



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

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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:	☐
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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*:	
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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. 18678

Board of Zoning Adjustment
District of Columbia
CASE NO.18678
EXHIBIT NO.1

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

October 4, 2013

Christopher H Collins
202 457 7841
chris.collins@hklaw.com

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VIA HAND DELIVERY

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

Re Embassy of the Sultanate of Oman, Chancery Annex
1100 16th 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 16th 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 16th 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 16th 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, Esq.
Christopher H Collins

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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)

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