

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 Raabe Bloomfield
202.469.5272
jessica.bloomfield@hklaw.com

Christopher S. Cohen
202.469.5127
christopher.cohen@hklaw.com

May 2, 2025

VIA IZIS

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

**Re: Z.C. Case No. 10-03E – PUD Modification Without Hearing
901 H Street NE (Square 912, Lots 815 and 817 (part of Record Lot 55))**

Dear Members of the Zoning Commission:

On behalf of H Street Retail, LLC (the “Applicant”), we submit this letter to confirm our agreement with the modified condition language proposed by ANC 6A in its resolution in support of the application ([Ex. 5](#)), which states as follows (additions shown in **bold** and underlined text):


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.

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.

The Applicant agrees to this condition and has no objection to its inclusion in a final order, should the Commission vote to approve the application. We appreciate the Commission’s consideration and look forward to the upcoming deliberations on May 8, 2025.

Sincerely,

HOLLAND & KNIGHT LLP

By: 
Jessica R. Bloomfield
Christopher S. Cohen

cc: Certificate of Service

ZONING COMMISSION
District of Columbia
CASE NO.10-03E
EXHIBIT NO.6

Certificate of Service

I hereby certify that on May 2, 2025, electronic copies of the foregoing letter were served on the following at the email addresses stated below:

D.C. Office of Planning

Jennifer Steingasser: jennifer.steingasser@dc.gov

Joel Lawson: joel.lawson@dc.gov

Karen Thomas: karen.thomas@dc.gov

District Department of Transportation

Erkin Ozberk

erkin.ozberk@dc.gov

Advisory Neighborhood Commission 6A

6A@anc.dc.gov

Commissioner Mike Velasquez

ANC 6A02

6A02@anc.dc.gov

Mikevanc6A@gmail.com

Commissioner Dave Wethington

ANC 6A Chair

6A05@anc.dc.gov

ANC 6A Economic Development and Zoning Committee

c/o Michael Cushman, Chair

michael.cushman@gmail.com



Christopher S. Cohen
Holland & Knight LLP