

July 2, 2020

DC Office of Zoning  
441 4<sup>th</sup> St. NW  
Suite 200S  
Washington, DC 20001

*Via First Class Mail:*

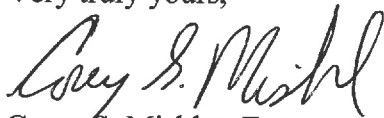
**Re: Case No. BZATmp1191 / 20319**

Dear Sir or Madam:

Please find enclosed two copies of the above referenced case, comprised of

1. Completed application dated June 26, 2020
2. Form 135 – Zoning Self-Certification
3. Letter of Authorization
4. Certification of Corey S. Mishler
5. Statement of Public Outreach
6. Public outreach letters
7. Statement of Existing and Intended Use
8. Burden of Proof Statement
9. Name and mailing address of organization which has a lease with FSAP
10. Architectural plans and plat
11. Color images
12. Certificate of Occupancy
13. Certificates of Service (2)
14. Names and mailing addresses of owners of all property within 200 feet
15. Mailing labels for owners of all property within 200 feet
16. Application receipt

Very truly yours,



Corey S. Mishler, Esq.  
Counsel and Manager of  
Corporate Legal Affairs  
202-643-0299

[CoreyM@petaf.org](mailto:CoreyM@petaf.org)

FOUNDATION  
TO SUPPORT  
ANIMAL  
PROTECTION

**Washington, D.C.**  
1536 16th St. N.W.  
Washington, DC 20036  
202-483-PETA

**Los Angeles**  
2154 W. Sunset Blvd.  
Los Angeles, CA 90026  
323-644-PETA

**Norfolk**  
501 Front St.  
Norfolk, VA 23510  
757-622-PETA

**Berkeley**  
2855 Telegraph Ave.  
Ste. 301  
Berkeley, CA 94705  
510-763-7382

[Info@fsap.org](mailto:Info@fsap.org)

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FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0180	0042	MU-15	2B

Address of Property: 1536 16th St. NW

ZONING INFORMATION

Relief from section(s): Subtitle U 504.1 (f)

Type of Relief: Special Exception

Relief description of proposed project: Owner seeks special exception 504.1(f) so that it may offer temporary, free, and private (not open to the public) overnight accommodations to non-profit business staff and guests by converting some office space to sleeping rooms for no more than ten individuals and adding showers to two existing bathrooms.

Present use of Property: Non-profit office space

Proposed use of Property: Non-profit office space with private accommodations for staff and guests

CONTACT INFORMATION

Owner Information

Name: Foundation to Support Animal Protection  
E-mail: coreym@petaf.org  
Address: 1536 16th St. NW Washington, DC 20036  
Phone No.s: (202)643-0299  
Phone No. Alternate:

Authorized Agent Information

Name: Corey Mishler  
E-mail: coreym@petaf.org  
Address: 1536 16th St. NW Washington, DC 20036  
Phone No.s: (202)643-0299  
Phone No. Alternate:

FEE CALCULATOR

SIGNATURE

Date

Corey S. Mishler, for and on behalf of Foundation to Support Animal Protection

6/26/2020

Case No. 20319 / B2ATmp1191

2



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



**FORM 135 – ZONING SELF-CERTIFICATION**

<i>Project Address(es)</i>	<i>Square</i>	<i>Lot(s)</i>	<i>Zone District(s)</i>
1536 16th St. NW	0180	0042	MU-15

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:

<i>Relief Sought</i>	<input type="checkbox"/>	<i>X § 1000.1 - Use Variance</i>	<input type="checkbox"/>	<i>X § 1002.1 - Area Variance</i>	<input checked="" type="checkbox"/>	<i>X § 901.1-Special Exception</i>
<i>Pursuant to Subsections</i>						<b>Subtitle U 504.1(f)</b>

Pursuant to 11 DCMR Y § 300.6, 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)

<i>Owner's Signature</i>		<i>Owner's Name (Please Print)</i>	
/s/Ingrid Newkirk		Foundation to Support Animal Protection	
<i>Agent's Signature</i>		<i>Agent's Name (Please Print)</i>	
/s/Corey S. Mishler		Corey S. Mishler	
<i>Date</i>	<b>06/26/2020</b>	<i>D.C. Bar No.</i>	<b>888177030</b>
		<i>or</i>	<i>Architect Registration No.</i>



**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.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2475sqft			no change	none
Lot Width (ft. to the tenth)	22'10"			no change	none
Lot Occupancy (building area/lot area)	1688/2475= 0.68		100	no change	none
Floor Area Ratio (FAR) (floor area/lot area)	5802/2475= 2.34		2.5	no change	none
Parking Spaces (number)	6 stacked (3+3)			no change	none
Loading Berths (number and size in ft.)	N/A			no change	none
Front Yard (ft. to the tenth)	0			no change	none
Rear Yard (ft. to the tenth)	40'	12'		no change	none
Side Yard (ft. to the tenth)	0			no change	none
Court, Open (width by depth in ft.)	N/A			no change	none
Court, Closed (width by depth in ft.)	N/A			no change	none
Height (ft. to the tenth)	40'		65'	no change	none



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.

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June 19, 2020

DC Office of Zoning  
441 4th Street NW  
Suite 200S  
Washington, DC 20001

**Via Interactive Zoning Information System**

Re: Letter of Authorization  
Application No. BZATmp1191

Dear Sir or Madam:

On behalf of Foundation to Support Animal Protection ("FSAP"), I authorize Corey S. Mishler to act on FSAP's behalf with respect to our above-referenced application.

Very truly yours,

*Ingrid Newkirk*

Ingrid Newkirk  
President

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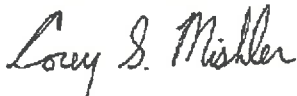
**Via Interactive Zoning Information System**

Re: Certification of Corey S. Mishler  
Application No. BZATmp1191

Dear Sir or Madam:

I certify that I have read the Board of Zoning Adjustment's Rules of Practice and Procedure and am able to competently represent Foundation to Support Animal Protection with respect to the above-referenced application.

Very truly yours,



Corey S. Mishler, Esq.  
Counsel and Manager of  
Corporate Legal Affairs

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June 19, 2020

DC Office of Zoning  
441 4th Street NW  
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Washington, DC 20001

**Via Interactive Zoning Information System**

Re: Statement of Public Outreach  
Application No. BZATmp1191

Dear Sir or Madam:

Enclosed, please find Foundation to Support Animal Protection (FSAP)'s letters apprising the following individuals and groups of its above-referenced application and inviting them to discuss the application with our agent, Corey Mishler.

1. Advisory Neighborhood Commission 2B via mail (Dupont Circle ANC 2B, 9 Dupont Circle NW, Washington, DC 20036) and e-mail ([2B@ANC.DC.GOV](mailto:2B@ANC.DC.GOV))
2. Randy Downs, Commissioner, SMD 2B05, via e-mail ([2B05@ANC.DC.GOV](mailto:2B05@ANC.DC.GOV))
3. Jack Evans, Ward 2 Councilmember, via e-mail ([jevans@dccouncil.us](mailto:jevans@dccouncil.us))
4. Washington District of Columbia Jewish Community Center, via mail (1529 16th St. NW, Washington, DC 20036-1466)
5. Daro Realty, via mail (1534 16<sup>th</sup> St. NW, Washington, DC 20036; 1407 Broadway FL 30, New York, NY 10018-2480)
6. Condominium owners at 1601 16th St. NW, Washington, DC 20036, via mail
  - a. Michael Thompson, Unit 1
  - b. Jessica A. Ettinger, Unit 2
  - c. Andrew W. Steinfeld, Unit 3
  - d. Sonja Heiles, Unit 4
  - e. Kevin M. Simpson, Unit 6
  - f. Jeffrey V. Simpson, Unit 7
7. Condominium owners at 1600 Q St. NW, Washington, DC 20036 via mail
  - a. Jorge A. Garcia Tunon, Unit 1
  - b. Laura Guimond, Unit 2
  - c. Faustino J. Nunez, Unit 3
  - d. Elizabeth M. Shaefer, Unit 4
  - e. Nathan Dietz, Unit 5
  - f. David A Garner, Unit 6
  - g. Dan R. Free and David W. Briggs Trustees Millicent Chatel Assoc., Unit A

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{00354416}

FSAP will also serve a copy of its application for a special exception upon the Office of Planning and ANC 2B in accordance with D.C. Mun. Regs. Tit. 11-Y, § 300.11.

Very truly yours,

*Ingrid Newkirk*

**Ingrid Newkirk**  
President

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June 19, 2020

Dupont Circle ANC 2B  
9 Dupont Circle NW  
Washington, DC 20036

**Via Mail and E-mail: 2B@ANC.DC.GOV**

Re: Intention to File Application for Special Exception

Dear Sir or Madam:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

FSAP is a not-for-profit charity that provides general and administrative support services to charitable animal protection organizations. Our office at 1536 16<sup>th</sup> St. is currently used exclusively for office space, but having the ability to offer visiting staff and guests free, temporary accommodations will eliminate the current need for them to travel between the office and where they would stay otherwise, and allow us to redirect some of our limited resources to other matters in furtherance of our charitable purpose. All alterations following approval of the special exception will take place inside of the building (the exterior will not change in anyway), and accommodations will not be offered to the public.

Enclosed are more details about the project. Our application ID is Application No. BZATmp1191. We will serve you with a copy of our application in accordance with D.C. Mun. Regs. Tit. 11-Y, § 300.11.

If you have any questions or concerns, or simply want to discuss the application, please do not hesitate to contact Corey Mishler at [coreym@petaf.org](mailto:coreym@petaf.org) or 202-643-0299.

Very truly yours,



Ingrid Newkirk  
President

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[Info@fsap.org](mailto:Info@fsap.org)

Statement of Existing and Intended Use  
Application No. BZATmp1191

FOUNDATION  
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Info@fsap.org

Existing Use

The property at 1536 16th St. NW is currently used to provide office space to Foundation to Support Animal Protection (FSAP), a not-for-profit charity that provides general and administrative support services to certain charitable animal protection organizations, and People for the Ethical Treatment of Animals (PETA), one of the charitable organizations to which FSAP provides support services. The building contains three floors used for office space, a basement used for storage, a small kitchen on the second floor, and three small bathrooms on each floor for use by staff and guests.

Intended Use

FSAP would like to offer some staff and business guests visiting its 1536 16th St. NW office free, temporary accommodations, to save on costs currently associated with providing them accommodations and to eliminate the need for them to travel between the office and where they would stay otherwise. FSAP proposes to modify only the interior of the building by converting existing office space on the second and third floors to accommodate up to ten overnight transient guests by converting some of the offices on the second and third floors to sleeping rooms, and adding showers to the bathrooms on the second and third floors that would be shared by the overnight guests. The first floor will remain office space.

We would not offer accommodations to the public and the regular density of the building will not change and may even decrease because staff members currently using the office space will be permitted to work remotely. Traffic and parking in the area will not be impacted because there are six private parking spaces onsite and we will continue to encourage all staff and visitors to use public transportation, taxis, and ride-sharing to commute to and from the building.

June 19, 2020

Andrew W. Steinfeld  
1601 16th St. NW  
Unit 3  
Washington, DC 20036

**Via Mail**

Re: **Intention to File Application for Special Exception**

Dear Mr. Steinfeld:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

FSAP is a not-for-profit charity that provides general and administrative support services to charitable animal protection organizations. Our office at 1536 16<sup>th</sup> St. is currently used exclusively for office space, but having the ability to offer visiting staff and guests free, temporary accommodations will eliminate the current need for them to travel between the office and where they would stay otherwise, and allow us to redirect some of our limited resources to other matters in furtherance of our charitable purpose. All alterations following approval of the special exception will take place inside of the building (the exterior will not change in anyway), and accommodations will not be offered to the public.

Enclosed are more details about the project. Our application ID is Application No. BZATmp1191.

If you have any questions or concerns, or simply want to discuss the application, please do not hesitate to contact Corey Mishler at [coreym@petaf.org](mailto:coreym@petaf.org) or 202-643-0299.

Very truly yours,



Ingrid Newkirk  
President

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Statement of Existing and Intended Use  
Application No. BZATmp1191

FOUNDATION  
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Existing Use

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Intended Use

FSAP would like to offer some staff and business guests visiting its 1536 16th St. NW office free, temporary accommodations, to save on costs currently associated with providing them accommodations and to eliminate the need for them to travel between the office and where they would stay otherwise. FSAP proposes to modify only the interior of the building by converting existing office space on the second and third floors to accommodate up to ten overnight transient guests by converting some of the offices on the second and third floors to sleeping rooms, and adding showers to the bathrooms on the second and third floors that would be shared by the overnight guests. The first floor will remain office space.

We would not offer accommodations to the public and the regular density of the building will not change and may even decrease because staff members currently using the office space will be permitted to work remotely. Traffic and parking in the area will not be impacted because there are six private parking spaces onsite and we will continue to encourage all staff and visitors to use public transportation, taxis, and ride-sharing to commute to and from the building.

June 19, 2020

Jack Evans, Ward 2 Councilmember

**Via E-mail: [jevans@dccouncil.us](mailto:jevans@dccouncil.us)**

Re: Intention to File Application for Special Exception

Dear Mr. Evans:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

FSAP is a not-for-profit charity that provides general and administrative support services to charitable animal protection organizations. Our office at 1536 16<sup>th</sup> St. is currently used exclusively for office space, but having the ability to offer visiting staff and guests free, temporary accommodations will eliminate the current need for them to travel between the office and where they would stay otherwise, and allow us to redirect some of our limited resources to other matters in furtherance of our charitable purpose. All alterations following approval of the special exception will take place inside of the building (the exterior will not change in anyway), and accommodations will not be offered to the public.

Enclosed are more details about the project. Our application ID is Application No. BZATmp1191.

If you have any questions or concerns, or simply want to discuss the application, please do not hesitate to contact Corey Mishler at [coreym@petaf.org](mailto:coreym@petaf.org) or 202-643-0299.

Very truly yours,



Ingrid Newkirk  
President

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We would not offer accommodations to the public and the regular density of the building will not change and may even decrease because staff members currently using the office space will be permitted to work remotely. Traffic and parking in the area will not be impacted because there are six private parking spaces onsite and we will continue to encourage all staff and visitors to use public transportation, taxis, and ride-sharing to commute to and from the building.



June 19, 2020

Daro Realty  
1534 16th St. NW  
Washington, DC 20036

1407 Broadway FL 30  
New York, NY 10018-2480

**Via Mail**

Re: Intention to File Application for Special Exception

Dear Sir or Madam:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Enclosed are more details about the project. Our application ID is Application No. BZATmp1191.

If you have any questions or concerns, or simply want to discuss the application, please do not hesitate to contact Corey Mishler at [corevm@petaf.org](mailto:corevm@petaf.org) or 202-643-0299.

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PROTECTION

**Washington, D.C.**  
1536 16th St. N.W.  
Washington, DC 20036  
202-483-PETA

**Los Angeles**  
2154 W. Sunset Blvd.  
Los Angeles, CA 90026  
323-644-PETA

**Norfolk**  
501 Front St.  
Norfolk, VA 23510  
757-622-PETA

**Berkeley**  
2855 Telegraph Ave.  
Ste. 301  
Berkeley, CA 94705  
510-763-7382

Info@fsap.org

Existing Use

The property at 1536 16th St. NW is currently used to provide office space to Foundation to Support Animal Protection (FSAP), a not-for-profit charity that provides general and administrative support services to certain charitable animal protection organizations, and People for the Ethical Treatment of Animals (PETA), one of the charitable organizations to which FSAP provides support services. The building contains three floors used for office space, a basement used for storage, a small kitchen on the second floor, and three small bathrooms on each floor for use by staff and guests.

Intended Use

FSAP would like to offer some staff and business guests visiting its 1536 16th St. NW office free, temporary accommodations, to save on costs currently associated with providing them accommodations and to eliminate the need for them to travel between the office and where they would stay otherwise. FSAP proposes to modify only the interior of the building by converting existing office space on the second and third floors to accommodate up to ten overnight transient guests by converting some of the offices on the second and third floors to sleeping rooms, and adding showers to the bathrooms on the second and third floors that would be shared by the overnight guests. The first floor will remain office space.

We would not offer accommodations to the public and the regular density of the building will not change and may even decrease because staff members currently using the office space will be permitted to work remotely. Traffic and parking in the area will not be impacted because there are six private parking spaces onsite and we will continue to encourage all staff and visitors to use public transportation, taxis, and ride-sharing to commute to and from the building.

June 19, 2020

David A. Garner  
Unit 6  
1600 Q St. NW  
Washington, DC 20036

**Via Mail**

Re: **Intention to File Application for Special Exception**

Dear Mr. Garner:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

FSAP is a not-for-profit charity that provides general and administrative support services to charitable animal protection organizations. Our office at 1536 16<sup>th</sup> St. is currently used exclusively for office space, but having the ability to offer visiting staff and guests free, temporary accommodations will eliminate the current need for them to travel between the office and where they would stay otherwise, and allow us to redirect some of our limited resources to other matters in furtherance of our charitable purpose. All alterations following approval of the special exception will take place inside of the building (the exterior will not change in anyway), and accommodations will not be offered to the public.

Enclosed are more details about the project. Our application ID is Application No. BZATmp1191.

If you have any questions or concerns, or simply want to discuss the application, please do not hesitate to contact Corey Mishler at [coreym@petaf.org](mailto:coreym@petaf.org) or 202-643-0299.

Very truly yours,



Ingrid Newkirk  
President

FOUNDATION  
TO SUPPORT  
ANIMAL  
PROTECTION

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Statement of Existing and Intended Use  
Application No. BZATmp1191

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Intended Use

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We would not offer accommodations to the public and the regular density of the building will not change and may even decrease because staff members currently using the office space will be permitted to work remotely. Traffic and parking in the area will not be impacted because there are six private parking spaces onsite and we will continue to encourage all staff and visitors to use public transportation, taxis, and ride-sharing to commute to and from the building.

June 19, 2020

Elizabeth M. Shaefer  
1600 Q St. NW  
Unit 4  
Washington, DC 20036

**Via Mail**

Re: **Intention to File Application for Special Exception**

Dear Ms. Shaefer:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Very truly yours,



Ingrid Newkirk  
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Application No. BZATmp1191

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June 19, 2020

Faustino J. Nunez  
1600 Q St. NW  
Unit 3  
Washington, DC 20036

**Via Mail**

Re: **Intention to File Application for Special Exception**

Dear Mr. Nunez:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Very truly yours,



Ingrid Newkirk  
President

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Application No. BZATmp1191

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June 19, 2020

Dan R. Free and David W. Briggs  
Trustees Millicent Chatel Assoc.  
1600 Q St. NW  
Unit A  
Washington, DC 20036

**Via Mail**

Re: Intention to File Application for Special Exception

Dear Mr. Free and Mr. Briggs:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Ingrid Newkirk  
President

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Application No. BZATmp1191

FOUNDATION  
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Existing Use

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Intended Use

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June 19, 2020

Jeffrey V. Simpson  
1601 16th St. NW  
Unit 7  
Washington, DC 20036

Via Mail

Re: **Intention to File Application for Special Exception**

Dear Mr. Simpson:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Very truly yours,



Ingrid Newkirk  
President

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Intended Use

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June 19, 2020

Jessica A. Ettinger  
1601 16th St. NW  
Unit 2  
Washington, DC 20036

**Via Mail**

Re: **Intention to File Application for Special Exception**

Dear Ms. Ettinger:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Ingrid Newkirk  
President

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June 19, 2020

Washington District of Columbia  
Jewish Community Center  
1529 16th St. NW  
Washington, DC 20036-1466

**Via Mail**

Re: Intention to File Application for Special Exception

Dear Sir or Madam:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Ingrid Newkirk  
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June 19, 2020

Jorge A. Garcia Tunon  
Unit 1  
1600 Q St. NW  
Washington, DC 20036

Via Mail

Re: Intention to File Application for Special Exception

Dear Mr. Garcia Tunon:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

FSAP is a not-for-profit charity that provides general and administrative support services to charitable animal protection organizations. Our office at 1536 16<sup>th</sup> St. is currently used exclusively for office space, but having the ability to offer visiting staff and guests free, temporary accommodations will eliminate the current need for them to travel between the office and where they would stay otherwise, and allow us to redirect some of our limited resources to other matters in furtherance of our charitable purpose. All alterations following approval of the special exception will take place inside of the building (the exterior will not change in anyway), and accommodations will not be offered to the public.

Enclosed are more details about the project. Our application ID is Application No. BZATmp1191.

If you have any questions or concerns, or simply want to discuss the application, please do not hesitate to contact Corey Mishler at [coreym@petaf.org](mailto:coreym@petaf.org) or 202-643-0299.

Very truly yours,



Ingrid Newkirk  
President

FOUNDATION  
TO SUPPORT  
ANIMAL  
PROTECTION

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Los Angeles  
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Los Angeles, CA 90026  
323-644-PETA

Norfolk  
501 Front St.  
Norfolk, VA 23510  
757-622-PETA

Berkeley  
2855 Telegraph Ave.  
Ste. 301  
Berkeley, CA 94705  
510-763-7382

[Info@fsap.org](mailto:Info@fsap.org)



Statement of Existing and Intended Use  
Application No. BZATmp1191

FOUNDATION  
TO SUPPORT  
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Existing Use

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June 19, 2020

Kevin M. Simpson  
1601 16th St. NW  
Unit 6  
Washington, DC 20036

Via Mail

Re: **Intention to File Application for Special Exception**

Dear Mr. Simpson:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Statement of Existing and Intended Use

Application No. BZATmp1191

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June 19, 2020

Laura Guimond  
Unit 2  
1600 Q St. NW  
Washington, DC 20036

Via Mail

Re: Intention to File Application for Special Exception

Dear Ms. Guimond:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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June 19, 2020

Michael Thompson  
1601 16th St. NW  
Unit 1  
Washington, DC 20036

Via Mail

Re: Intention to File Application for Special Exception

Dear Mr. Thompson:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide **free overnight** accommodations to staff and business guests.

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Very truly yours,



Ingrid Newkirk  
President

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Statement of Existing and Intended Use  
Application No. BZATmp1191

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Existing Use

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June 19, 2020

Nathan Dietz  
Unit 5  
1600 Q St. NW  
Washington, DC 20036

**Via Mail**

Re: **Intention to File Application for Special Exception**

Dear Mr. Dietz:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Very truly yours,



Ingrid Newkirk  
President

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Statement of Existing and Intended Use  
Application No. BZATmp1191

FOUNDATION  
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Existing Use

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June 19, 2020

Randy Downs  
Commissioner  
SMD 2B05

**Via E-mail: [2B05@ANC.DC.GOV](mailto:2B05@ANC.DC.GOV)**

Re: **Intention to File Application for Special Exception**

Dear Mr. Downs:

I write to inform you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.

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Ingrid Newkirk  
President

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June 19, 2020

Sonja Heiles  
1601 16th St. NW  
Unit 4  
Washington, DC 20036

**Via Mail**

Re: **Intention to File Application for Special Exception**

Dear Ms. Heiles:

I write to **inform** you that Foundation to Support Animal Protection (FSAP), with an office at 1536 16th St. NW, filed an application seeking approval of a special exception to convert a portion of office space to sleeping rooms and add showers to **two existing bathrooms so that we may provide free overnight accommodations to staff and business guests.**

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Ingrid Newkirk  
President

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Intended Use

FSAP would like to offer some staff and business guests visiting its 1536 16th St. NW office free, temporary accommodations, to save on costs currently associated with providing them accommodations and to eliminate the need for them to travel between the office and where they would stay otherwise. FSAP proposes to modify only the interior of the building by converting existing office space on the second and third floors to accommodate up to ten overnight transient guests by converting some of the offices on the second and third floors to sleeping rooms, and adding showers to the bathrooms on the second and third floors that would be shared by the overnight guests. The first floor will remain office space.

We would not offer accommodations to the public and the regular density of the building will not change and may even decrease because staff members currently using the office space will be permitted to work remotely. Traffic and parking in the area will not be impacted because there are six private parking spaces onsite and we will continue to encourage all staff and visitors to use public transportation, taxis, and ride-sharing to commute to and from the building.



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Burden of Proof Statement  
Application No. BZATmp1191

FOUNDATION  
TO SUPPORT  
ANIMAL  
PROTECTION

As set forth in greater detail below, the above-referenced application submitted by Foundation to Support Animal Protection meets each element of the review standards for special exceptions specified in D.C. Mun. Regs. Tit. 11-X, § 901.

**Washington, D.C.**  
1536 16th St. N.W.  
Washington, DC 20036  
202-483-PETA

**Los Angeles**  
2154 W. Sunset Blvd.  
Los Angeles, CA 90026  
323-644-PETA

**Norfolk**  
501 Front St.  
Norfolk, VA 23510  
757-622-PETA

**Berkeley**  
2855 Telegraph Ave.  
Ste. 301  
Berkeley, CA 94705  
510-763-7382

Info@fsap.org

1. The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The property at 1536 16th St. NW is located in Mixed-Use zone 15 (MU-15). FSAP's intended use:
  - a. is in line with the MU zones' provision for "mixed use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities," D.C. Mun. Regs. Tit. 11-G, § 100.1, with the MU zones' design "to provide facilities for housing, ... and business needs, including residential, office, [and] service ... centers," *see id.* § 100.2, and with the purpose of MU zones' to "[p]rovide for a varied mix of residential, employment, ... service, and other related uses at appropriate densities and scale throughout the city." *id.* § 100.3(b), because the use will maintain a portion of existing office space and provide free accommodations solely to a limited number of visiting staff and business guests who will use the remaining office space.
  - b. will be consistent with the purposes of the MU zones to "[p]rovide for the orderly development and use of land and structures in the MU zones," "[r]eflect a variety of building types," "[e]ncourage safe and efficient conditions for pedestrian and motor vehicle movement," "[e]nsure that infill development is compatible with the prevailing development pattern within the zone and surrounding areas," [p]reserve and enhance existing commercial nodes and surroundings by providing an appropriate scale of development and range of shopping and service opportunities," and "[e]nsure that buildings and developments around fixed rail stations, transit hubs, and streetcar lines are oriented to support active use of public transportation and safety of public spaces," *id.* § 100.3(a), (c)-(g), because the use will not involve a change to the exterior of the building.
  - c. will be consistent with the purposes of the Dupont Circle Mixed-Use zones (MU-15 through MU-22) to "[r]equire a scale of development consistent with the nature and character of the Dupont Circle area in height and bulk and ensure a general compatibility in the scale of new buildings with older, low-scale buildings," "[p]rotect the integrity of 'contributing buildings', as that term is defined by the Historic Landmark and Historic District Protection

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- Act of 1978,” “[p]reserve areas planned as open gardens and backyards and protect the light, air, and privacy that they provide,” “[e]nhance the streetscape by maintaining the public space in front of buildings as landscaped green spaces and limited curb cuts on Connecticut Avenue,” and “[e]ncourage greater use of public transportation and the free circulation of vehicles through public streets and alleys,” *Id.* § 600.1(a), (c)-(f), because the use will not involve a change to the exterior of the building.
- d. The use will “[e]nhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development,” *id.* § 600.1(b), because the use will not involve a change to the exterior of the building and regular density will not change, and may in fact decrease, because the number of visiting staff and guests who use the accommodations at any given time will be limited to no more than ten and most staff who currently work in the office will be working remotely.
  - e. will be consistent with the development standards set forth in *id.* §§ 601-602 because the Floor Area ratio will not change and is 2.34.
  - f. will be consistent with the height standards in *id.* § 603 because the height of the building will not change.
2. The special exception will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps because, as stated above, the use will not involve a change to the exterior of the building and regular density will not change.
  3. The special exception will meet all relevant special conditions specified in D.C. Mun. Regs. Tit. 11-U, § 504.1(f):
    - a. The height, bulk, and design of the lodging use will be in harmony with existing uses and structures on neighboring property because the use will not involve a change to the exterior;
    - b. The approval of the lodging use will not change, and accordingly will maintain, the current balance of residential, office, and lodging uses in the zones in the vicinity of our building because lodging will be private for a limited number of visiting staff and business guests only and not open to the public.
    - c. § 504.1(f)(4) is inapplicable and satisfied because the lodging will be private for a limited number of visiting staff and business guests only, the building is not a hotel, and accommodations will not be open to the public.
    - d. § 504.1(f)(5) is inapplicable and satisfied because there will be no main lobby or registration desk as the lodging will be private for a limited number of visiting staff and business guests only, the building is not a hotel, and accommodations will not be open to the public.
    - e. There will be no impact to parking and traffic on surrounding streets because, as stated above, density is not expected to change,

- and furthermore, we have six private on-site parking spaces and will continue to encourage visitors and staff to commute to and from the building using public transportation, taxicabs, or ride-sharing.
- f. § 504.1(f)(6) is inapplicable and satisfied because the use will not involve adding driveways, access roads, and other circulation elements.

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510-763-7382

[Info@fsap.org](mailto:Info@fsap.org)

Lease  
Application No. BZATmp1191

People for the Ethical Treatment of Animals (PETA)  
501 Front St., Norfolk, VA 23510

PETA shares, and would continue to share if Foundation to Support Animal Protection (FSAP)'s request for a special exception is approved, office space with FSAP at 1536 16th St. NW.

FOUNDATION  
TO SUPPORT  
ANIMAL  
PROTECTION

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Lease  
Application No. BZATmp1191

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ANIMAL  
PROTECTION

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501 Front St., Norfolk, VA 23510

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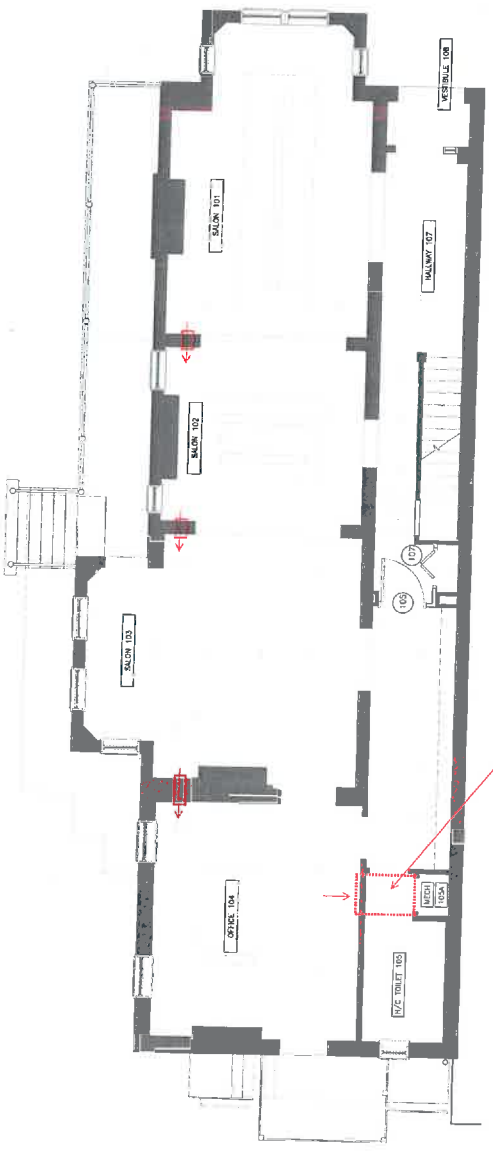
[Info@fsap.org](mailto:Info@fsap.org)

10

**NOTE: THE ARCHITECTURAL PLANS THAT FOLLOW ARE THE MOST RECENT  
DRAFTS WE HAVE AND WILL CHANGE.**



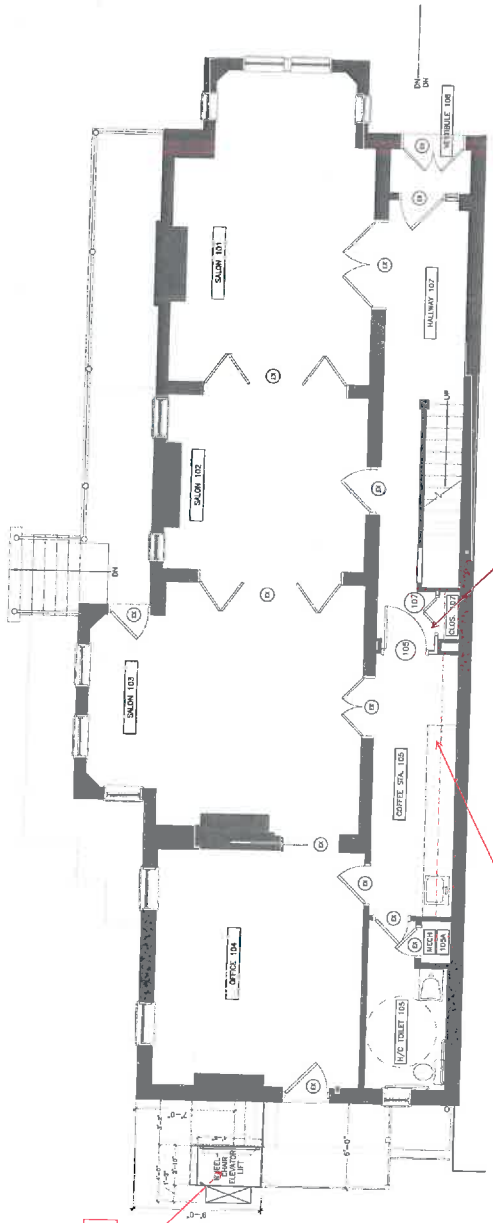
<b>1536 16th Street NW Washington, D.C.</b> <b>PETA FOUNDATION</b> <b>FIRST FLOOR PLAN &amp; RCP</b>	
<b>TA102</b> <small>THE PROJECT NUMBER</small> <small>2013</small>	<b>PROGRESS PLANING</b> <small>REVISED FOR CONSTRUCTION</small>
<b>DNC ARCHITECTS, INC.</b> <small>201 East Broadway Ave. Suite 2000, Chesham, MD 20777</small> <small>(301) 448-1100 (301) 977-9193</small> <small>© 2013 DNC Architects, Inc.</small>	<b>OWNER:</b> PETA <b>CONSULTANT:</b> <b>EXIST PLAN:</b> <b>PROFESSIONAL CERTIFICATION:</b>



**EXIST FIRST FLOOR RCP**  
REVISED FOR CONSTRUCTION

RETURN AIR  
1 HR ENCLOSURE

TRANSFER DUCT



**PROPOSED FIRST FLOOR PLAN**  
REVISED FOR CONSTRUCTION

NEW RATED DOOR,  
NEW CLOSET

NEW  
MILLWORK

NEW ADA  
CHAIR LIFT





**THIRD FLOOR PLAN & RCP**  
 PETA FOUNDATION  
 1336 16th Street NW Washington, D.C.

TA104  
 PROJECT NUMBER  
 2001

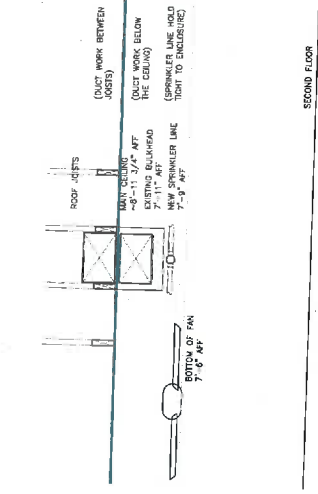
NO.	REVISION	DATE
1	ISSUE FOR PERMITS	08/20/2001
2	ISSUE FOR CONSTRUCTION	09/10/2001

PREPARED BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DATE: [Redacted]

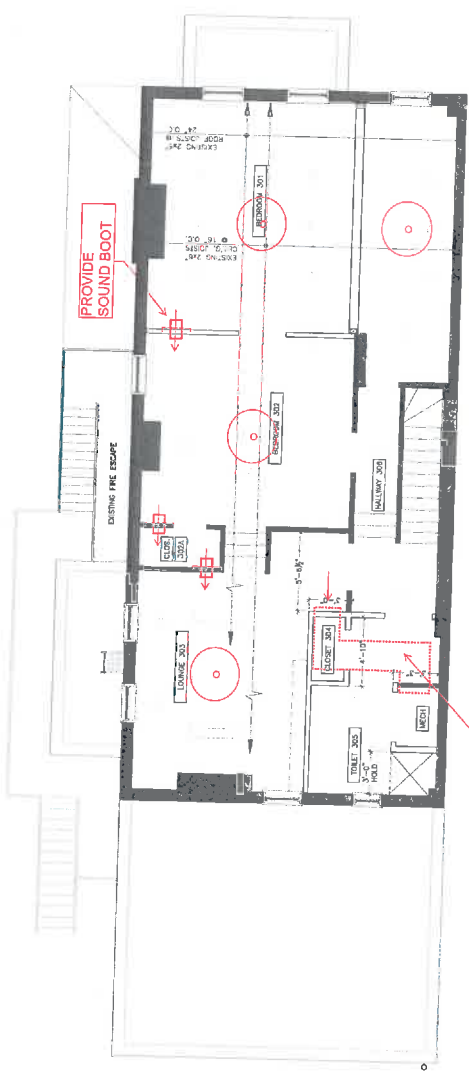
PROFESSIONAL CERTIFICATION  
 [Redacted]

CONSULTANT  
**PETA**  
 PETA ARCHITECTS, INC.  
 201 East Broadway, Suite 200, Charleston, MD 21732  
 (301) 684-1120 FAX (301) 684-1122

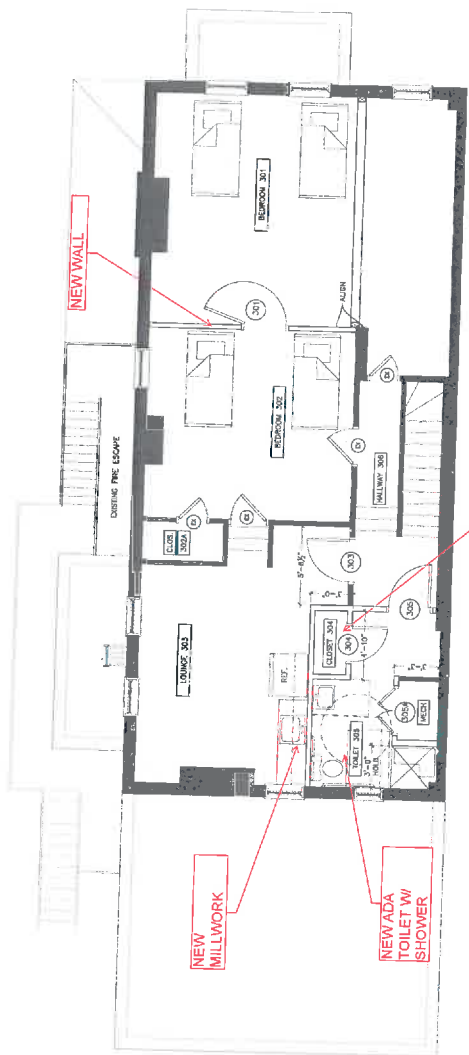
**DND**  
 DNC ARCHITECTS, INC.  
 2003 17th Avenue, Inc.



SECOND FLOOR

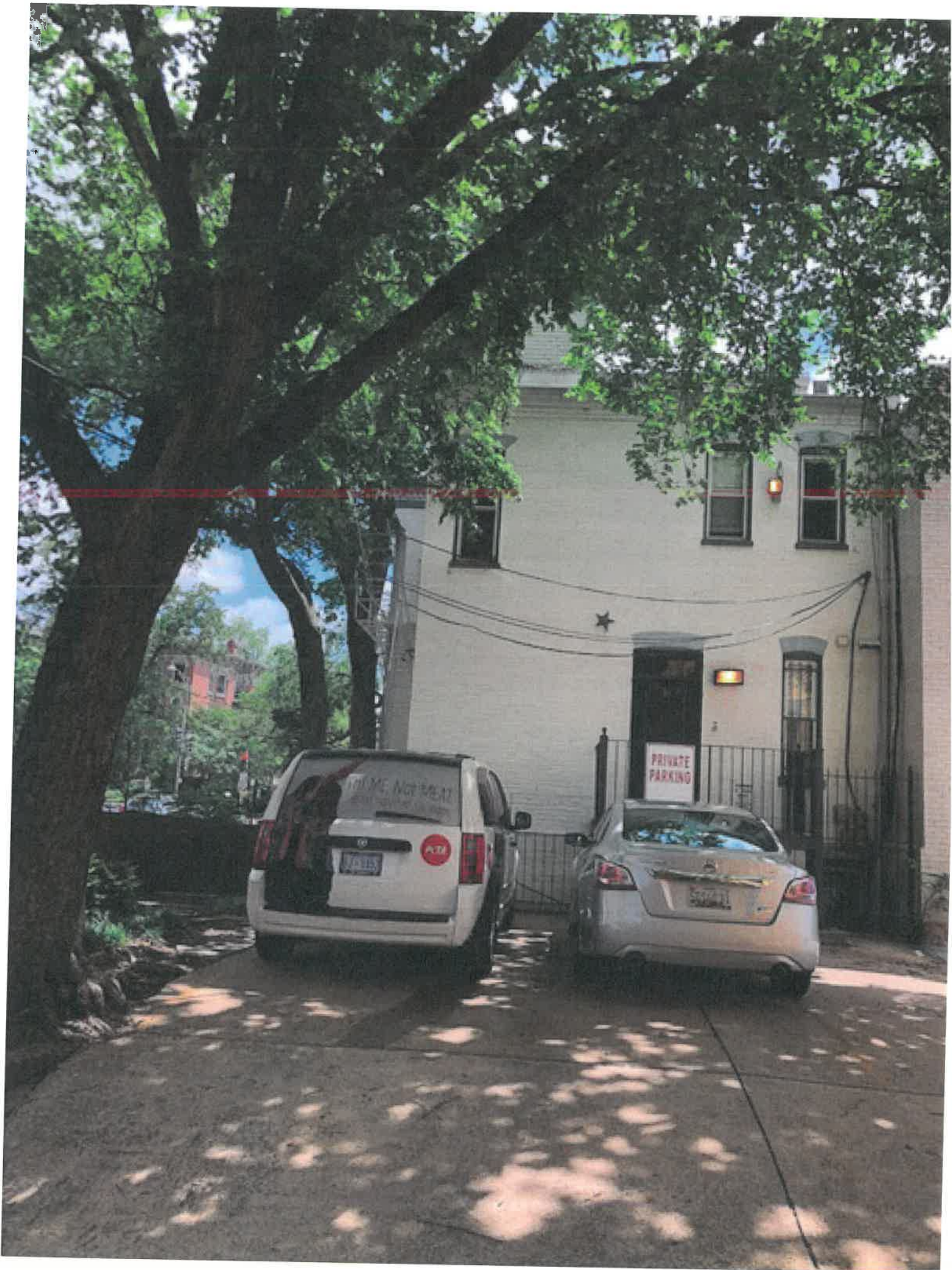


THIRD FLOOR RCP



THIRD FLOOR PLAN

11















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Department of Consumer and Regulatory Affairs

Permit Operations Division

941 North Capitol Street NE Room 2100

Washington DC 20002

Tel: (202) 442-4589 Fax (202) 442-4662

TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557



CERTIFICATE OF OCCUPANCY

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

PERMIT NO. CO0900923

Date: 01/14/2009

Address of Use:				Zipcode:	Zone:	Ward:	Square:	Suffix:	Lot:
1536 16TH ST NW						2	0180		0042

Description of Occupancy:  
 NON-PROFIT OFFICE SPACE. FLOORS OCCUPIED: BASEMENT, 1ST, 2ND, AND 3RD FLOORS.

Permission is Hereby Granted To:	Trading As:	Floor(s) Occupied:	PERMIT FEE:
Foundation To Support Animal Protection	FOUNDATION TO SUPPORT ANIMAL PROTECTION		\$76.93

Previous Use(s):	Approved Use(1):	Approved Use(2):

Type of Occupancy:	BZA Number:	Occupied Sq. Footage:	Occupant Load:
Ownership Change		5482	

Conditions/Restrictions:

This Permit Expires if no Construction is Started Within 1 Year, or if the Inspection is Over 1 Year.

All Construction Done According To The Current Building Codes And Zoning Regulations;

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

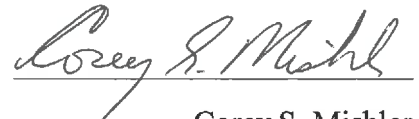
Director: Linda K. Argo	Permit Clerk: Lucretia Hackney	Expiration Date:
----------------------------	-----------------------------------	------------------

TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639  
 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557  
 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557

13

**CERTIFICATE OF SERVICE**

I, Corey S. Mishler, served the Dupont Circle Advisory Neighborhood Commission 2B with a copy of Foundation to Support Animal Protection's application for a special exception, Case No.BZATmp1191 / 20319, via first-class mail by depositing the copy in the United States mail, properly stamped and addressed to 9 Dupont Circle NW, Washington, DC 20036, on July 2, 2020, and via e-mail, transmitted to 2B@anc.dc.gov, in accordance with D.C. Mun. Regs. tit. 11-Y, § 300.11(b) and §§ 205.3(c) and (e).



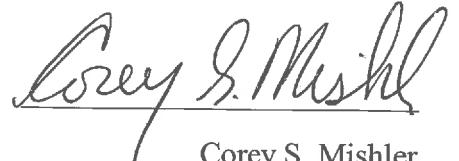
Corey S. Mishler  
Foundation to Support  
Animal Protection  
1536 16th St. NW  
Washington, DC 20036

July 2, 2020

Date Signed

**CERTIFICATE OF SERVICE**

I, Corey S. Mishler, served the DC Office of Planning with a copy of Foundation to Support Animal Protection's application for a special exception, Case No.BZATmp1191 / 20319; via first-class mail by depositing the copy in the United States mail, properly stamped and addressed to 1100 4<sup>th</sup> Street, SW, Suite 650 East, Washington, DC 20024, on July 2, 2020, in accordance with D.C. Mun. Regs. tit. 11-Y, § 300.11(a) and § 205.3(c).



Corey S. Mishler  
Foundation to Support  
Animal Protection  
1536 16th St. NW  
Washington, DC 20036

July 2, 2020

Date Signed

14



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**NOTE**

The PDF containing address labels sent to me by the DC Office of Tax and Revenue did not print correctly on the Avery 5160 blank mailing labels it recommended. I accordingly made handwritten corrections to the labels by adding names and numbers that were cut off in furtherance of the mail to which they will be affixed reaching their destinations.

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**Corey Mishler**

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