Embassy of the Sultanate of Oman

2535 Belmont Road, NW

Proposed Chancery Addition

This is an application, pursuant to 22 USC § 4306 and 11 DCMR, Chapter 10, for approval of a chancery annex building for the Embassy of the Sultanate of Oman at 2535 Belmont Road, NW. The site contains the existing chancery of the Embassy of Oman. A chancery addition is proposed to house the Military and Cultural Attaché offices, which are currently located in leased office space elsewhere in the District. The criteria for approval under 22 USC § 4306(d) and 11 DCMR, § 1001 are as follows:

1. The international obligation of the United States to facilitate the provision of adequate and secure facilities for foreign missions in the Nation's Capital. The Department of State will address this issue in its written and verbal testimony.

2. Historic preservation, as determined by the Board. The property is located in the Sheridan-Kalorama Historic District. There will be no change to the existing chancery building. A small accessory storage building that is not readily visible from the public, and which is in a state of disrepair, will be removed as part of the new construction. The new addition is designed to be compatible with the character of both the existing building and the historic district.

3. Off-street parking and public transportation. The project will include approximately 11,745 square feet of gross floor area of new construction. The existing chancery building measures approximately 13,733 square feet of gross floor area. The property is split–zoned D/R-1-B and R-1-B. The vast majority of the new construction will be located in the D/R-1-B Zoning District. The parking requirement for a chancery in the D/R-1-B Zone is one space for each 800 sq. ft. of gross floor area for chancery use, or as

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determined by the Board. This translates to a parking requirement for 32 vehicles for both the existing building and addition. There is parking space on site to accommodate 44 vehicles.

4. Adequacy of federal protection, as determined by the Secretary of State. The site is capable of being adequately protected. The site is currently protected by the Uniformed Division of the Secret Service. The addition of the proposed chancery annex building should not adversely affect the continued ability to provide protection.

5. The municipal interest, as determined by the Mayor. The Office of Planning will file a report in this case. The site has been used by the Embassy of Oman and the Embassy of France for chancery purposes for many years. The new proposed building, together with the existing building, will be well within the maximum permitted height and density regulations. The D/R-1-B and R-1-B zones allow a height of 40 feet and 3 stories, a maximum lot occupancy of 40%, a 25 foot rear yard, and an 8 foot side yard. The new building will measure 34 feet 3/4 inches and 3 stories in height. The total lot occupancy of the existing and new buildings combined is 15%. The rear yard depth is 42 feet, and the side yard setback of the new construction is 55 feet from the south lot line. The chancery will have 37% more parking than required.

The project will include a new chancery that will abut the existing chancery building below the main floor level. There will be an above-grade connection, at the lower level, between the existing building and new addition at the rear. The property will be combined into a single record lot prior to issuance of a building permit.

The vast majority of the floor area of the new addition will be within the D/R-1-B zone. The site is split-zoned, and a small portion of the new construction, below the main floor level, will be on the R-1-B portion of the site, where the current chancery building is located. To the extent that a deviation from the regulations is required, the

applicant requests permission to construct a portion of the addition in the R-1-B zone, below the main floor level, adjacent to the existing chancery building, which is entirely in the R-1-B zone, with a connection below the main floor level.

6. The federal interest, as determined by the Secretary of State. The State Department will submit a letter and provide testimony at the public hearing. The State Department has authorized the Embassy of Oman to proceed to the BZA with this application.

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