



District of Columbia Government  
Advisory Neighborhood Commission 6A  
PO Box 15020  
Washington, DC 20003



April 30, 2025

Mr. Anthony J. Hood  
Chairman, Zoning Commission  
441 4th Street NW, Suite 200-S  
Washington, DC 20001

*Via email at [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)*

**Re: ANC 6A ZC #10-03E Modification without Hearing of PUD at 901 H St. NE**

Dear Chairman Hood,

At a regularly scheduled and properly noticed meeting<sup>1</sup> on April 10, 2025 our Commission voted 6-0-0 (with 4 Commissioners required for a quorum) to support the subject application for a Modification Without Hearing, including special exception relief, to the consolidated planned unit development (PUD) approved pursuant to Z.C. order 10-03, as extended and modified. The subject application seeks special exception relief to allow fast food restaurant use within the existing ground floor retail space of the PUD.

In an appreciated effort to engage the community, representatives for H Street Retail, LLC proactively presented their proposal at the ANC 6A regularly-scheduled Economic Development and Zoning Committee, as well as met with the local Single Member District Commissioner (6A02) to discuss constituent concerns. Ultimately, the recommendation that passed at the full April meeting of ANC 6A recommended this letter of support, provided that the ANC's concerns regarding “fast food” use are reflected in the conditions attached to any associated restaurant in connection with the application for the zoning change.

In their request for modification, the applicant proposes the following changes – identified **bold text** – to Condition A.2:

A.2 The PUD shall have a maximum density of 5.0 FAR and a gross floor area of 435,265 **square** feet. Of that, the PUD shall have approximately 51,420 square feet of retail **and/or eating and drinking establishment uses, including fast-food restaurant** use, of which approximately 5,365 square feet may also be devoted to veterinary hospital use.

In collaboration with the representatives of the applicant, H Street Retail, LLC, ANC 6A further proposes the following addition to Condition A.2:

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<sup>1</sup>ANC 6A meetings are advertised electronically on [anc-6a@googlegroups.com](mailto:anc-6a@googlegroups.com), and [newhilleast@groups.io](mailto:newhilleast@groups.io), at [www.anc6a.org](http://www.anc6a.org), on Twitter (@ANC6A) and through print advertisements in the Hill Rag.



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**If any new uses are adopted under the eating and drinking establishment use category as defined under Subtitle B §§ 100.2 and 200.2(i) by an amendment to the Zoning Regulations after the effective date of this Order, such newly adopted uses shall be considered matter-of-right uses within the PUD, except that following such amendment, the establishment of a new fast-food restaurant or a new fast food drive-through shall require review and approval by the Zoning Commission.**

Thank you for giving great weight to the views of ANC 6A. Should you wish to discuss this letter with the Commission, please feel free to reach out to me at [6A05@anc.dc.gov](mailto:6A05@anc.dc.gov).

On behalf of the Commission,

Dave Wethington  
Chair, Advisory Neighborhood Commission 6A