

March 20, 2026

VIA EMAIL: historic.preservation@dc.gov

Marnique Heath, AIA, Chair
D.C. Historic Preservation Review Board
D.C. Historic Preservation Office
1100 Fourth Street, SW, Suite E650
Washington, DC 20024

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

RE: H Street Project, 503-517 H Street NW, HPA 26-149, Revised Concept for Hotel Addition and BZA Modification Application

Dear Chair Heath and Members of the Board of Zoning Adjustment:

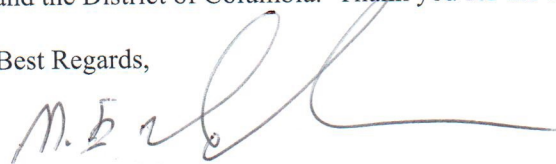
As the property and business owner of All About Burger located at 501 H Street NW, I am writing to express support for HPA 26-149 for the conceptual design to rehabilitate the seven historic row houses and construct a new 10-story addition behind them in the Chinatown section of the Downtown Historic District. The proposed Marriott Tribute Hotel represents an opportunity to restore these historic buildings and ensure its legacy for another century.

In addition, I support the upcoming BZA Case 20974-A for modifications to the approved BZA plans and continued area variance relief from the rear yard requirements. The BZA case is seeking approval of modifications so that the BZA plans are consistent with the newly-approved HBRB plans that enable the building addition to rise to 110 feet and include more square footage. The additional height triggers the need for approximately 2 additional feet of rear yard relief from the BZA.

As part of the "Preserving and Protecting Chinatown Emergency Act of 2025" tax abatement, the Marriott Tribute Hotel will operate an Asian market with input from Wah Luck House, Chinatown Revitalization Initiative and ANC 2C; lease one space to business/non-profit that enhances the cultural heritage of Chinatown neighborhood; and donate \$300,000 to the Chinatown Long-Term Lease Grant Program. We recognize that the proposed use, a 154-key Marriott Tribute hotel with ground floor restaurant, retail and Asian market uses, will promote Downtown revitalization, street activation and foot traffic that will enhance the overall vibrancy of Chinatown.

I applaud D.C. Historic Preservation Review Board and Office for honoring the outstanding significance that the 500 H Street NW block conveys to the architectural and historical legacy of Chinatown, Downtown and the District of Columbia. Thank you for the opportunity to comment on this project.

Best Regards,



Mohammad Esfahani
All About Burger Chinatown Owner
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CC: Michael Shankle, ANC 2C Chairperson and SMD

Board of Zoning Adjustment
District of Columbia
CASE NO. 20974B
EXHIBIT NO. 17