



503 - 517 H STREET, NW  
WASHINGTON, DC 20001

## BOARD OF ZONING ADJUSTMENT - MODIFICATION PLANS

04/10/2026

H STREET HOTEL  
24007

A001

COVER SHEET

SCALE:

DATE: 04/10/2026

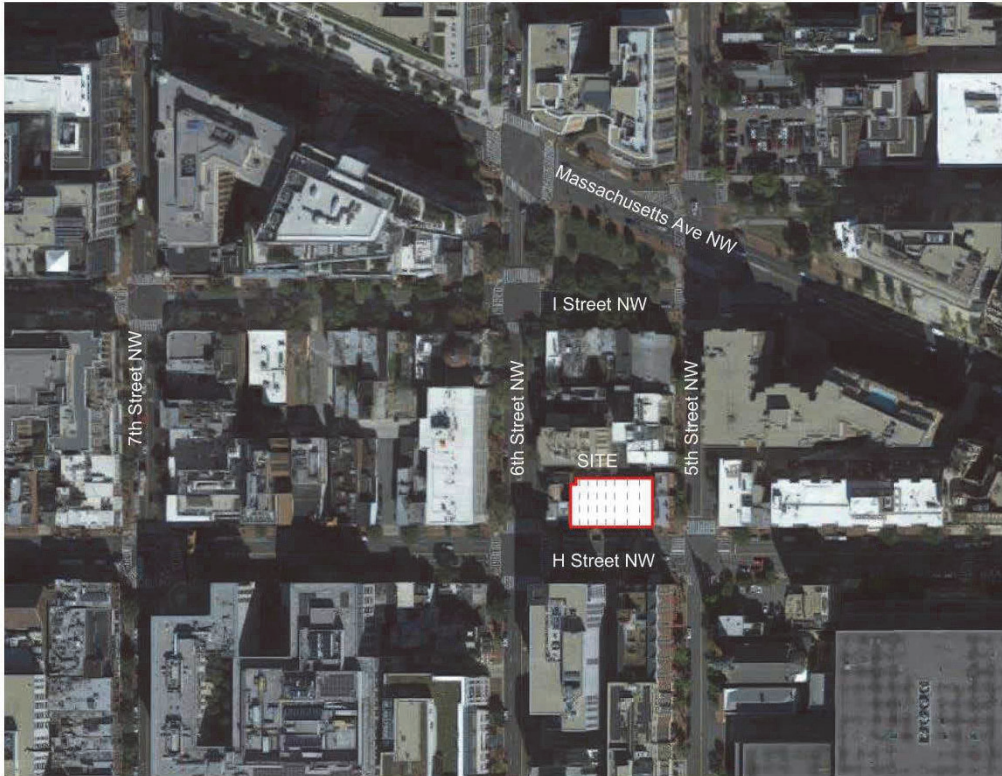
Board of Zoning Adjustment

District of Columbia

CASE NO. 20974B

EXHIBIT NO. 6A1

**FILLAT+**  
TECFURE



SHEET LIST - BZA	
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A034	REAR YARD SETBACK - PRACTICAL DIFFICULTY
A035	REAR YARD SETBACK - PRACTICAL DIFFICULTY

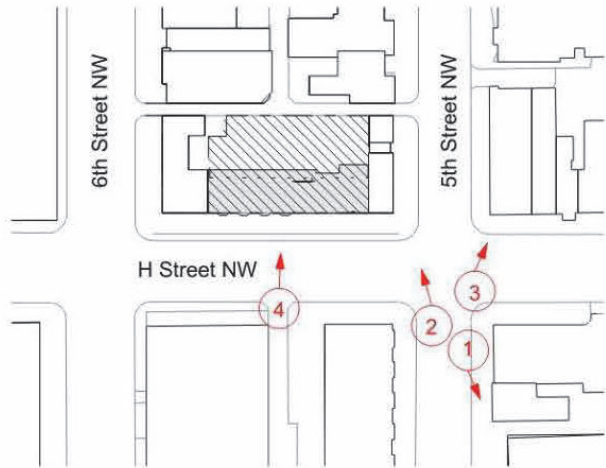
SHEET LIST - BZA	
Sheet Number	Sheet Name
A036	VIEW FROM SOUTH
A037	VIEW FROM SE
A038	VIEW FROM SW
A039	VIEW FROM SE AT NIGHT

H STREET HOTEL  
24007

A002 TABLE OF CONTENTS

SCALE:  
DATE: 04.10.2026





1. Looking South on 5th Street NW



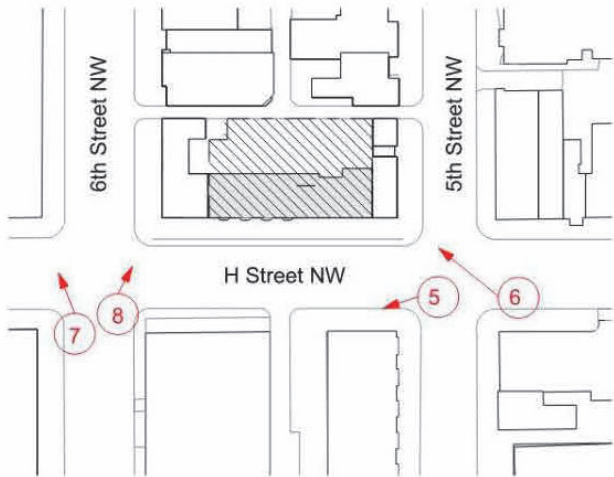
2. Looking West on H Street NW



3. Looking North on 5th Street NW



4. Looking North center of block H Street NW



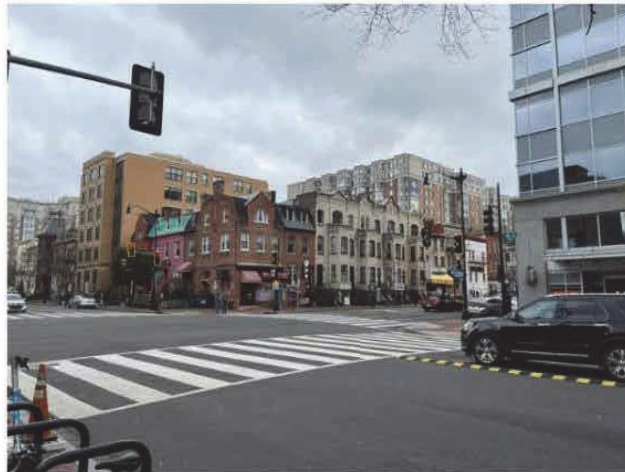
5. Across H Street NW from property



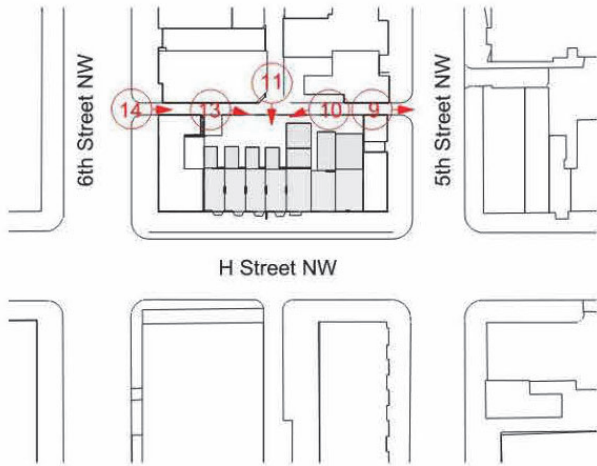
6. Looking North on 5th Street



7. Looking North West on H & 6th Streets NW



8. Looking North on 6th Street NW



Existing Site Plan



9. Alley Entrance from 5th Street NW



10. View looking from 5th to 6th St NW



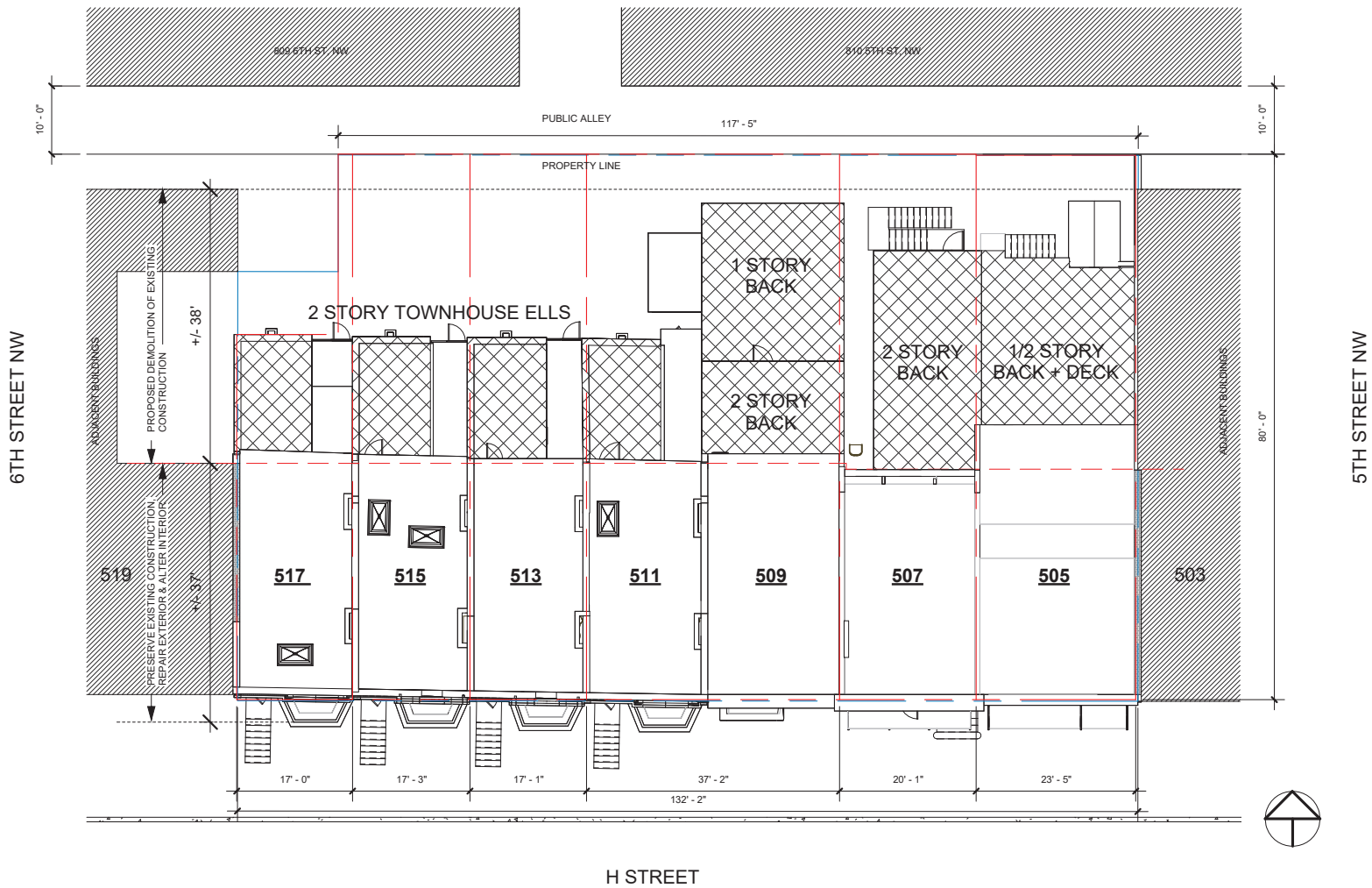
11. View of 507-511 H Street alley structures



12. View looking back towards 5th St NW



13. Alley Entrance from 6th Street NW



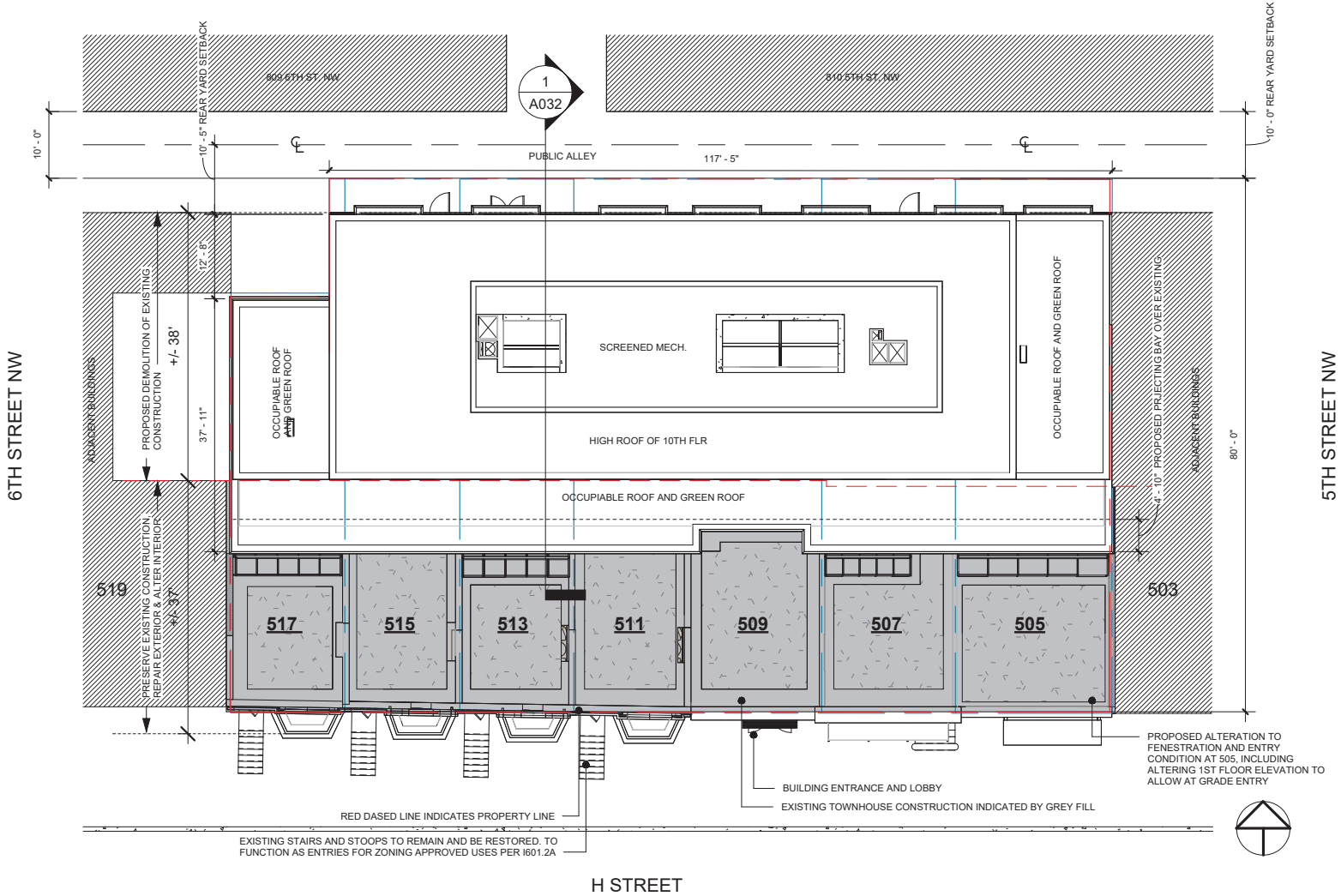
H STREET HOTEL  
24007

A006

EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"  
DATE: 04.10.2026





H STREET HOTEL  
24007

A007 PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"  
DATE: 04.10.2026



DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., January 31, 2024

Plat for Building Permit of :

SQUARE 485 LOTS 3, 30, 42 - 44, & 48

Scale: 1 inch = 30 feet

Recorded in Book B Page 69 (Lot 3)  
Book 10 Page 151 (Lot 30)  
Book 13 Page 59 (Lots 42 - 44)  
Book 206 Page 20 (Lot 48)

Receipt No. 24-01734

Drawn by: M.G.

Furnished to: FRED A ZAMER - HOBAR

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

*Nama D. Patel*  
For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:  
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;  
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and  
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:  
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;  
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;  
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;  
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and  
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.  
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.  
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number \_\_\_\_\_ and include stamp below.



SCALE: 1:30

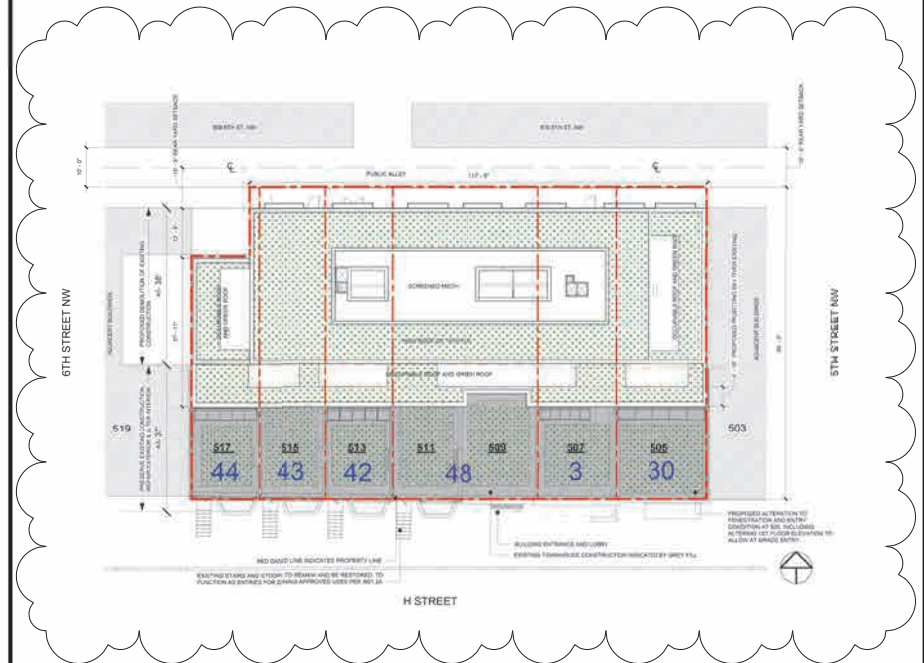
SR-24-01734(2024)

SHEET 1 OF 2

SQUARE 485

- EXISTING CONSTRUCTION TO REMAIN
- NEW PROPOSED ADDITON
- PROPOSED GREEN ROOF ASSEMBLY

MULTI-KEY LODING BUILDING WITH RENOVATED EXISTING CONSTRUCTION AND SET-BACK 10 STORY ADDITION OVER LOWER LEVEL AND ROOFTOP MECHANICAL SCREEN AND OVERRUN.



SR-24-01734(2024)

SHEET 2 OF 2

H STREET HOTEL  
24007

A008

BUILDING PLAT

SCALE:  
DATE: 04.10.2026

**FILLAT+**  
ARCHITECTURE

DEVELOPMENT STANDARD	REQUIRED	APPROVED (04/10/2024) BZA PLAN	PROPOSED	NOTES
	PER MU GROUP F	LODGING	LODGING	
USE REQUIREMENTS ON PRIMARY STREETS (1601, 609.5)	-I 601.2(a) 50% of ground floor area devoted to I 601.2(a) uses -I 609.5(a): 0.5 FAR devoted to I 601.2 uses -I 609.5 (c): 100% building street frontage to 601.2(a) uses, except for space devoted to building entrance or req'd fire control	-I 601.2(a): Providing 5,155 gsf = 53% ground floor area devoted to I 601.2(a) uses -I 609.5(a): Providing 0.5 FAR devoted to I 601.2(a) uses -I 609.5(c): Providing 100% building street frontage to 601.2(a) uses, except for space devoted to building entrance or req'd fire control	-I 601.2(a): Providing 5,155 gsf = 53% ground floor area devoted to I 601.2(a) uses -I 609.5(a): Providing 0.5 FAR devoted to I 601.2(a) uses -I 609.5(c): Providing 100% building street frontage to 601.2(a) uses, except for space devoted to building entrance or req'd fire control	
HEIGHT	NO TALLER THAN THE WIDTH OF THE STREET RIGHT OF WAY, PLUS 20 FT FOR STREETS LESS THAN 90 FT WIDE.  90' + 20' = 110' TALL MAX / 90' OVER HISTORIC	99.2' BHMP to T.O. Roof	110'-0" BHMP to T.O. Roof	INCREASED HEIGHT IS WITHIN D-4-R MATTER OF RIGHT LIMIT
FAR (RESIDENTIAL) FAR (NON-RESIDENTIAL)	DENSITY ACHIEVABLE WITHIN THE HEIGHT AND BULK PERMITTED BY THE ZONE IF RESIDENTIAL USE  MAX 3.5 FAR FOR NON-RESIDENTIAL USES	TOTAL BUILDING GSF = 71,700 LOT AREA = 10,258 FAR = 6.99  CREDITS REQUIRED = 3.49	TOTAL BUILDING GSF = 73,614 LOT AREA = 10,258 FAR = 7.18  CREDITS REQUIRED = 3.7	INCREASED GFA/FAR IS WITHIN D-4-R MATTER OF RIGHT LIMIT / 200.1 GROSS FLOOR AREA SHALL BE MEASURED AS SPECIFIED IN SUBTITLE B 304, EXCEPT THAT ALL GFA IN A LODGING USE INCLUDING GUEST ROOMS AND SERVICE AREAS SHALL BE COUNTED AS NON RESIDENTIAL GFA PROJECT NEEDS EITHER CREDITS OR RESIDENTIAL USE FOR AREA ABOVE 3.5 FAR
LOT OCCUPANCY	UP TO 100%	9622 / 10258 = 95%	9622 / 10258 = 95%	NO CHANGE FROM BZA APPROVED
GAR	0.2	0.2	0.2	NO CHANGE FROM BZA APPROVED
REAR YARD	2.5 IN / FT HEIGHT MEASURED FROM CL OF ALLEY (NO SETBACK REQUIRED FOR THE FIRST 25'-0")	10'-0" FROM CL OF ALLEY 20'-10" REAR YARD REQUIRED	10'-0" FROM CL OF ALLEY 22'-10" REAR YARD REQUIRED	PROPOSED PLANS CONTINUE TO REQUIRE BZA RELIEF
FRONT YARD	Existing	Existing	Existing	
SIDE YARD	NONE REQUIRED (4'-0" MIN IF PROVIDED)	NONE	NONE	
COURT	2.5 IN / FT OF HEIGHT IN COURT (6'-0" MIN WIDTH)	NONE	NONE	
PENTHOUSE	20 FT, 1 STORY PLUS MEZZANINE	ELEV OVERRUN @ 115'	ELEV OVERRUN @ 117'-10"	ELEV OVERRUN HEIGHT AND SETBACK COMPLY
PARKING <sup>1</sup>	SPACES NOT REQUIRED IN D ZONES	NONE	NONE	NO CHANGE
LOADING <sup>2</sup>	LODGING 50,000 TO 100,000 SQ.FT. GFA = 2 BERTHS AND NO LOADING SPACES	1 LOADING BERTH	1 LOADING BERTH	PROPOSED PLANS CONTINUE TO REQUIRE BZA RELIEF
BICYCLE LONG TERM	1 PER 10,000 SF = 1 SPACES	7 SPACES	7 SPACES	NO CHANGE
BICYCLE SHORT TERM	1 PER 40,000 SF = 1 SPACES	2 SPACE	2 SPACE	NO CHANGE

EXISTING ZONES: D-4-R  
 SQUARE: 0485  
 LOTS: 0030, 0003, 0042, 0043, 0044, 0048  
 SITE AREA: 10,258 GSF

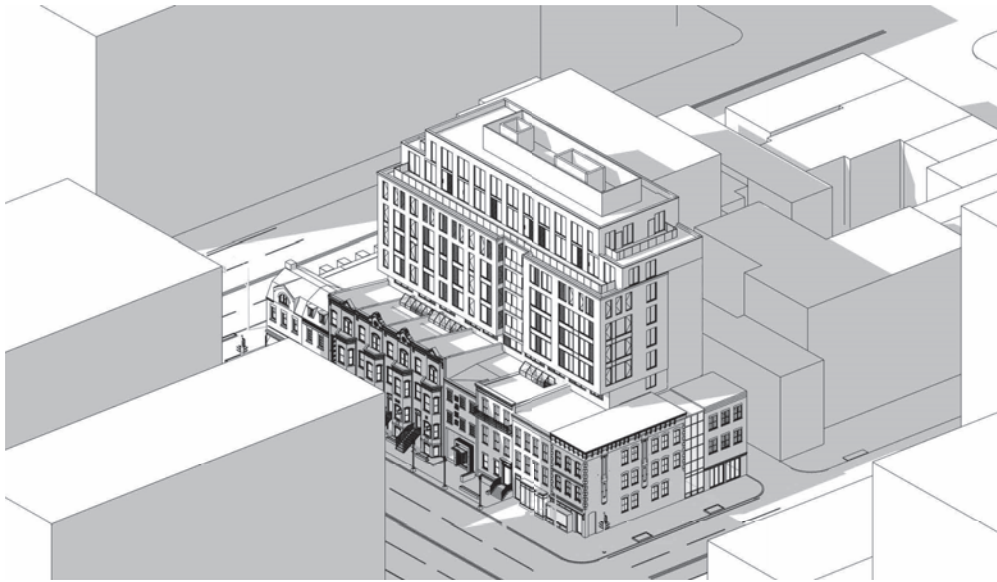
BUILDING AREA (GSF) BREAKDOWN  
 • TOTAL SQUARE FOOTAGE: 73,614 GSF  
 • TOTAL EXISTING: 15,414 GSF  
 • TOTAL NEW CONSTRUCTION: 60,306 GSF  
 • TOTAL RETAIL: 4,852 GSF  
 • LODGING SQUARE FEET: 43,561 GSF  
 • ACCESSORY, BOH, CIRCULATION (LODGING ONLY): 24,262 GSF

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A009 ZONING SUMMARY

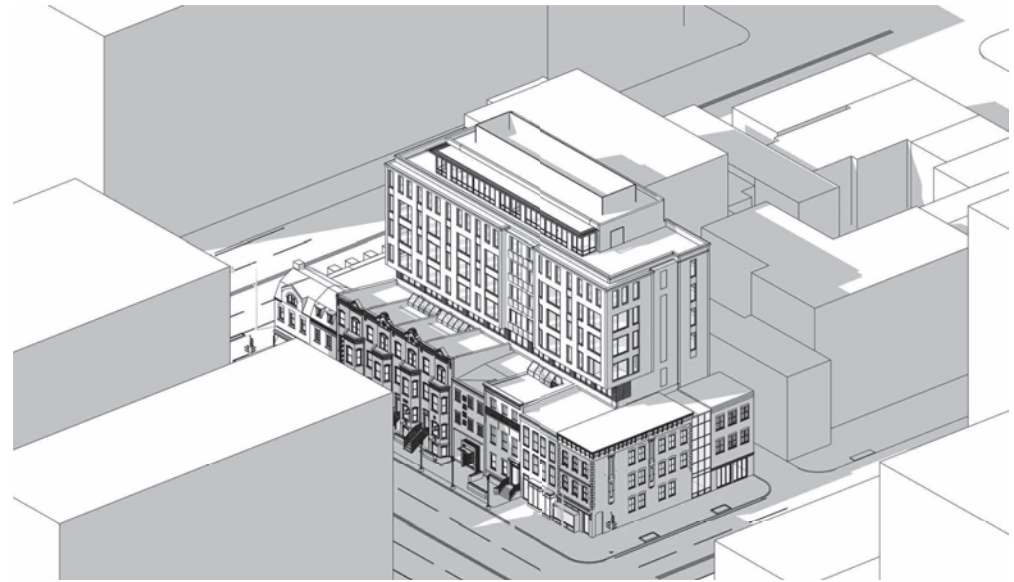
SCALE: 1/2" = 1'-0"  
DATE: 04.10.2026





26.03.17 PROPOSED DESIGN

- 110' - 0" BUILDING HEIGHT
- 73,614 GFA/ 7.18 FAR
- REVISED FACADE AND GROUND FLOOR ELEMENTS AS APPROVED BY HPRB



24.12.06 APPROVED DESIGN

- 99' - 2" BUILDING HEIGHT
- 70,299 GFA/6.85 FAR

H STREET HOTEL  
24007

A010

3D VIEW COMPARISON

SCALE:  
DATE: 04.10.2026

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26.03.17 PROPOSED DESIGN



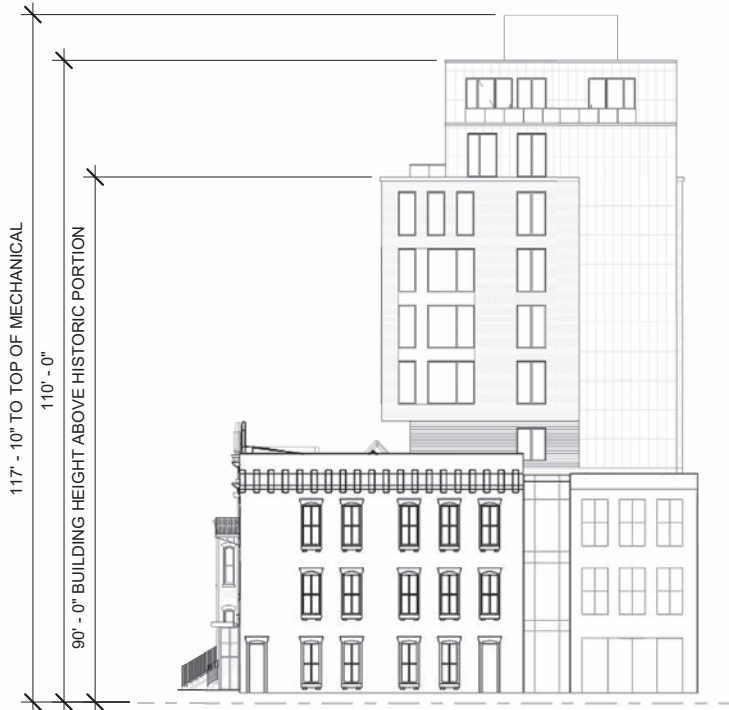
24.12.06 APPROVED DESIGN



26.03.17 PROPOSED H STREET ELEVATION



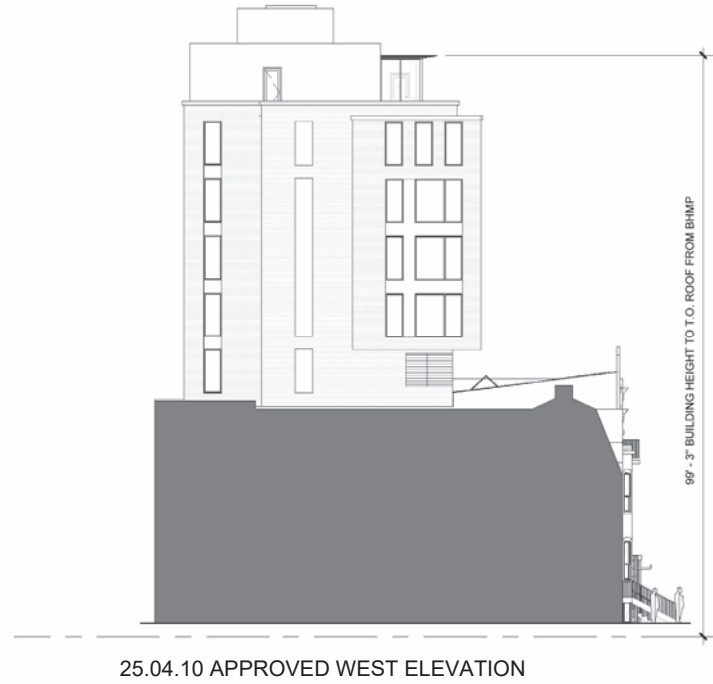
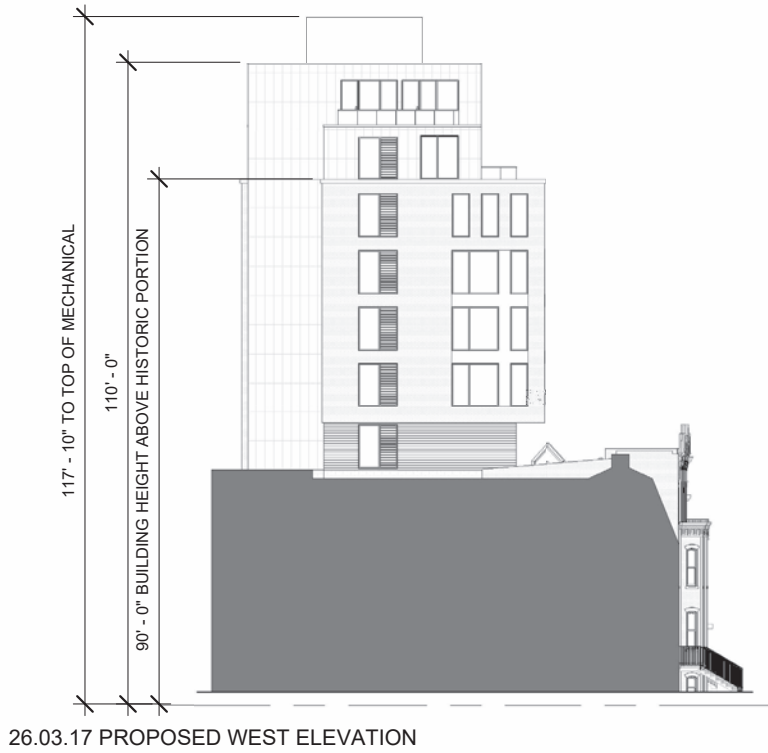
24.12.06 APPROVED H STREET ELEVATION



26.03.17 PROPOSED EAST ELEVATION



25.04.10 APPROVED EAST ELEVATION

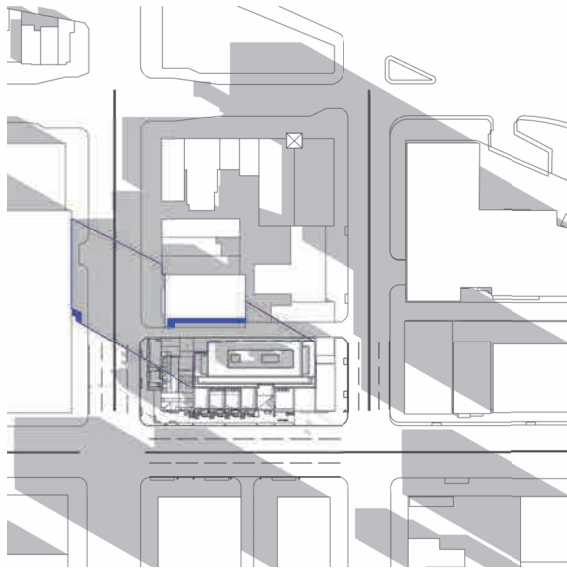




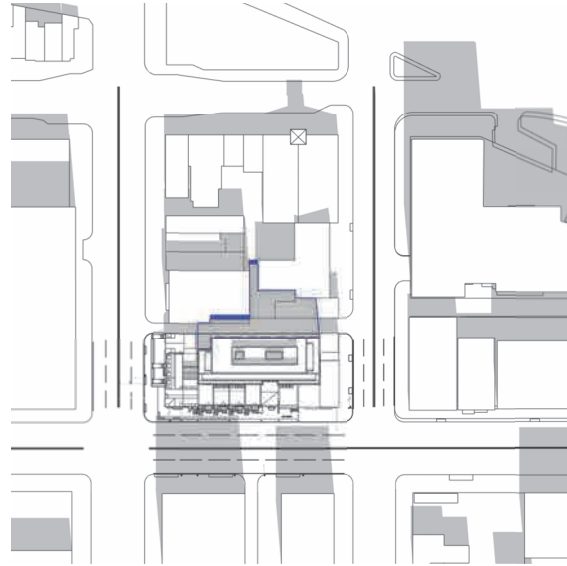
26.03.17 PROPOSED ALLEY ELEVATION



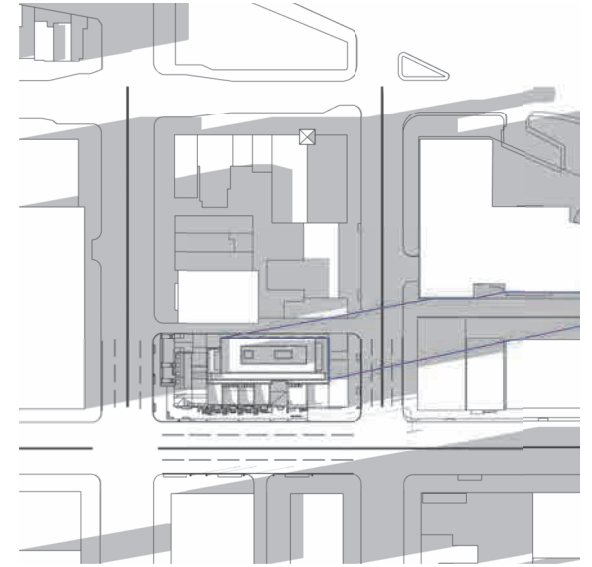
25.04.10 APPROVED ALLEY ELEVATION



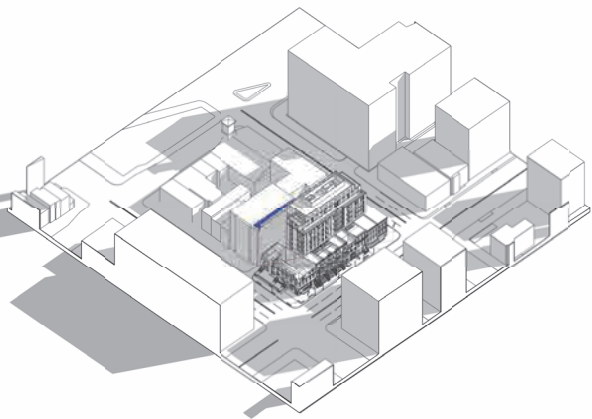
1. SPRING SOLSTICE 9 AM



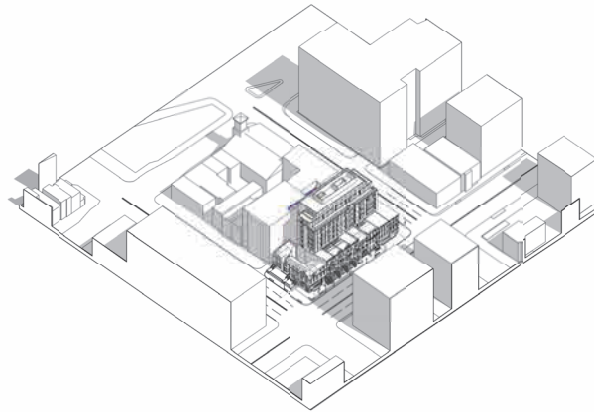
2. SPRING SOLSTICE 12 PM



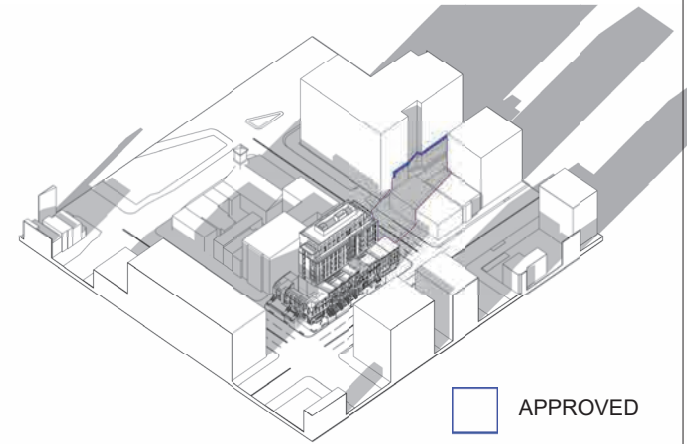
3. SPRING SOLSTICE 5 PM



1. SPRING SOLSTICE 9 AM

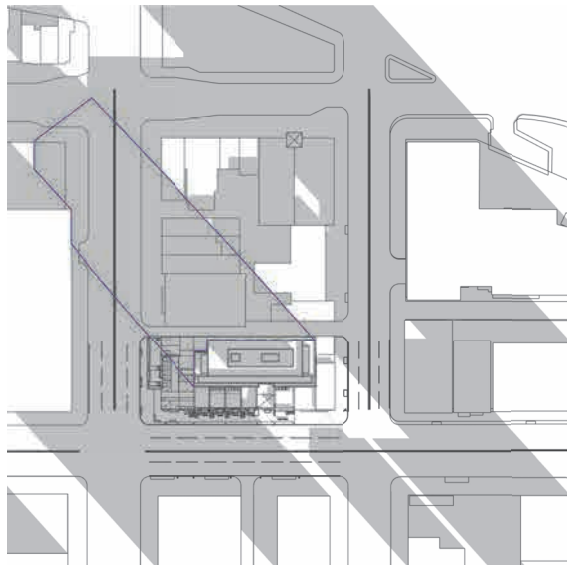


2. SPRING SOLSTICE 12 PM

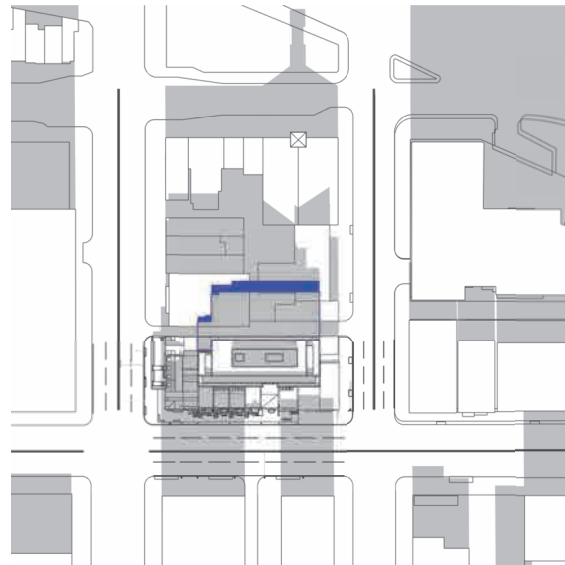


3. SPRING SOLSTICE 5 PM

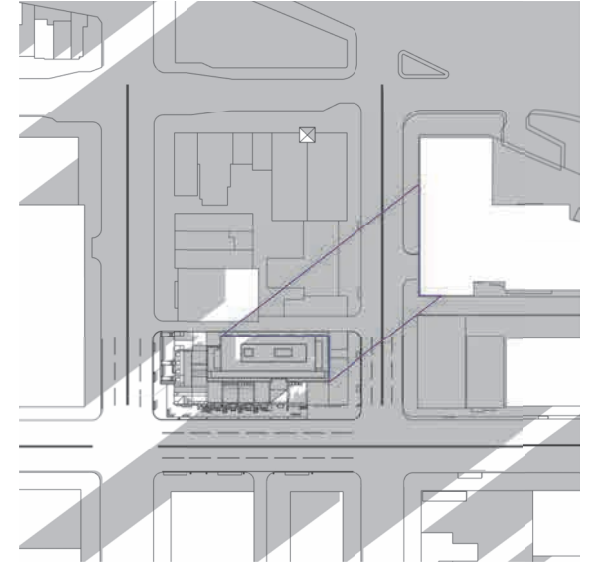
APPROVED  
 PROPOSED



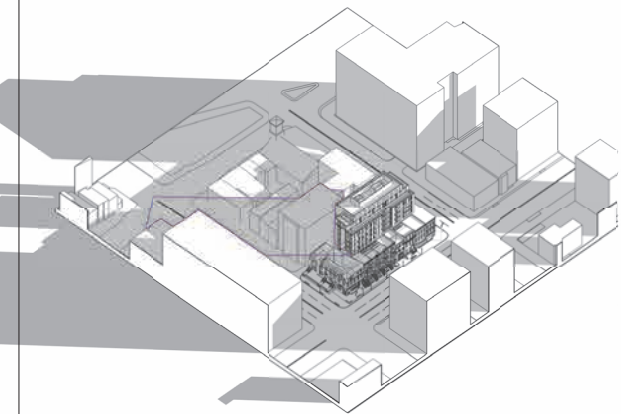
1. WINTER SOLSTICE 9 AM



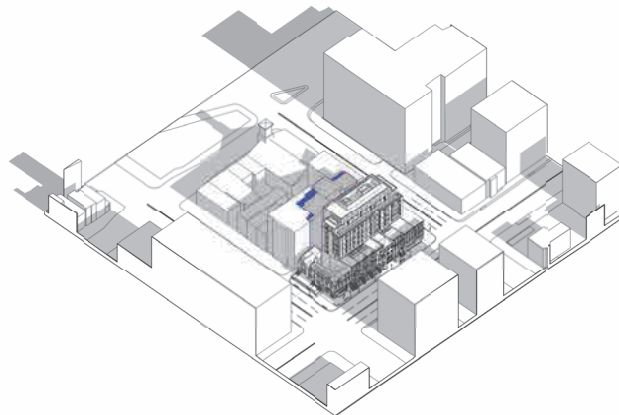
2. WINTER SOLSTICE 12 PM



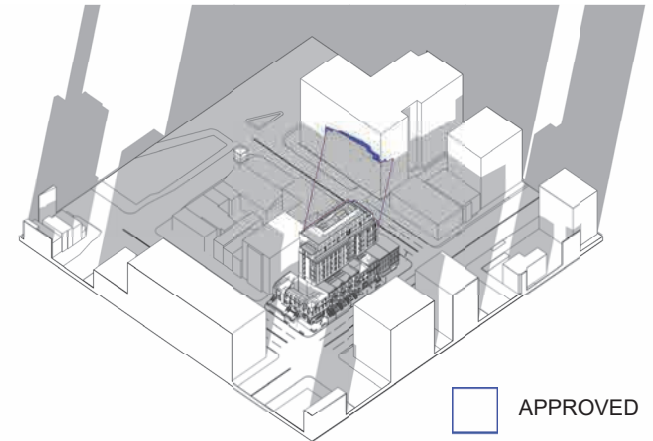
3. WINTER SOLSTICE 4 PM



1. WINTER SOLSTICE 9 AM

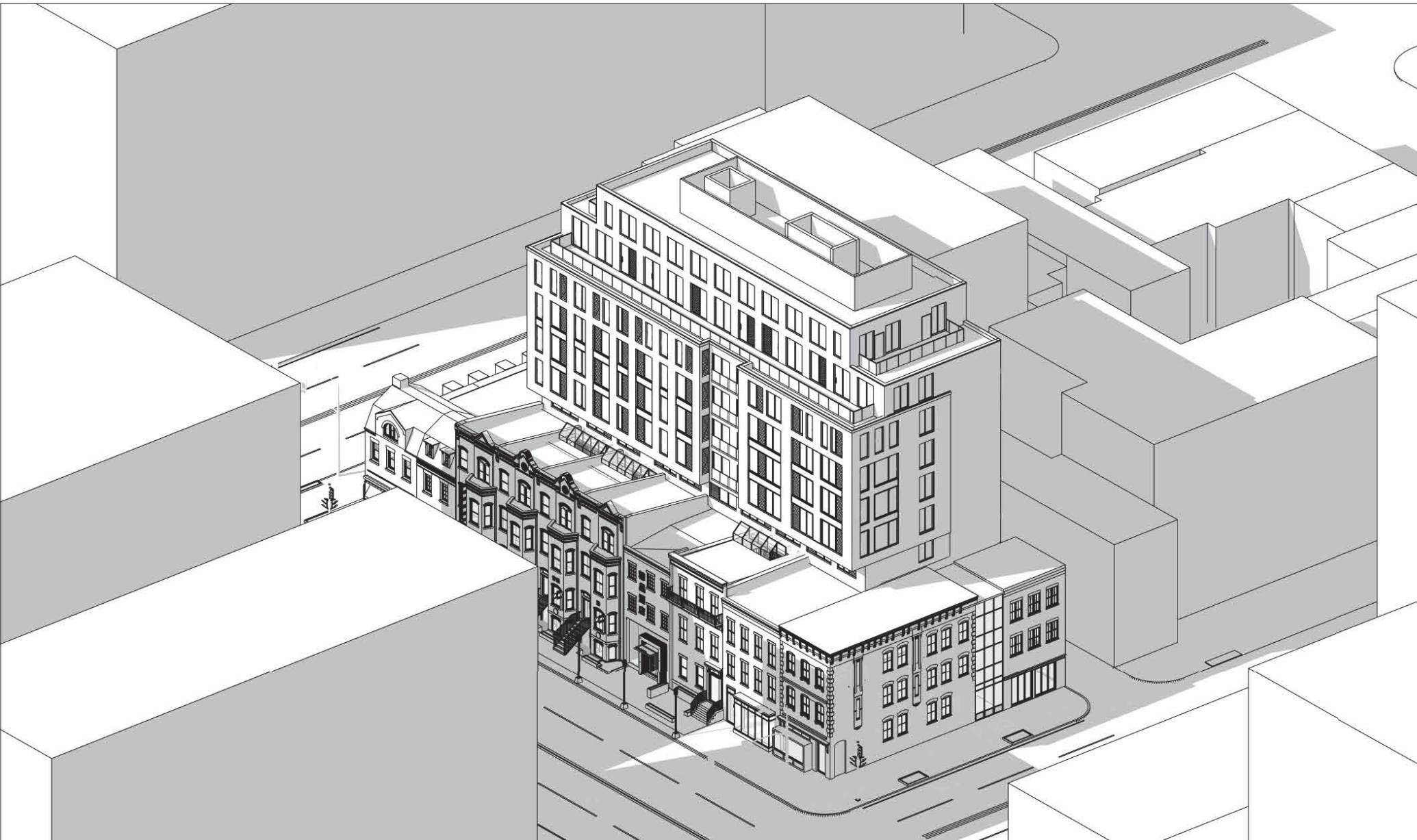


2. WINTER SOLSTICE 12 PM



3. WINTER SOLSTICE 4 PM

APPROVED  
 PROPOSED



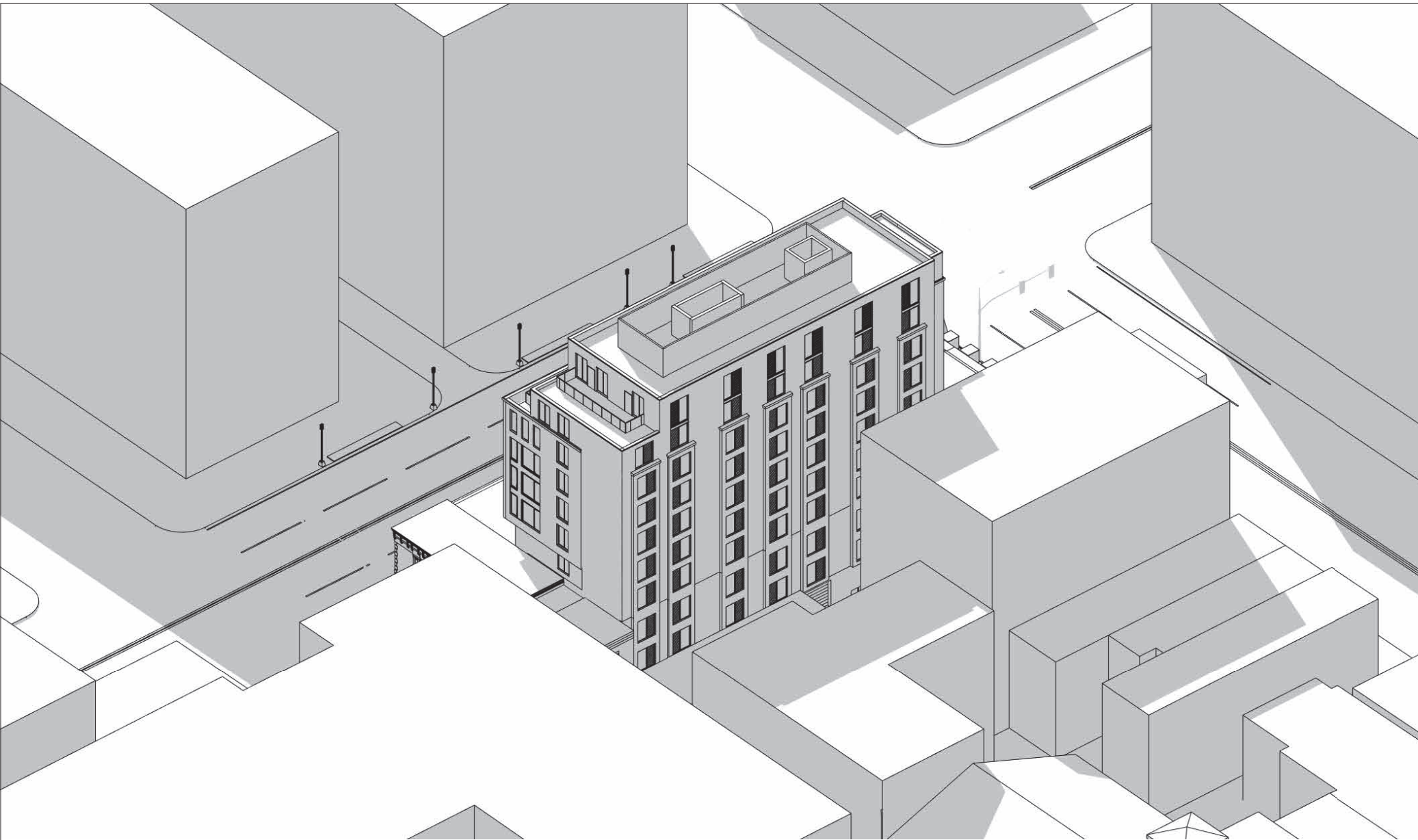
H STREET HOTEL  
24007

A011

BIRD'S EYE VIEW

SCALE:  
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**FILLAT+**  
ARCHITECTURE



H STREET HOTEL  
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A012

BIRD'S EYE VIEW

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**FILLAT+**  
ARCHITECTURE



H STREET HOTEL  
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A013

BIRD'S EYE VIEW

SCALE:  
DATE: 04.10.2026





H STREET HOTEL  
24007

A014

BIRD'S EYE VIEW

SCALE:  
DATE: 04.10.2026

