

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



August 20, 2014

John Patrick Brown, Jr.
Kate M. Olson
Greenstein DeLorme & Luchs, P.C.
1620 L Street, N.W. - Suite 900
Washington, D.C. 20036

Re: 1724 Massachusetts Avenue, NW Square 158, Lot 80 (“Property”)

Dear Mr. Brown and Ms. Olson:

In response to your letter of August 5, 2014 (attached) and a meeting in my office on August 6, 2014, I have determined that the Embassy of Columbia may occupy the Property as its Chancery as a matter-of-right without any required application to the Foreign Missions Board of Zoning Adjustment (“FMBZA”).

This determination is based on the following facts, including:

1. The Property is zoned SP-1 and is within the Dupont Circle Overlay District.
2. SCI Corporation, an international organization, sought and received Board of Zoning Adjustment (“BZA” or “Board”) approval to construct the existing office building on the Property in 1978 for specified office uses, pursuant to BZA Order 12583. In Paragraph 27 of its Order, the Board stated that use of the office building “will be limited to those uses specified in Paragraph 4101.42 [“SP Office Uses”] of the Zoning Regulations. These include chancery uses, offices of non-profit organizations, . . .” The office building served as the headquarters for the National Cable Television Association (“NCTA”) for many years.
3. Still under the ownership of SCI Corporation (with NCTA as the only tenant), an addition was approved by BZA Order 15447 (1991).
4. In 2007 the American Legacy Foundation, the current owner, purchased the Property and, after making interior renovations, moved into the building in 2008 and has been there ever since.
5. In addition to the Board approved construction and use of the Property, the DC Zoning Regulations also allow the use of a Chancery in the SP-1 District as a replacement for office use for, among other things, an international organization or non-profit organization approved by the Board of Zoning Adjustment (“BZA”). Specifically, 11 DCMR Section 501.3 states:

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General Office use, including chancery, shall be permitted in a SP District as a replacement for office use for international organization, non-profit organization, labor union, architect, dentist, doctor, engineer, lawyer of similar professional person existing and approved by the Board of Zoning Adjustment or the Zoning Commission or authorized by a validly issued certificate of occupancy prior to January 29, 1999.

6. The Property is currently used as an office building by the American Legacy Foundation, a non-profit organization, as evidenced by Certificate of Occupancy No. 900457 (issued in 2008).

Considering the history of Board approved construction and use of the Property, the Chancery of Colombia may use this Property as a matter-of-right without having to seek review from the FMBZA.

If you need any additional information, please contact feel free to contact me.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachment- Letter of 8-5-14