

# Holland & Knight

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November 22, 2024

## **VIA IZIS**

Zoning Commission for the  
District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 210-S  
Washington, DC 20001

**Re: Applicant's Prehearing Submission – Z.C. Case No. 07-26G  
Modification With Hearing to a Consolidated Planned Unit Development  
899 O Street, NW (Square 398, Lot 7006, and part of Lot 32)**

Dear Members of the Commission:

On behalf of 899 Lodging Group, LLC (the “Applicant”) we hereby submit the attached materials in support of Z.C. Case No. 07-26G for a Modification With Hearing and special exception relief to the approved consolidated planned unit development (“PUD”) for property located at 899 O Street, NW (Square 398, Lot 7006, and part of Lot 32).

The modifications proposed are as follows:

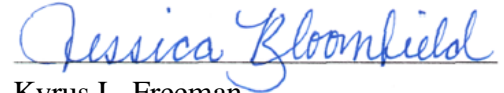
- Special exception relief pursuant to 11-C DCMR § 1501.1(d) and 11-X DCMR § 901.2, to establish an eating and drinking establishment in existing penthouse habitable space;
- Special exception relief from the penthouse setback requirements of Subtitle C § 1504, pursuant to 11-C DCMR § 1506.1 and 11-X DCMR § 901.2; and
- Approval to expand the existing penthouse structure by approximately 40 square feet to add an elevator lobby.

Enclosed herewith is a Prehearing Statement in response to the Zoning Commission's and the Office of Planning's comments regarding the application.

We would appreciate the Zoning Commission scheduling a public hearing on this application at the next available hearing date.

Sincerely,

HOLLAND & KNIGHT LLP



Kyrus L. Freeman

Jessica R. Bloomfield

Attachments

cc: Certificate of Service

## **CERTIFICATE OF SERVICE**

I hereby certify that on November 22, 2024, electronic copies of the foregoing submission were served on the following:

### **D.C. Office of Planning**

Ms. Jennifer Steingasser  
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### **District Department of Transportation**

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### **Advisory Neighborhood Commission 2G**

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