



## Advisory Neighborhood Commission 4A

7820 Eastern Avenue, NW  
Washington, DC 20012  
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*Gale Black, ANC 4A08, Chairperson; Dave Wilson, ANC 4A07, Vice Chairperson;  
Acquonetta Anderson, ANC 4A01, Secretary Karrye Braxton, ANC 4A06, Treasurer;  
Patience Singleton, 4A04; Dwayne M. Toliver 4A02; Stephen A Whatley, 4A03*

June 9, 2016

Hon. Marnique Y. Heath, AIA, Chairman  
D.C. Board of Zoning Adjustment  
Office of Zoning  
441 4<sup>th</sup> Street N.W.  
Washington, D.C. 20001

**RE: BZA 19301, Application of the Republic of The Gambia to allow  
the location of a chancery in the SSH-1/R-1-B District at  
premises 5630 16th Street N.W.**

Dear Chairman Heath and Members of the Board:

At its regularly scheduled meeting on June 7, 2016 (notice of which was properly given, and at which a quorum of six of seven members was present) ANC 4A voted (3 yes, 1 no, 2 abstain) to adopt the attached resolution supporting an application for a special exception (BZA 19301) to establish a Chancery for The Embassy of the Republic of Gambia at 5630 16<sup>th</sup> Street N.W.

Pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19301  
EXHIBIT NO.28

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given “great weight” by DC government agencies, that DC government agencies “articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission.”

Sincerely,

  
Gale Black, ANC 4A08  
Chairperson

- cc: Hon. Brandon Todd, Councilmember, Ward 4  
Commissioners, ANC 4A  
Mr. Gottlieb Simon, Executive Director, Office of Advisory Neighborhood  
Commissions  
Ms. Cynthia Giordano, Attorney for the Applicant



**Advisory Neighborhood Commission 4A**  
**Government of the District of Columbia**  
**7820 Eastern Avenue, NW**  
**Washington, DC 20012**

**RESOLUTION #4A-16-0601**

**Recommendations Regarding the Chancery of The Republic  
of Gambia, 5630 16th Street N.W.**

**Introduced by Commissioner Dave Wilson, 4A07**

**Adopted June 7, 2016**

Advisory Neighborhood Commission 4A recommends the approval of 5630 16th Street, N.W., Square 2721 W, Lot 27 (the "Property") as a chancery for the exclusive use of The Republic of Gambia so long as the following Conditions of the Property are met:

**BACKGROUND**

The Property is located in a SSH-1/R-1-B Overlay Zone District, which was established to, among other things, to:

"promote the conservation, enhancement, and stability of this low-density, single family neighborhood for housing and neighborhood-related uses.", 11 DCMR 1551.3(a) and

"control the further conversion of residential housing to nonresidential uses in order to maintain the housing supply and minimize the external negative impacts of new nonresidential uses that are permitted in the SSH/R-1-B District in order to preserve neighborhood quality." 11 DCMR 1551.3(b)

**CONDITIONS UNDER WHICH THE COMMISSION RECOMMENDS USE OF THE  
PROPERTY AS A CHANCERY.**

A proposed new nonresidential use should be permitted only as a special exception, if approved by the Board of Zoning Adjustment, subject to, among others, the following requirements:

The "nonresidential use is capable of being established and operated without adversely affecting the use and enjoyment of neighboring and nearby properties due to traffic, noise, design, or other objectionable conditions." 11 DCMR 1553.2(a); and

“There shall be adequate, appropriately located, and screened off-street parking sufficient to provide for the needs of the maximum number of occupants, employees, congregants, and visitors who can use the facility at one time.” 11 DCMR 1553.2(b).

The exception sought is literally a special exception and is not a precedent for additional chancery uses, or other nonresidential uses in the SSH Overlay Zone District.

### **THE PROPOSED ORDER AND CONDITIONS FOR USE OF THE CHANCERY**

The Commission supports the special exception, subject to the following Order and Conditions:

1. The chancery shall be used only for the activities of The Republic of Gambia;
2. The chancery shall retain and maintain the residential nature of the premises;
3. Chancery business hours shall be 9:30 AM to 4:00 PM;
4. The chancery will be a small one, occupying 4,123 square feet comprising the first and second floors of the property with the basement level being devoted to an apartment where a Gambian staff member will reside full time;
4. The exterior of the building will be maintained in its current excellent condition and no addition or exterior alteration of the Property will occur, such as an antenna. The chancery may have a small plaque and a flag on a flag pole located in the front of the building indicating the presence of the chancery;
5. The interior alterations will be minor;
6. The proposed chancery use will be a very small operation. The number of chancery officials and employees, including the Ambassador, on-site at any one time may not exceed six persons;
7. Up to five vehicles will be parked at the chancery’s parking spaces and The Republic of Gambia shall forgo its right to designate on-street parking spaces for diplomatic use;
8. Pedestrian access to the Chancery shall be from 16<sup>th</sup> Street N.W.
9. The chancery will receive secret service protection;
10. The chancery will be limited to the use of the Property for large receptions, not more than 60 persons, twice a year;

11. The Sixteenth Street Heights Civic Association (SSHCA) and The Republic of Gambia have agreed to negotiate a procedure for resolving disputes concerning the repair of the Chancery and its grounds should it become in disrepair—the “Arbitration Process”—in which the majority of the SSHCA membership shall submit to the Ambassador of The Republic of Gambia a written notice concerning the disrepair to the Chancery or its grounds (“Notice”); said Notice shall include visible information regarding the disrepair of the Chancery and its grounds, and The Republic of Gambia shall promptly repair the Chancery, and/or its grounds, or submit itself to the arbitration process; and

12. The SSHCA and the Ambassador of The Republic of Gambia shall hold quarterly meetings to discuss neighborhood issues.

**WELCOME**

The Commission and the Sixteenth Street Heights Civic Association WELCOMES The Republic of Gambia to the Sixteenth Street Heights neighborhood and looks forward to having good neighborly relations with The Republic of Gambia at its chancery.

**RESOLVED:**

That the Commission recommends that that the Property shall be approved as a chancery under the Conditions/Order set out above.

**FURTHER RESOLVED:**

That Commissioner Dave Wilson, ANC 4A07, is hereby authorized to serve as the Commission’s representative regarding this resolution.

**ADOPTED** by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of six of seven members was present, on June 7, 2016, by a vote of 3 yes, 1 no, and 2 abstain.

  
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Gale Black, Chair