

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

Kyrus L. Freeman
202.862.5978
kyrus.freeman@hklaw.com

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

August 7, 2026

VIA IZIS

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

**Re: BZA Case No. 20974-B
Applicant's Transportation Statement and Waiver Request**

Dear Members of the Board:

On behalf of DC Chinatown Hotel Owner LLC (the "Applicant"), enclosed is the Applicant's updated Transportation Statement in support of the above-referenced application, submitted pursuant to Subtitle Y § 300.14. A copy of the Transportation Statement was also submitted to the District Department of Transportation ("DDOT") on the same day as this filing.

The Transportation Statement was prepared following the Applicant's meeting with DDOT on August 3, 2026. As detailed in the Transportation Statement, the proposed modifications sought pursuant to this application are not expected to affect the provision or operation of the Property's transportation facilities, will not alter the approved transportation or loading management measures, and will not result in any detrimental impacts on the surrounding transportation network. Accordingly, the transportation impacts associated with the application will remain consistent with those evaluated under the original BZA approval.

Waiver Request / Form 150

Because this filing is being made fewer than 30 days before the public hearing scheduled for September 2, the Applicant requests a waiver pursuant to Subtitle Y § 101.9. A Form 150 Motion Form is enclosed herewith. Good cause exists because the application was only recently amended to proceed as a special exception under Subtitle I § [205.5](#), which includes transportation-related criteria. *See* Exhibits 27-27C. After meeting with and apprising DDOT of the updated application on August 3rd, the Applicant's traffic consultant prepared the enclosed statement for DDOT's consideration in advance of the public hearing. The Applicant further notes that a waiver would not prejudice the rights of the affected ANC—the only party to this case, since the ANC supports the application.

Board of Zoning Adjustment
District of Columbia
CASE NO. 20974B
EXHIBIT NO. 28A

We appreciate the Board's continued consideration of this application and look forward to the public hearing on September 2, 2026.

By: 
Kyrus L. Freeman

By: 
Christopher S. Cohen

cc: Certificate of Service

Enclosures

Certificate of Service

We hereby certify that, on August 7, 2026, a copy of the foregoing filing and accompanying enclosures submitted in support of BZA Case No. 20974-B was served by electronic mail on the following at the email addresses listed below.

D.C. Office of Planning

Radhika Mohan: radhika.mohan@dc.gov
Shepard Beamon: shepard.beamon@dc.gov

District Department of Transportation

Erkin Ozberk: erkin.ozberk1@dc.gov
Kimberly Vacca: kimberly.vacca@dc.gov

Advisory Neighborhood Commission 2C

c/o Commissioner Michael D. Shankle, Chairperson and SMD 2C01
2C@anc.dc.gov
2C01@anc.dc.gov



Kyrus L. Freeman
Christopher S. Cohen
Holland & Knight LLP
Counsel for Applicant