

BZA Application No. 21252

2630 16th Street, NW
Embassy of the Republic of Cuba
February 26, 2025

S&B

Applicant:

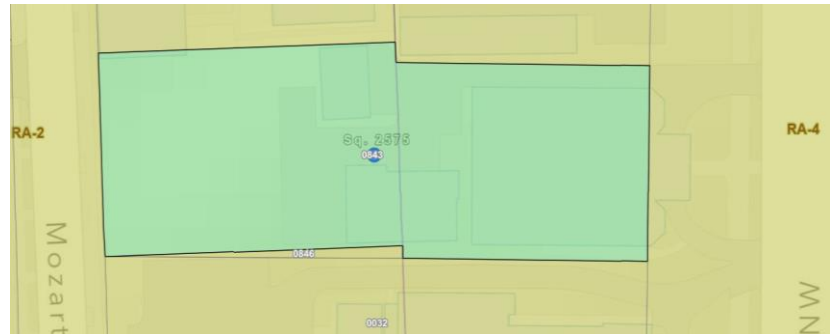
Embassy of the Republic of Cuba
Carlos Amores

Zoning Attorney
Sullivan & Barros, LLP
Alexandra Wilson

Board of Zoning Adjustment
District of Columbia
CASE NO. 21252
EXHIBIT NO. 28

Overview and Requested Relief

- The Property is improved with a four-story building constructed in 1917 as the Cuban Embassy. It is currently used as the Chancery for the Republic of Cuba. It is a through lot, with frontages on both 16th Street to the east and Mozart Street to the west.
- It is split zoned, with the front portion zoned RA-4 (high density residential) and the rear portion zoned RA-2 (medium density residential).
- The Applicant is undergoing beautification efforts at the rear of the property, which include a replacement fence, retaining wall, grading, and upgraded enclosures for the trash and generators.
- The proposal itself has already been permitted as the work is allowed as a matter of right and no zoning relief is needed. Except that this is considered an expansion to an existing chancery in a medium density residential zone (RA-2 zone) and requires FMBZA approval to proceed.




Community and Agency Support

- The Office of Planning recommends the Board not to disapprove.
- ANC 1C voted unanimously in support.
- DDOT has no objection.
- The U.S. Department of State determined that favorable BZA action would fulfill the international obligation of the United States to facilitate the provision of adequate and secure premises for the Government of the Republic of Cuba in Washington.
- There is a letter of support from the Embassy of Poland (adjacent property to the north).

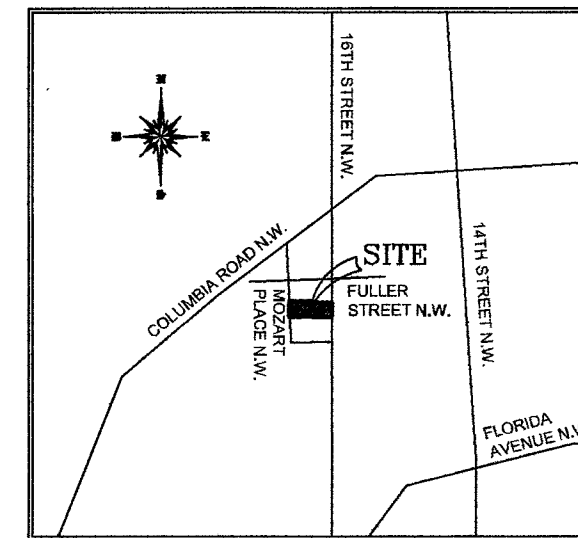


Rear of the Property

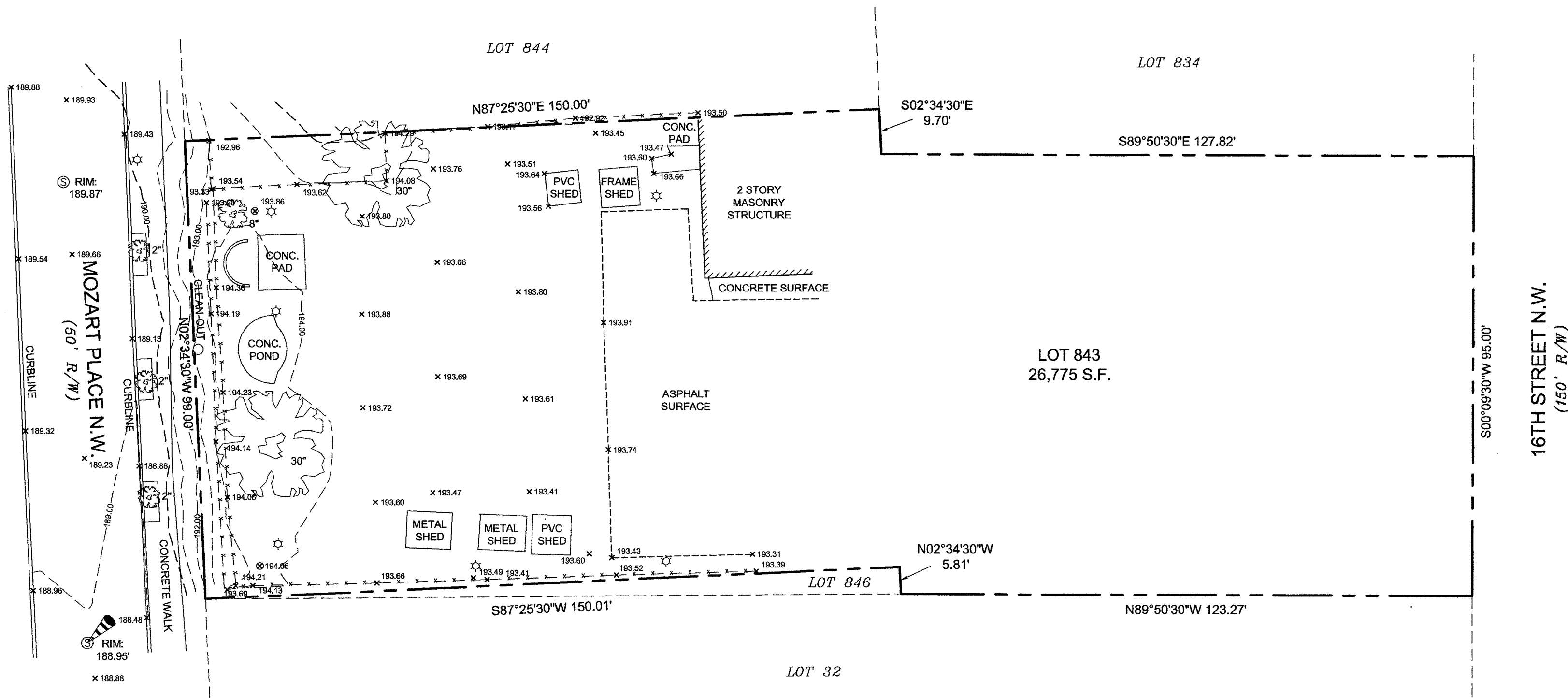
A photograph showing the rear of a three-story brick building with light blue window frames. A small tree stands in a mulched area next to the building. To the right, a grassy slope leads up to a street with several parked cars. A utility pole with multiple cameras stands on the sidewalk. The text 'Rear of the Property- area to be regraded' is overlaid on the image.

Rear of the Property- area to be regraded

ADDRESS: 2630 16TH STREET N.W.
WASHINGTON, DC 20009

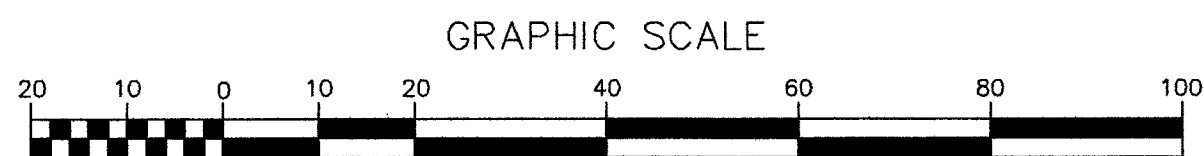


VICINITY MAP
SCALE: 1"=2000'



LEGEND

TREE	
SEWER MANHOLE	
LIGHTPOLE	
PROPERTY LINE	
CHAIN LINK / IRON FENCE	
MAJOR CONTOUR LINE	
MINOR CONTOUR LINE	

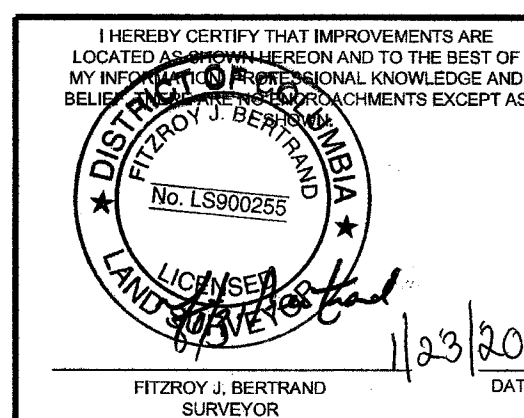


(IN FEET)
1 inch = 20 feet

NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
2. SUBJECT TO ALL EASEMENTS ON RECORD.
3. THE VERTICAL DATUM SHOWN HEREON IS NAVD88.

DRAWN BY: DS
FILE: #2630 16TH STREET NW



TOPOGRAPHIC SURVEY
LOT 843: SQUARE 2575
MOUNT PLEASANT
WASHINGTON
DISTRICT OF COLUMBIA
SCALE: 1" = 20' DATE: 1/23/24
REAL ESTATE SURVEYORS & DEVELOPERS, LLC
Residential, Commercial, Industrial and Land
WWW.RESDLLC.COM
6207 CODY COURT
BELTSVILLE, MARYLAND 20705
TEL: (301)604-3105 FAX: (301)604-3108

F

Department of Buildings

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel. (202) 671 - 3500




FENCE PERMIT

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

PERMIT NO. F2400271



Date: 03/08/2024

Address of Project: 2630 16TH ST NW		Zipcode: 20009	Zone:	Ward: 1	Square: 2575	Suffix:	Lot: 0843
Permission Is Hereby Granted To: Republic Of Cuba		Owner Address: 2630 16TH ST NW WASHINGTON, DC 20009					
Description of Work: Meridian Hill Historic District Remove and replace the exiting fence around on east side and the rear of the property . The height is 8ft . The material is 1/8 inch welded metal							
Fence Type: Wrought Iron	Exist Use of Bldg: Embassy - R-3	Fence Height: 8	Material:	Color: black			
Type of Work:	Placement of Fence:	Entirely on Owners Property:			PERMIT FEE: \$36.30		
Contractors Name: KOJ CONSTRUCTION, LLC		License Number: 410522000116		Contractors Address: 8205 16TH AVE HYATTSVILLE, MD 20783			
Conditions/ Restrictions: This permit is associated with the building permit number This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit. As a condition 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 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 this permit has expired and no work or partial work was completed, a request for a refund may be made for review and consideration.							
Brian J. Hanlon, AIA LEED AP® Director 		Permit Clerk Quawanna Thomas			Expiration Date: 03/08/2025		
DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General (OIG) at 202-727-0267 or 1-800 521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases. To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557 Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. www.missutility.net/wshingtondc/dcstatelaw.asp							



Department of Buildings
Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 671 - 3500




RETAINING WALL PERMIT

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

PERMIT NO. RW2400129



Date: 10/21/2024

Address of Project: 2630 16TH ST NW		Zone: RA-4	Ward: 1	Square: 2575	Suffix: 	Lot: 0843
Description of Work: Retaining Wall						
Type of Work:	Retaining Wall Height 5	Length in linear feet: FT	Material: Concrete	Color: gray		
Permisson Is Hereby Granted To Republic Of Cuba	Owner Address: 4 VERNON HILL CT CATONSVILLE, MD 21228			PERMIT FEE: \$4,306.30		
Engineer/Architect Name: Na Na	License Number: 410522000116	Engineer/Architect Address: 8205 16th Ave Hyattsville, MD 20783				
Conditions/ Restrictions:						
<p>This permit is associated with the building permit number .</p> <p>This permit expires if no approved inspections have occurred within one year after the issuance date on this permit or 180 days for structures built under the Residential Code. A permit extension must be requested before the expiration of this permit.</p> <p>As a condition 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 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 this permit has expired and no work or partial work was completed, a request for a refund may be made for review and consideration.</p>						
Brian J. Hanlon, AIA LEED AP® Director		 Permit Clerk BQUINN		Expiration Date: 10/21/2025		
<p>DC INSPECTOR GENERAL HOTLINE: If you are aware of corruption, fraud, waste, abuse, or mismanagement involving any DC Government agency, official or program, contact the Office of the Inspector General (OIG) at 202-727-0267 or 1-800-521-1639 (toll free). All reports are confidential and you may remain anonymous by law. Government employees are protected from reprisals or retaliation by their employers for reporting to the OIG. The information you provide may result in an investigation leading to administrative action, civil penalties, or criminal prosecution in appropriate cases.</p> <p>To schedule a CONSTRUCTION INSPECTION or for INQUIRIES CALL (202) 442-9557</p> <p>Call Miss Utility at 811 or 1-800-257-7777 at least 48 Hours prior to excavation to obtain a ticket. www.missutility.net/web/insigndc/cstatelaw.asp</p>						

The Proposal is Consistent with the Foreign Missions Act and Subtitle X, Chapter 2 of the Zoning Regulations

The Act and Subtitle X, Chapter 2 of the Zoning Regulations govern the location, replacement, and expansion of chanceries. Pursuant to X-202.1, expansions of established chanceries in a low- to medium-density residential zones are subject to the criteria of X-208. Accordingly, the proposal is subject to and meets the standards set forth by X § 208 as noted on the following slide.

Requirements of Subtitle X § 208	Project
(a) 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 United States has an international obligation to facilitate the provision of adequate and secure facilities for foreign missions in the Nation's Capital. Favorable action by the FMBZA on this application would fulfill the international obligation of the United States. The Embassy has received and submitted with this Application documentation from the US Department of State.
(b) Historic preservation, as determined by the Board of Zoning Adjustment. In carrying out this section, and in order to ensure compatibility with historic landmarks and districts, substantial compliance with District of Columbia and federal regulations governing historic preservation shall be required with respect to new construction and to demolition of or alteration to historic landmark;	The Property is located in the Meridian Hill Historic District and the Project was revised to the current scope of work in consultation with HPO.
(c) The adequacy of off-street parking or other parking and the extent to which the area will be served by public transportation to reduce parking needs, subject to such special security requirements as may be determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services;	NA. The existing parking inventory will remain.
(d) The extent to which the area is capable of being adequately protected, as determined by the Secretary of State, after consultation with federal agencies authorized to perform protective services;	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. The replacement security fence will increase the protection to the Property.

Requirements of Subtitle X § 208	Project
<p>(e) The municipal interest, as determined by the Mayor of the District of Columbia; and</p>	<p>The FMBZA must consider the municipal interest, as determined by the Mayor, in deciding whether to approve an application for a chancery use.</p> <p>The proposed chancery use is compatible with the surrounding mix of uses. The area is characterized by a mix of residential, institutional, and diplomatic uses, reflecting the property’s location within a historically significant and diverse neighborhood.</p> <p>The fence replacement project began when an administrative suit was filed against the Embassy by a neighbor who wanted to see the existing fence updated, claiming it was poorly maintained. While the lawsuit was dismissed, the Embassy heard the neighbor’s concerns and is, with this improvement, contributing to the betterment of the community and the spirit of the lawsuit, not only improving its security, but the general image of the area.</p>
<p>(f) The federal interest, as determined by the Secretary of State.</p>	<p>The Department of State submitted comments in Exhibit 16.</p>