USE ONLY**

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations.
Explanation _____	
Signature	Date

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.**

Case No. \_\_\_\_\_



BEFORE THE BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1100 16th Street, N.W., Washington, DC 20036	0183	0106	SP-2

Single-Member Advisory Neighborhood Commission District(s): 2B05

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Pursuant to Subsections			FMBZA - §1002

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- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

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The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22-2405)

Owner's Signature 		Owner's Name (Please Print) Embassy of the Sultanate of Oman	
Agent's Signature 		Agent's Name (Please Print) Christopher H. Collins	
Date	D.C. Bar No.	270751	or Architect Registration No.

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____

Signature		Date	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. \_\_\_\_\_

**INSTRUCTIONS**

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

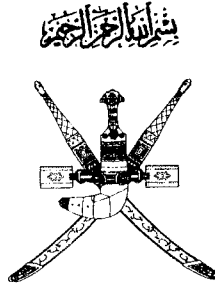
1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	5,725 sq. ft.	N/A			
Lot Width (ft. to the tenth)	50 ft.	N/A			
Lot Occupancy (building area/lot area)	99%		100%		
Floor Area Ratio (FAR) (floor area/lot area)	3.94 FAR		6.0		
Parking Spaces (number)	2	No additional spaces, per § 2120			
Loading Berths (number and size in ft.)	0	No additional loading, per § 2200.5			
Front Yard (ft. to the tenth)	None	None			
Rear Yard (ft. to the tenth)	5 ft.	12 ft. min.			
Side Yard (ft. to the tenth)	None	None			
Court, Open (width by depth in ft.)	24.1 ft. x 3.4 ft.	12 ft. min. width			
Court, Closed (width by depth in ft.)	None	N/A			
Height (ft. to the tenth)	62'-6"		90 ft.		

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

EMBASSY OF THE  
SULTANATE OF OMAN  
WASHINGTON, D.C.

Office of the Ambassador



سفارة سلطنة عُمان  
واشنطن  
مكتب السفير

September 23, 2013

Board of Zoning Adjustment  
for the District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210S  
Washington, D.C. 20001

Re: Application for Foreign Mission  
Chancery Annex for the Sultanate of Oman  
1100 16<sup>th</sup> Street, N.W. (Square 183, Lot 106)

Dear Members of the Board:

This letter is to authorize the firm of Holland & Knight LLP to represent the Embassy of the Sultanate of Oman for its application to the Foreign Mission Board of Zoning Adjustment concerning the above-referenced property.

Sincerely,

/ Hunaina Al Mughairy  
Ambassador

Embassy of the Sultanate of Oman



**ROCK CREEK**  
property group

September 23, 2013

Board of Zoning Adjustment  
for the District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210S  
Washington, D.C. 20001

Re: Application for Foreign Mission  
Chancery Annex for the Sultanate of Oman  
1100 16<sup>th</sup> Street, N.W. (Square 183, Lot 106)

Dear Members of the Board:

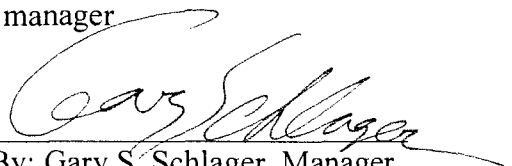
This letter is to authorize the Embassy of the Sultanate of Oman to represent Rock Creek - 1100 16<sup>th</sup> LLC, as owner of the above-mentioned property, for its application to the Foreign Mission Board of Zoning Adjustment. This letter shall be effective until revoked in writing.

Sincerely,

Rock Creek-1100 16<sup>th</sup> LLC

A District of Columbia limited liability company

By: Rock Creek Fund Manager, LLC  
A Delaware limited liability company,  
its manager

  
By: Gary S. Schlager, Manager



13-526

The United States Department of State acknowledges receipt of note No. SD/ADM/012/13, dated June 11, 2013, from the Embassy of the Sultanate of Oman requesting the Department's approval to purchase 1100 16th Street, NW, in the District of Columbia, for use as its Cultural Division office, which will be a chancery annex.

The Department approves the purchase of this property subject to compliance with zoning laws and regulations applicable to chancery facilities in the District of Columbia.

Due to this property's current zoning designation of "SP-2," the Department advises the Embassy that an approval is required from the Foreign Mission Board of Zoning Adjustment (FMBZA) prior to the Embassy's use of this property as a chancery annex. The Department would appreciate the Embassy's keeping its Office of Foreign Missions (OFM) informed throughout the process. More information regarding the FMBZA can be found at OFM's website:

<http://www.state.gov/ofm/property/bza/index.htm>

In addition, the Embassy must obtain an Occupancy Permit from the Government of the District of Columbia prior to use of the building as a chancery annex.

The Embassy is reminded that any plan to renovate, alter, or expand this property must be requested through OFM as early as possible and that it must also request permission from OFM to apply for any permits that may be needed for any future projects.

The Embassy is exempt from recordation tax associated with this transaction. Enclosed is a letter that the Embassy may present at the property settlement in order to facilitate exemption from this tax.

With regard to annual real estate tax, based on international law and reciprocity, the Embassy is exempt. The Embassy is requested to notify OFM of the final settlement date and recordation date of the property. With this information, OFM will request exemption from annual real estate tax from the local jurisdiction.

If the Embassy has any questions, please contact OFM at (202) 895-3500, extension 5 or [OFMProperty@state.gov](mailto:OFMProperty@state.gov).

Enclosure:

As stated.

Department of State,

Washington, June 24, 2013.

A handwritten signature in black ink, consisting of stylized, overlapping loops and a long horizontal stroke extending to the right.