

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Jessica R. Bloomfield
202.469.5272
jessica.bloomfield@hklaw.com

Madeline Shay Williams
202.469.5741
madeline.williams@hklaw.com

December 23, 2025

VIA IZIS

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

**Re: BZA Case No. 21113A - Modification With Hearing
Expansion of Roof Deck at 1750 H Street, NW (Square 166, Lot 42)
Applicant's Prehearing Statement**

Dear Members of the Board:

On behalf of Jemal's 1750 H LLC (the "Applicant")¹ the owner of the property located at 1750 H Street, NW (Square 166, Lot 42) (the "Property"), we hereby submit this letter as the Applicant's Prehearing Statement pursuant to Subtitle Y §§ 300.15 and 300.16 of the Zoning Regulations.

As set forth in the Applicant's filing at Exhibit 12, the Applicant is seeking approval of a Modification With Hearing to expand the accessible rooftop deck on an existing office building in the D-6 zone at the Property. The Applicant originally filed this request as a Modification Without Hearing, but the Board determined at a public meeting on September 24, 2025, that the application should be properly processed as a Modification With Hearing. On October 7, 2025, the Applicant re-filed the application as a Modification With Hearing.

The Applicant has nothing to add to the case record as there have been no changes or updates since the application was originally filed. Letters in support of the application are included in the case record at Exhibit 9 (ANC 2A Report), Exhibit 10 (OP Report), and Exhibit 11 (U.S. Secret Service letter of no objection).

The Applicant looks forward to presenting the application to the Board at the January 28, 2026, public hearing and appreciates the Board's consideration of this request. Should you have

¹ The applicant in BZA Case No. 21113 was FP CPT 1750 H Street, LLC. Since that time, the Property was purchased by Jemal's 1750 H LLC, which is the current owner of the Property and the Applicant in the subject application for a modification with hearing.

any questions or need additional information, please do not hesitate to have Office of Zoning staff contact us.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: Jessica Bloomfield

Jessica R. Bloomfield
Madeline Shay Williams

Attachment

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on December 23, 2025, a copy of the foregoing Prehearing Statement was served by electronic mail on the following at the addresses stated below.

District of Columbia Office of Planning

Joel Lawson
joel.lawson@dc.gov

Maxine Brown-Roberts
maxine.brownroberts@dc.gov

District Department of Transportation

Erkin Ozberk
erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 2A

2A@anc.dc.gov

Commissioner Trupti Patel
ANC 2A Chair
2A03@anc.dc.gov

Advisory Neighborhood Commission 2C

2C@anc.dc.gov

Commissioner Michael D. Shankle
ANC 2C Chair
2C01@anc.dc.gov

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