

Holland & Knight

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August 5, 2014

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Application for Consolidated Review and Approval of a Planned Unit Development
And Zoning Map Amendment at 501 H Street, N.E. (Square 833, Lot 47)

Dear Members of the Commission:

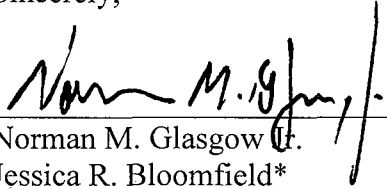
On behalf of Jemal's CDC, LLC (the "Applicant"), we hereby submit an application for consolidated review and approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone 501 H Street, N.W. (Square 833, Lot 47) (the "PUD Site") from the HS-H/C-2-A District to the HS-H/C-2-B District.

The Applicant proposes to construct a six-story above grade, mixed-use building at the PUD Site that incorporates two floors of retail and service uses above-grade, a cellar floor of retail, and four floors of residential uses. The overall project will have an FAR of 4.40, as permitted under the C-2-B PUD requirements, and will include approximately 29,725 square feet of gross floor area devoted to residential uses and 13,482 square feet of gross floor area devoted to retail uses. The building varies in height from 17 feet along 5th Street to a maximum height of 75 feet fronting on H Street (77 feet, 4 inches to the top of the parapet). Enclosed herewith, please find:

- An original and ten copies of signed application forms for consolidated approval of a planned unit development and zoning map amendment;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$975.00 check made payable to the D.C. Treasurer for the map amendment application filing fee (\$325.00) and the PUD application filing fee (\$650.00).

The Applicant requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,


Norman M. Glasgow Jr.
Jessica R. Bloomfield*

Enclosures

cc: Advisory Neighborhood Commission 6C (with enclosures, Via U.S. Mail)
Jennifer Steingasser, D.C. Office of Planning (with enclosures, Via Hand)
Joel Lawson, D.C. Office of Planning (with enclosures, Via Hand)
Jamie Henson, District Department of Transportation (with enclosures, Via Hand)
Anna Chamberlin, District Department of Transportation (with enclosures, Via Hand)

* Admitted to practice in Pennsylvania. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(8).