

July 2, 2020

DC Office of Planning
1100 4th St. SW
Suite 650 East
Washington, DC 20024

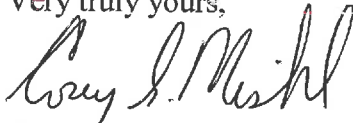
Via First Class Mail

Re: Case No. BZATmp1191 / 20319

Dear Sir or Madam:

You are hereby served a copy of the above referenced application in accordance with in accordance with D.C. Mun. Regs. tit. 11-Y, § 300.11(a) and § 205.3(c).

Very truly yours,



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

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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/B2ATmp/191

2



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
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:

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

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)

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

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 4th 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
President

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June 19, 2020

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441 4th Street NW
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Washington, DC 20001

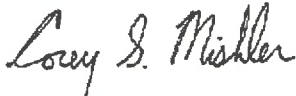
Via Interactive Zoning Information System

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
Suite 200S
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)
2. Randy Downs, Commissioner, SMD 2B05, via e-mail (2B05@ANC.DC.GOV)
3. Jack Evans, Ward 2 Councilmember, via e-mail (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 16th 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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Info@fsap.org

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
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 16th 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 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

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.

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Info@fsap.org

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 16th 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 or 202-643-0299.

Very truly yours,



Ingrid Newkirk
President

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Application No. BZATmp1191

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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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Info@fsup.org

June 19, 2020

Jack Evans, Ward 2 Councilmember

Via E-mail: 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 16th 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 or 202-643-0299.

Very truly yours,



Ingrid Newkirk
President

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Application No. BZATmp1191

FOUNDATION
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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.

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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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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.

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Ingrid Newkirk
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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

Statement of Existing and Intended Use
Application No. BZATmp1191

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.
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323-644-PETA

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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
President

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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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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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Very truly yours,



Ingrid Newkirk
President

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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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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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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:

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June 19, 2020

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

Via Mail

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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

Statement of Existing and Intended Use
Application No. BZATmp1191

FOUNDATION
TO SUPPORT
ANIMAL
PROTECTION

Washington, D.C.

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

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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

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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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 or 202-643-0299.

Very truly yours,



Ingrid Newkirk
President

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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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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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June 19, 2020

Randy Downs
Commissioner
SMD 2B05

Via E-mail: 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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Very truly yours,



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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8

Burden of Proof Statement
Application No. BZATmp1191

FOUNDATION
TO SUPPORT
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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.
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202-483-PETA

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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9

Lease
Application No. BZATmp1191

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

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

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.

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

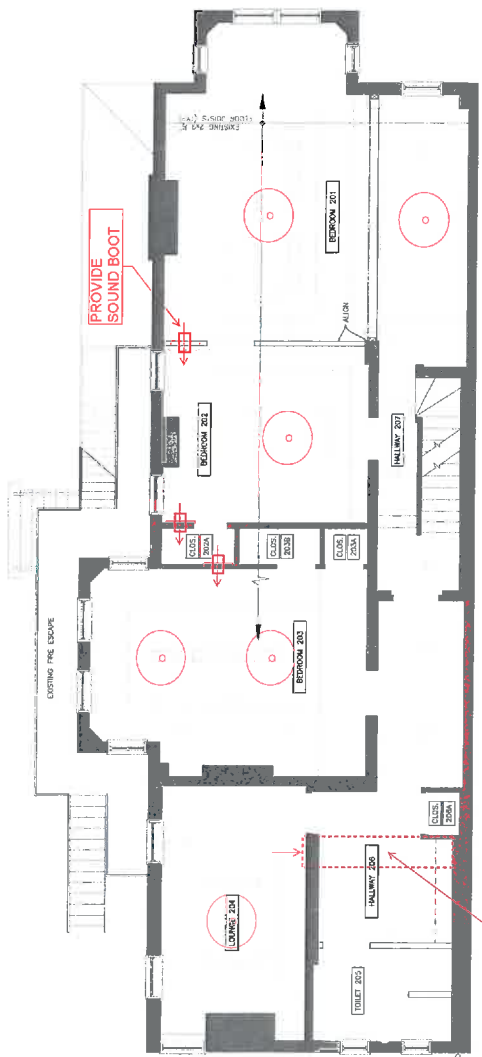
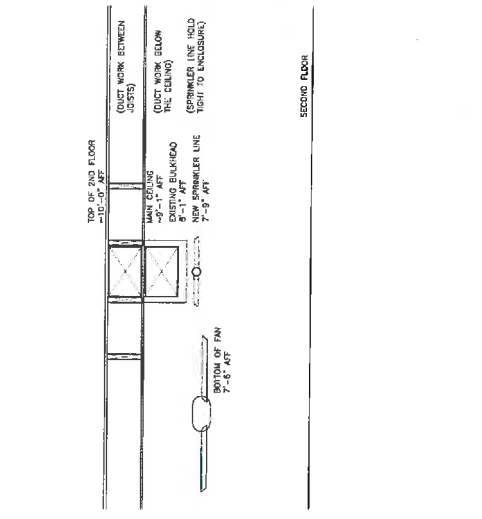
Norfolk
501 Front St.
Norfolk, VA 23510
757-622-PETA

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

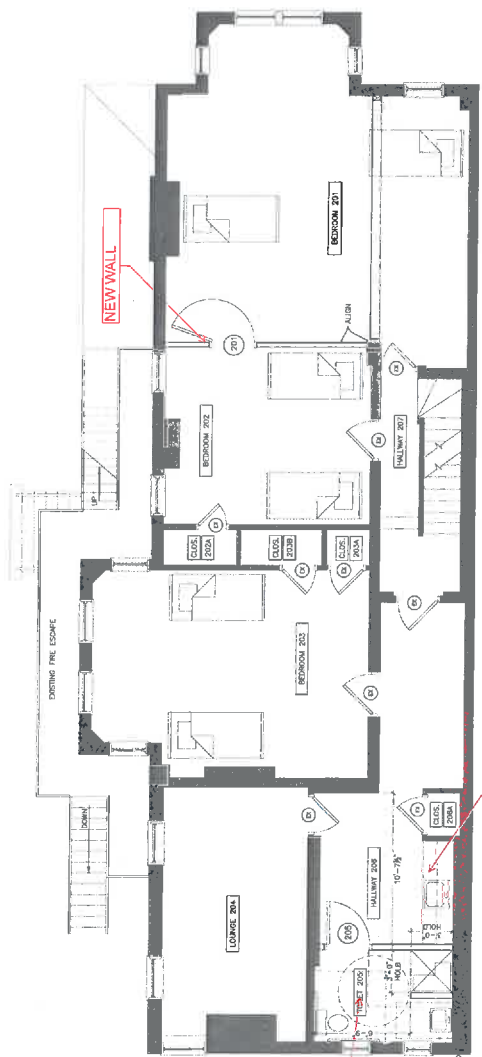
Info@fsap.org

10

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



(R) SECOND FLOOR RCP
 11/15/07 5:40 PM



(P) SECOND FLOOR PLAN
 11/15/07 5:40 PM

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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) 442-4862

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

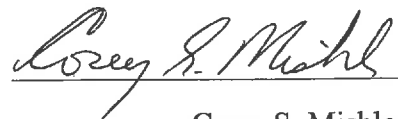
Date: 01/14/2009

Address of Use: 1536 16TH ST NW		Zipcode:	Zone:	Ward: 2	Square: 0180	Suffix:	Lot: 0042
Description of Occupancy: NON-PROFIT OFFICE SPACE. FLOORS OCCUPIED: BASEMENT, 1ST, 2ND, AND 3RD FLOORS.							
Permission is Hereby Granted To: Foundation To Support Animal Protection		Trading As: FOUNDATION TO SUPPORT ANIMAL PROTECTION		Floor(s) Occupied:		PERMIT FEE: \$76.93	
Previous Use(s):		Approved Use(1):		Approved Use(2):			
Type of Occupancy: Ownership Change	BZA Number:	Occupied Sq. Footage: 5482		Occupant Load:			
<p>Conditions/Restrictions:</p> <p>This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.</p> <p>All Construction Done According To The Current Building Codes And Zoning Regulations;</p> <p>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.</p>							
Director: Linda K. Argo		Permit Clerk: Lucretia Hackney		Expiration Date:			
<p>TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639</p> <p>FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557</p> <p>TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557</p>							

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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

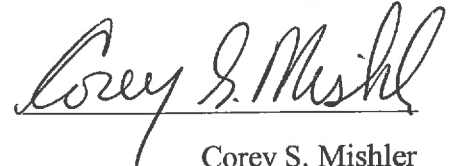
July 2, 2020

Date Signed

-COPY-

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 4th 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

-COPY-

14

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WASHINGTON, DC 20036-1425

THE INSTITUTE OF WORLD POLITICS
1521 16TH ST NW
WASHINGTON, DC 20036-1463

15

Mailing labels Omitted

16

Corey Mishler

From: system@dcoz.dc.gov
Sent: Monday, June 29, 2020 10:25 AM
To: Corey Mishler
Subject: Case No.20319



Interactive Zoning Information System

Thank you for your payment in the amount of (\$416). Your case will be scheduled for hearing within five (5) business days.

This is an automatically generated e-mail. Please do not reply to this e-mail. If you have any questions, please contact the Secretary Zoning Commission at (202) 727-6311, or zcsecretary@dc.gov.