
September 16, 2025

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VIA IZIS

Frederick L. Hill, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

**Re: H Street DC LLC; Application for Special Exception and Area Variance
471-473 H Street NW (Sq. 517, Lots 833, 834, 835) (BZA Case No. 21328)**

Dear Chairperson Hill:

On behalf of H Street DC LLC, the Applicant in the above-referenced case, please accept for filing a revised Form 135 Self-Certification as well as architectural plans with minor revisions. The Applicant has revised Form 135 to clarify that the height of the proposed building will be 109 feet and 11 inches. The architectural plans have been revised to include spaces for cargo bicycles and electrical outlets for e-bikes per feedback received from the District Department of Transportation (DDOT). The revised plans also include minor revisions to the proposed penthouse.

Further, the Office of Planning has requested that the Applicant clarify how the provisions of Subtitle C, Section 1506.2 of the D.C. Zoning Regulations do not apply to the relief sought in this Application. Subtitle C, Section 1506.2 states that penthouse setback relief may not be granted “on a building constructed to the maximum height allowed by the Height Act.” In this case, the proposed building will not be built to the maximum height under the Height Act as follows:

- The maximum height permitted under the Height Act is 130 feet. *See* D.C. Code § 6-601.05(b). This building will be built to 109 feet and 11 inches.
- The Height Act also regulates height based on street width. *See Id.* § 6-601.05(a). The width of H Street NW in front of the proposed building is 90 feet. As such, to the extent that the “maximum height allowed by the Height Act” is interpreted to mean the maximum height permitted pursuant to street width, the proposed building may only be built to 110 feet. *Id.* Here, the building will be built to 109 feet and 11 inches.
- The Height Act also regulates penthouse height and permits penthouses up to a height of 20 feet. *Id.* § 6-601.05(h). The proposed penthouse on the building in this Application will be built to a height of 14 feet, 10 inches.

Based on the above, the proposed building will not be built to the maximum height permitted under the Height Act. As such, Subtitle C, Section 1506.2 does not apply in this case.

Please let us know if you have any further questions related to this Application.

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary G. Williams".

Zachary G. Williams

CERTIFICATE OF SERVICE

I hereby certify that a copy of all application materials referenced above were sent to the below addresses by e-mail on September 16, 2025.



Zachary G. Williams

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