



BZA Case No. 20974-B

Modification with Hearing and Special Exception

DC Chinatown Hotel Owner, LLC

503-517 H Street, NW (Square 485, Lots 3, 30, 42, 43, 44, 48)

Board of Zoning Adjustment Public Hearing

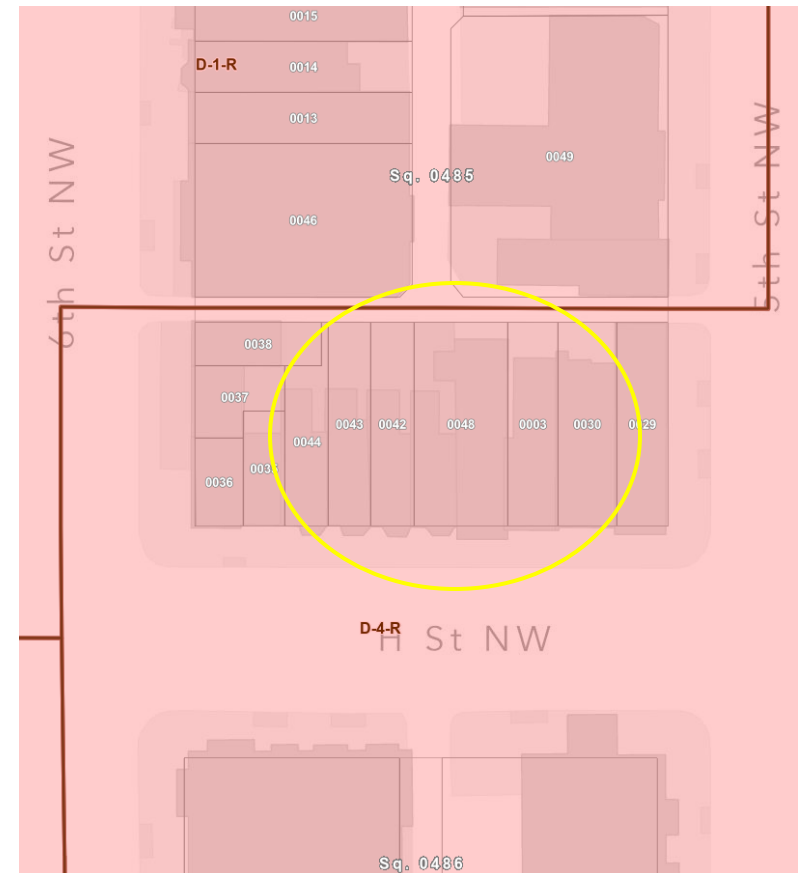
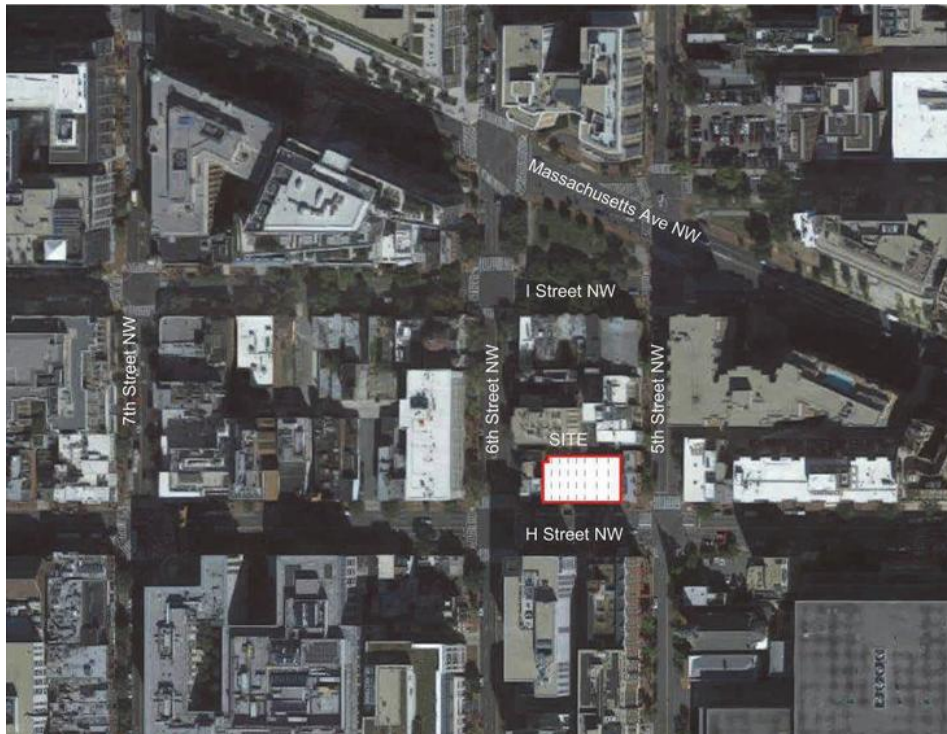
September 2, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 20974B
EXHIBIT NO. 35

Subject Property

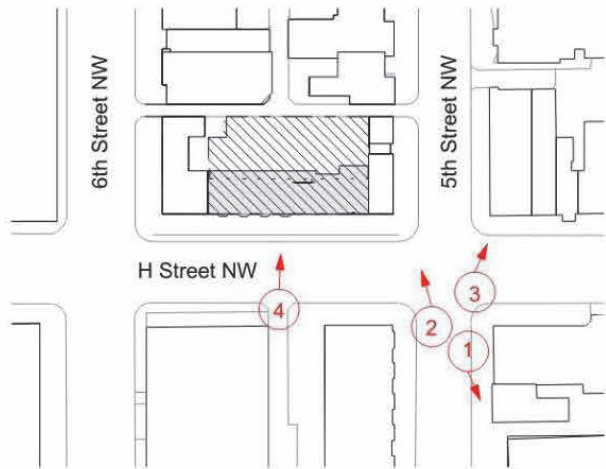


Context and Zoning



Application Overview

- **Original Approval (Order No. 20974)**
 - Final date of May 9, 2024; validity extended for 2 years under Order No. 20974-A
 - 9-story lodging use with ground-floor retail (approx. 85 units; range: 60-120 units)
 - 6.85 FAR and 99.25-ft. max. height
 - Rear yard variance: 10 ft. provided; 20 ft., 10 in. required
 - Loading special exception: 1 berth provided; 2 required
 - One condition: implementation of approved TDM and Loading Management Plans
- **Proposed Modification**
 - Increase lodging-unit capacity to approx. 154 units (anticipated range: 80-180 units)
 - Increase height from 99.25 ft. to 110 ft. (permitted as a matter-of-right in the D-4-R Zone)
 - Increase density from 6.85 FAR to 7.18 FAR (73,614 sq. ft. GFA) (permitted as a matter-of-right in the D-4-R Zone)
 - Add one story and increase east, west, and south upper-floor setbacks
 - Maintain approved 10-ft. rear yard
- **Zoning Relief Requested**
 - Modification with Hearing pursuant to Sub. Y § 704
 - Special exception pursuant to Subtitle I § 205.5 and Subtitle X § 901.2 following adoption of zoning text amendments in Z.C. Case No. 25-12 (10-ft. rear yard provided; 22 ft., 10 in. required)



1. Looking South on 5th Street NW



2. Looking West on H Street NW



3. Looking North on 5th Street NW



4. Looking North center of block H Street NW

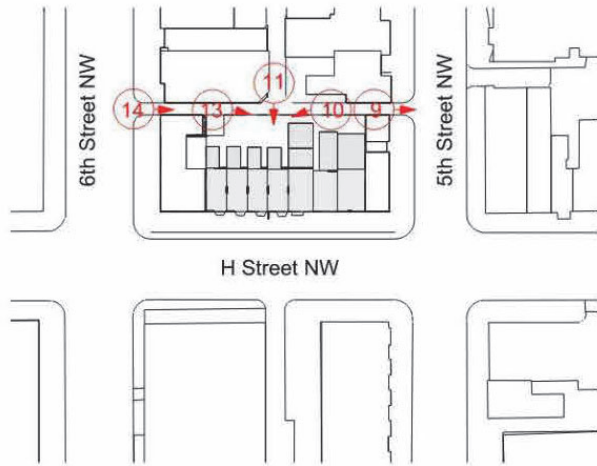
H STREET HOTEL
24007

A003

SITE IMAGES

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



Existing Site Plan



9. Alley Entrance from 5th Street NW



10. View looking from 5th to 6th St NW



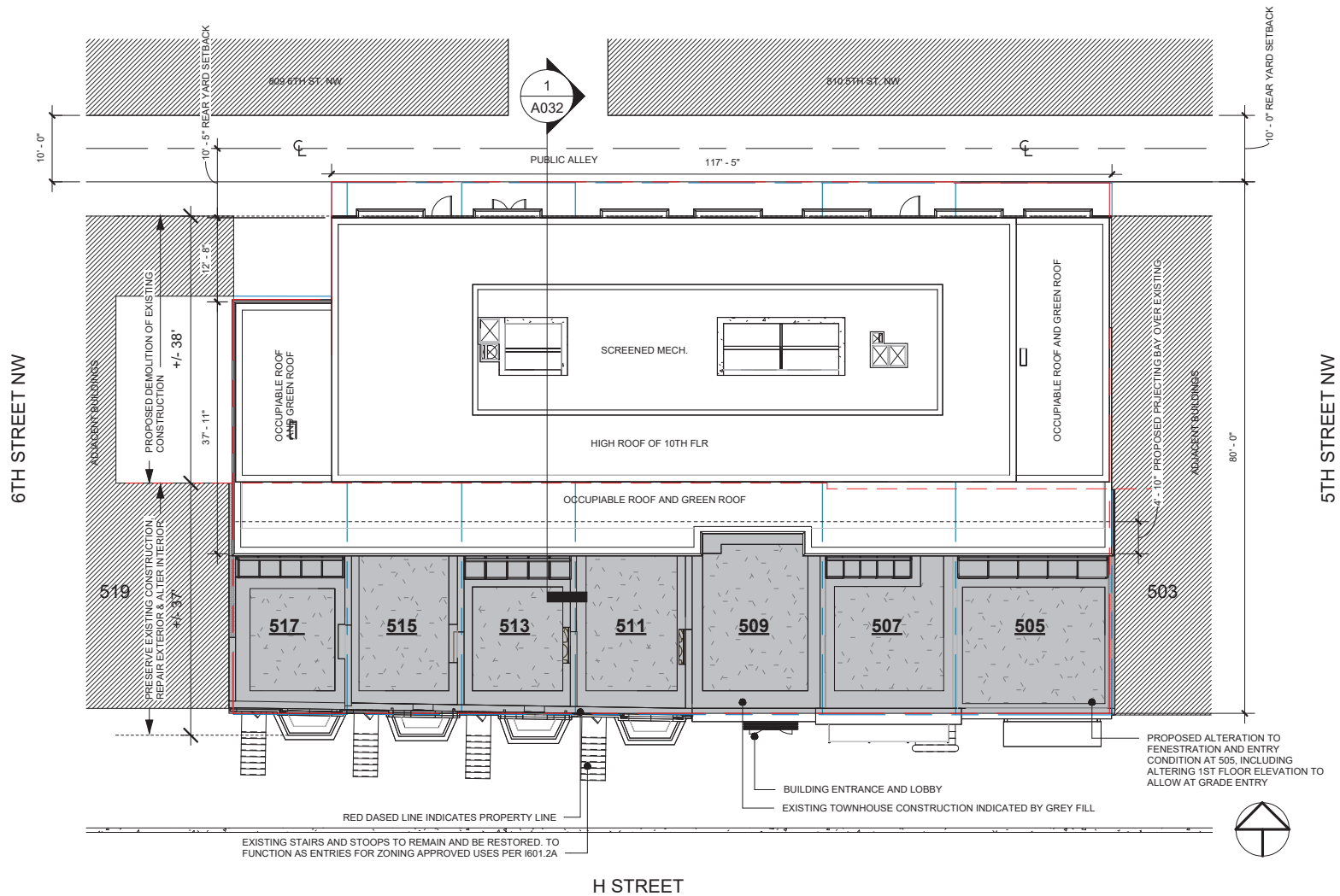
11. View of 507-511 H Street alley structures



12. View looking back towards 5th St NW



13. Alley Entrance from 6th Street NW



H STREET HOTEL
24007

A007

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026

FILLAT+
ARCHITECTURE





H STREET HOTEL
24007

A027

ALLEY ELEVATION

SCALE: 1/16" = 1'-0"
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



H STREET HOTEL
24007

A036

VIEW FROM SOUTH

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



H STREET HOTEL
24007

A037

VIEW FROM SE

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE



H STREET HOTEL
24007

A038

VIEW FROM SW

SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE

Modification With Hearing

704 MODIFICATION WITH HEARING

704.1 Any request for modification that cannot be processed pursuant to Subtitle Y § 703 shall require a public hearing.

704.2 An application for a modification with hearing shall be made in an appropriate manner provided by the Director. The applicant for a modification with hearing shall submit the following information electronically and deliver to the Office of Zoning two (2) sets of mailing labels containing the information in Subtitle Y § 704.2(c) below:

(a) A completed application form;

(b) The nature of, reason(s), and grounds for the modification with hearing;

(c) The name and addresses of the owners of all property located within two hundred feet (200 ft.) of the subject property and names and addresses of each lessee having a lease with the owner for all or part of any building located on the property involved in the application; however, in the case of a residential condominium or co-operative with

Nature: Add one story; refine upper-floor design and setbacks.

Reasons: Enhance the project design and expand lodging program. Concept approved by HPRB.

Grounds: Limited modification requiring only ~2 additional feet of rear-yard relief; underlying site constraints and previously approved loading relief remain unchanged.

704.7 The scope of a hearing conducted pursuant to Subtitle Y § 704.1 shall be limited to impact of the modification on the subject of the original application, and shall not permit the Board to revisit its original decision.

Application compiles with Sub. Y § 704.2
(See Exs. 1A–12, 27–28B.)

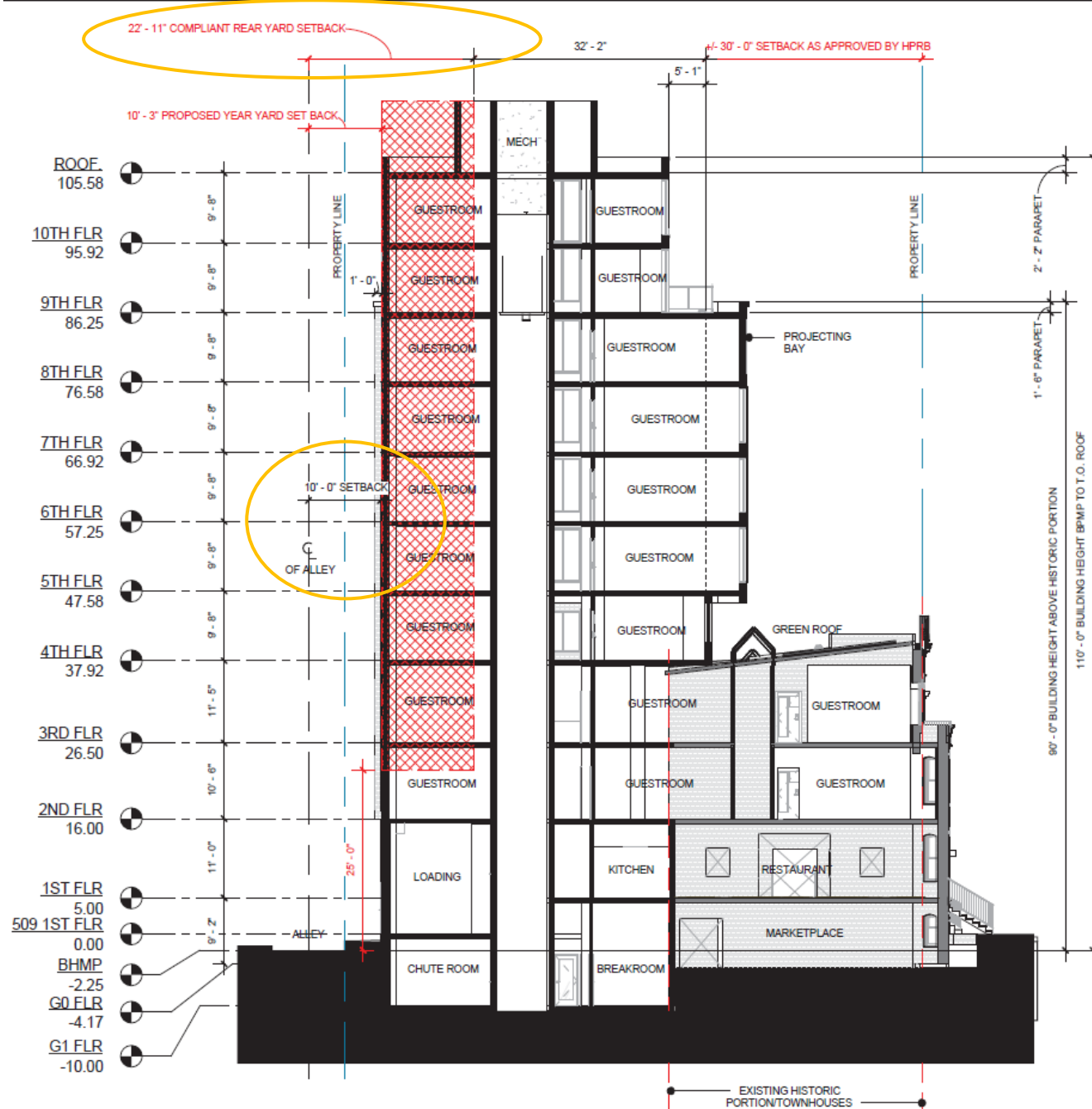
Minimum Rear Yard Requirement (D-4-R Zone)

205 REAR YARD

205.1 Except as provided Subtitle B §§ 317 and 318.9 and in Subtitle I § 205.2, a rear yard shall be provided for each structure located in a D zone, the minimum depth of which yard shall be two and one-half inches (2.5 in.) per one foot (1 ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof or parapet, but not less than twelve feet (12 ft.).

205.5 The Board of Zoning Adjustment may waive the rear yard requirements as a special exception pursuant to Subtitle X Chapter 9 and subject to the following conditions:

- (a) The building shall provide for adequate off-street service functions, including parking and loading areas and access points



Standard of Review for Special Exception Relief

- 901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:
- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
 - (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
 - (c) Will meet such special conditions as may be specified in this title.

See Applicant's Prehearing Statement, Ex. 27 at p. 3:

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the application satisfies the specific requirements for the relief requested. In reviewing an application for special exception relief, "[t]he Board's discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation." *First Baptist Church of Washington v. District of Columbia Bd. of Zoning Adjustment*, 423 A.2d 695, 706 (D.C. 1981) (quoting *Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). **If the applicant meets its burden, the Board must ordinarily grant the application. *Id.***

Justification for Requested Special Exception for Rear Yard

22 ft., 10 in. required; 10 ft. proposed (as measured to centerline of abutting rear alley)

Criteria	Applicant's Showing
In Harmony with Purpose & Intent (Subtitle X § 901.2(a))	Rear-yard relief facilitates a by-right hotel use and high-density mixed-use development while preserving contributing historic buildings, thus in harmony with stated purposes of D-4-R zone. OP found the increase in height and density of the intended lodging use is "consistent with the zone" (Ex. 30).
Will Not Tend to Adversely Affect Neighboring Property (Subtitle X § 901.2(b))	Same 10-foot rear yard previously approved by the Board. Existing alley separation remains, and OP concluded that any additional shadowing "should not ... negatively impact the light and air to the surrounding properties" (Ex. 30).
Adequate Off-Street Service Functions (Subtitle X § 901.2(c); Subtitle I § 205.5(a))	The Project provides adequate off-street service functions. Loading facilities, access points, and circulation remain unchanged. Applicant's traffic expert found that the proposed modifications "do not alter the provision or function of the site's transportation facilities." (Ex. 28B). DDOT determined the proposed modifications "will not have adverse impacts on the District's transportation network" (Ex. 31).

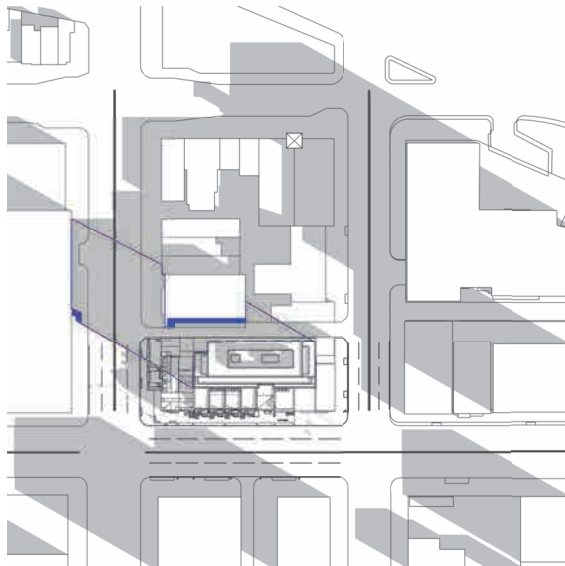
Updated Transportation Statement – Findings

- Modest modifications: +1 story and approximately 3,300 SF of additional GFA (70,299 SF → 73,614 SF)
- No changes to site access, circulation, loading facilities, or loading operations from approved project
- Approved TDM Plan and Loading Management Plan remain unchanged and will be implemented for life of project
- Bicycle facilities remain compliant; long-term bicycle parking relocated within the building
- **Conclusion: Proposed modifications are not expected to result in detrimental impacts on the surrounding transportation network**

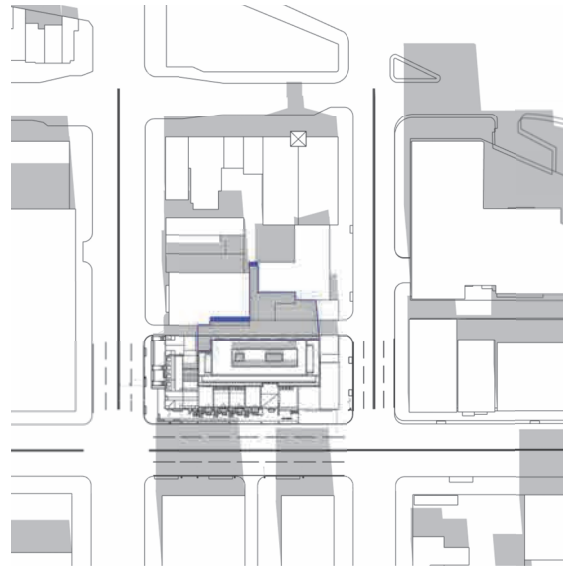


Agency Reports, ANC, and Community Support

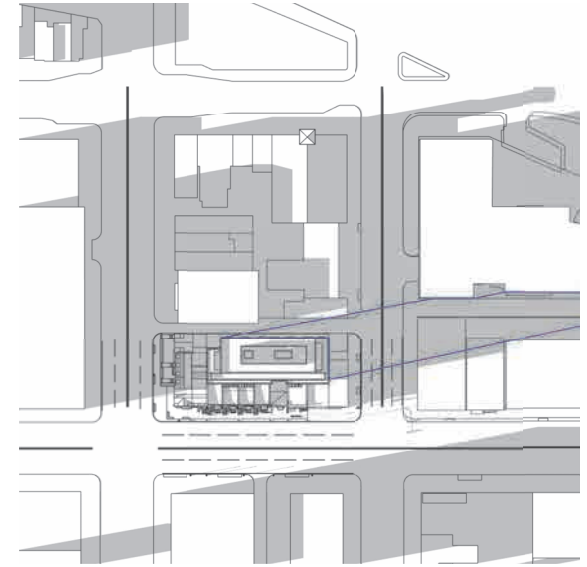
- **Office of Planning (OP):** Recommends approval of the application (Ex. 30)
- **District Department of Transportation (DDOT):** No objection, subject to continued implementation of the approved TDM and Loading Management Plans (Ex. 31)
- **Historic Preservation Review Board (HPRB):** Granted concept approval of the revised design on March 26, 2026 (Ex. 2A)
- **ANC 2C:** Letter in support dated August 31, 2026 (Ex. 34)
- **Six (6) Letters in Support:**
 - Mohammad Esfahani, All About Burger Chinatown Owner (Ex. 17)
 - Philip Shing Chinatown Express (Ex. 18)
 - Evelyn Moy, The Moy Family Association DC (Ex. 19)
 - Ted Gong, The 1882 Foundation (Ex. 21)
 - SMD 2C03 Representative, Commissioner Lee (Ex. 21)
 - Downtown DC BID (Ex. 23)



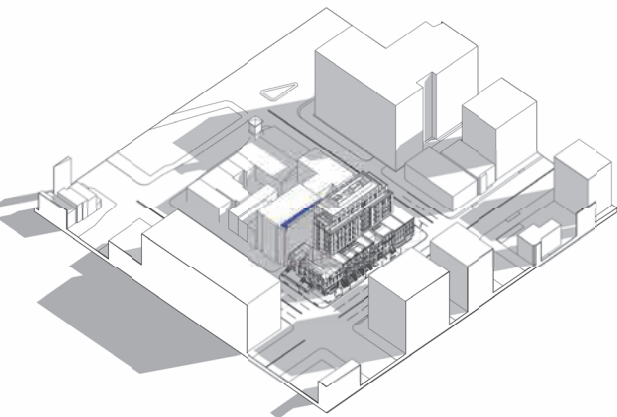
1. SPRING SOLSTICE 9 AM



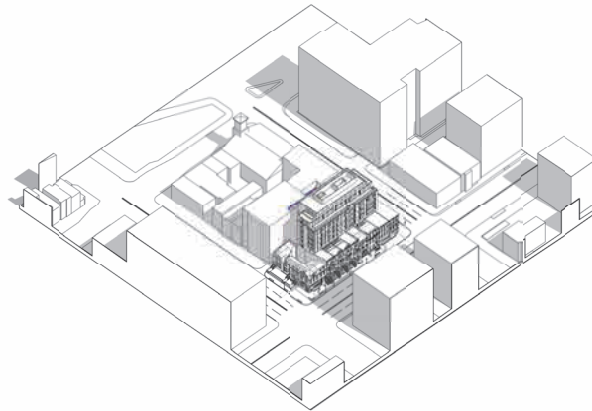
2. SPRING SOLSTICE 12 PM



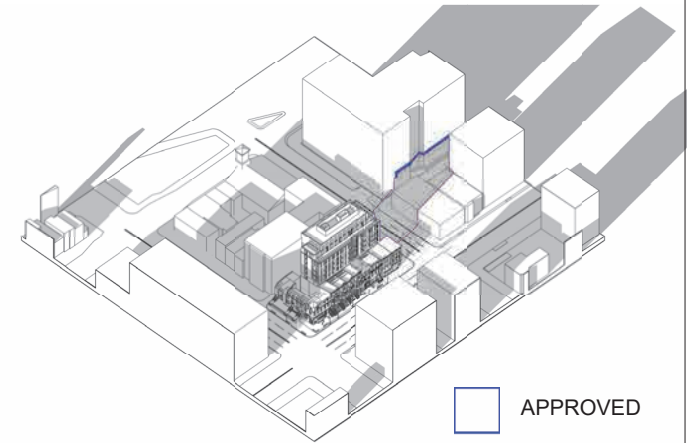
3. SPRING SOLSTICE 5 PM



1. SPRING SOLSTICE 9 AM



2. SPRING SOLSTICE 12 PM



3. SPRING SOLSTICE 5 PM

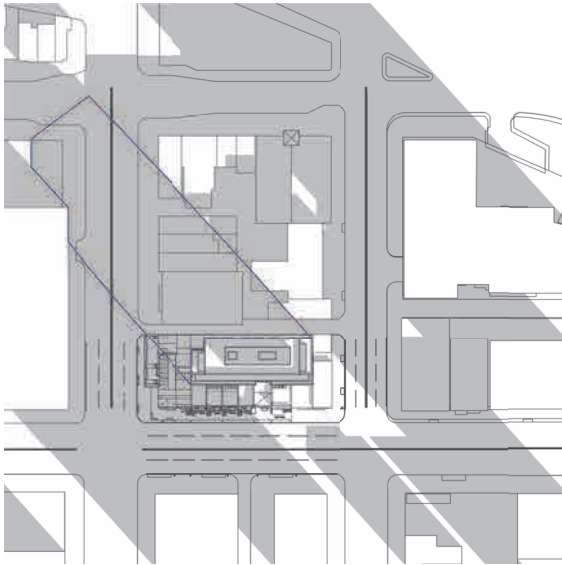
APPROVED
PROPOSED

H STREET HOTEL
24007

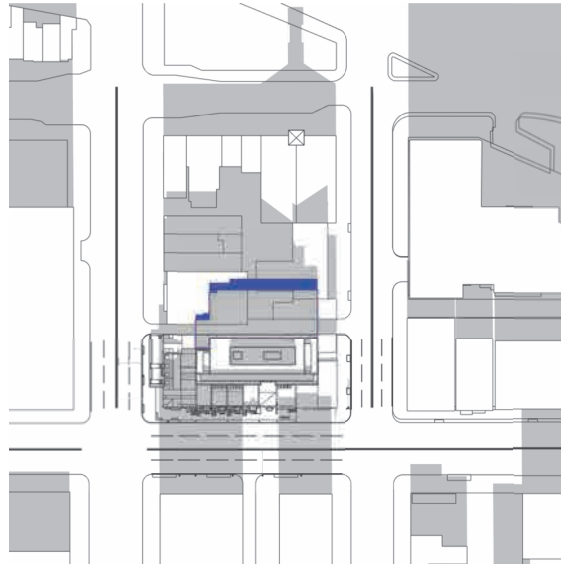
A010-5 SUN SHADING DIAGRAM

SCALE:
DATE: 04.10.2026

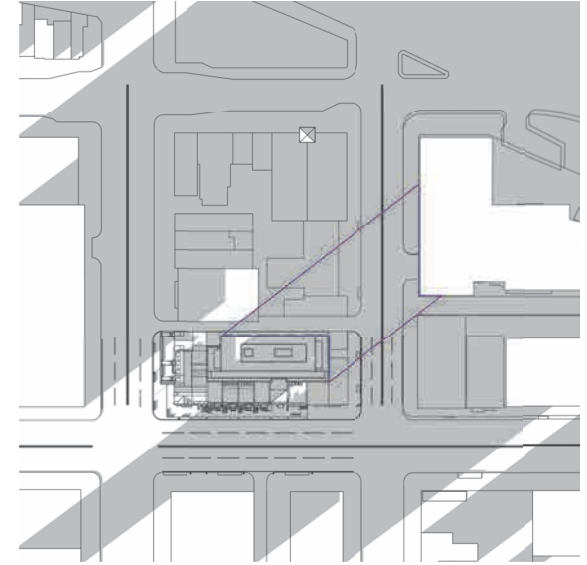
FILLAT+
ARCHITECTURE



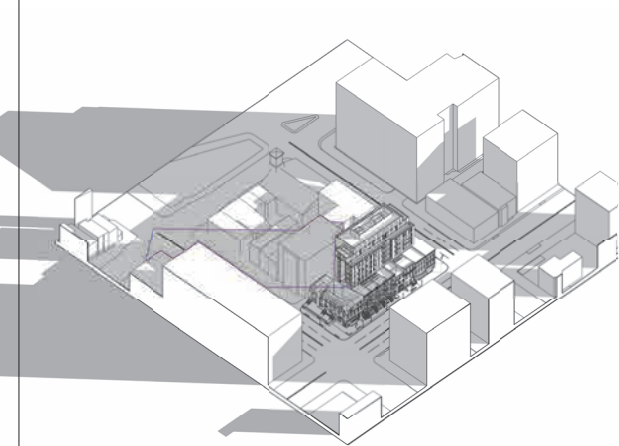
1. WINTER SOLSTICE 9 AM



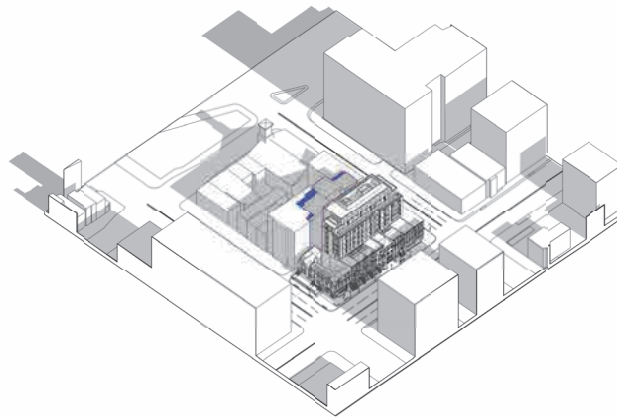
2. WINTER SOLSTICE 12 PM



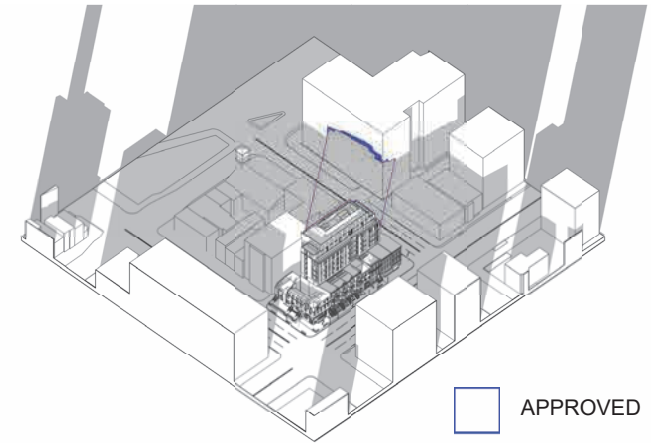
3. WINTER SOLSTICE 4 PM



1. WINTER SOLSTICE 9 AM



2. WINTER SOLSTICE 12 PM



3. WINTER SOLSTICE 4 PM

APPROVED
 PROPOSED

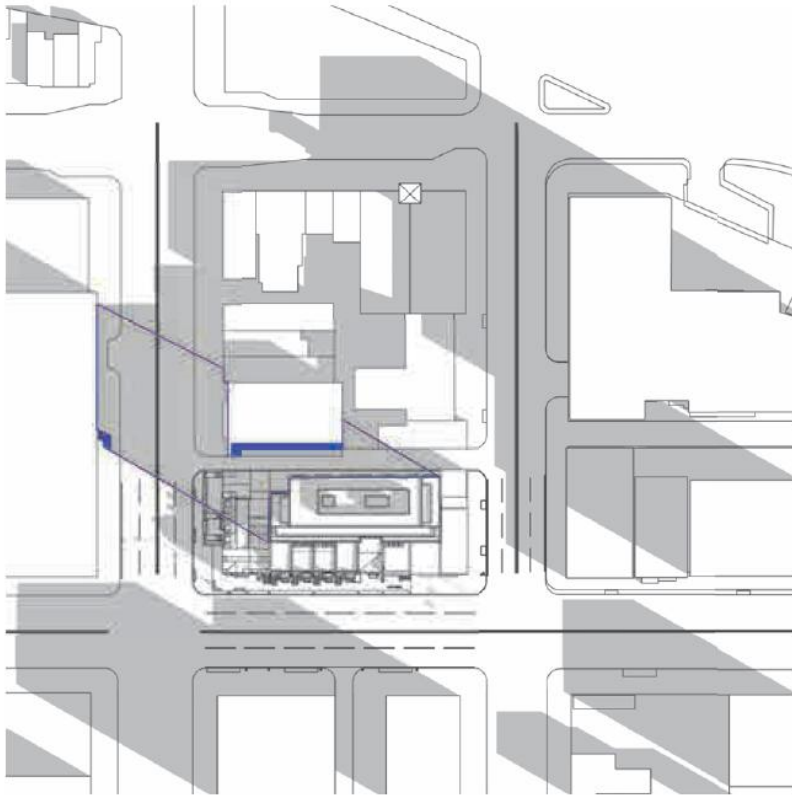
H STREET HOTEL
24007

A010-6 SUN SHADING DIAGRAM

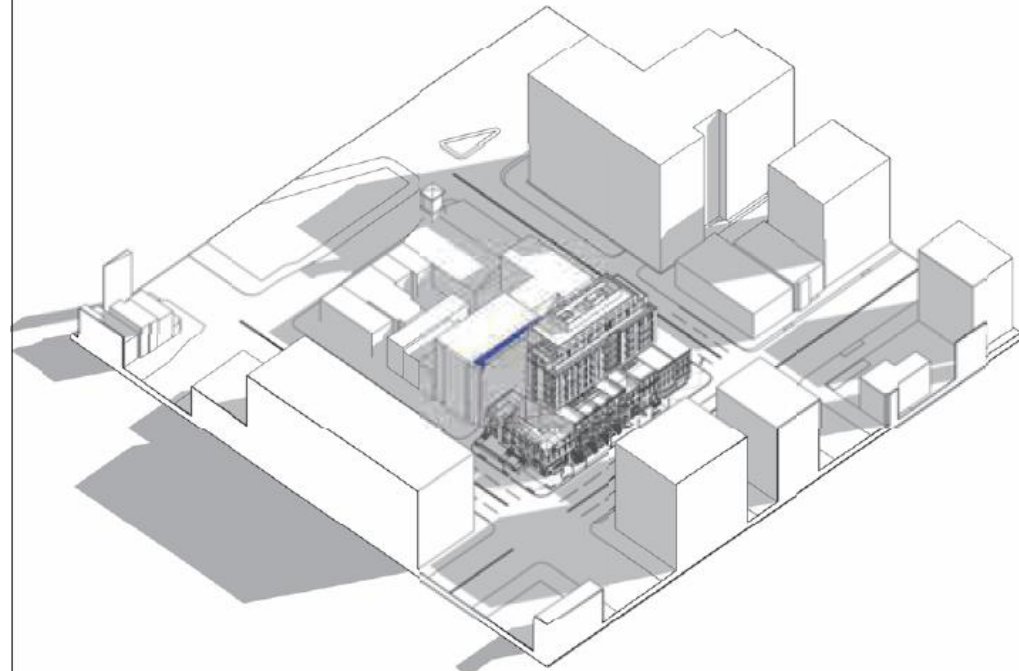
SCALE:
DATE: 04.10.2026

FILLAT+
ARCHITECTURE

Spring Solstice 9 AM

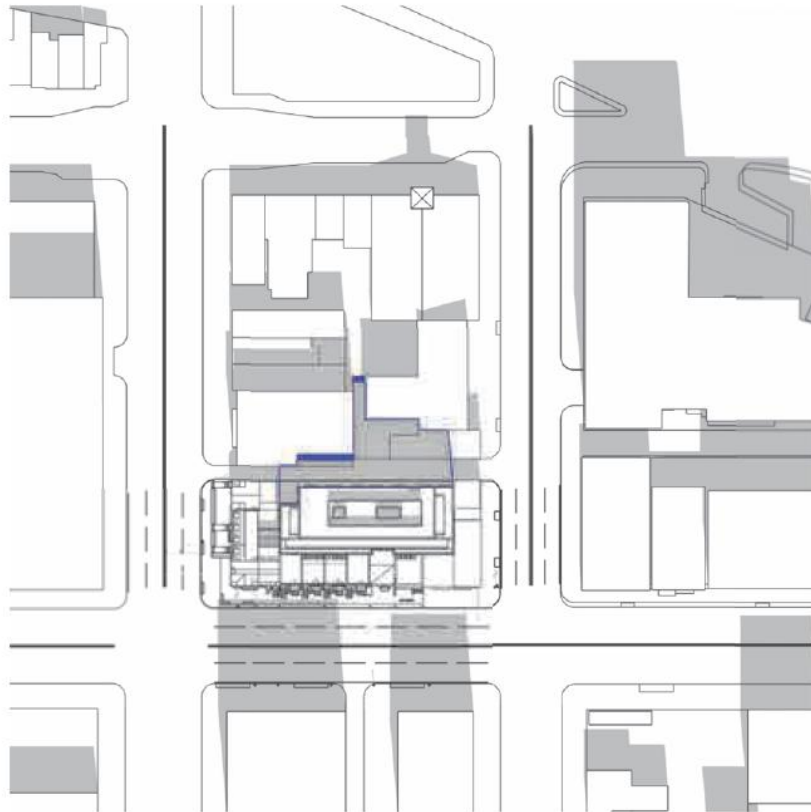


1. SPRING SOLSTICE 9 AM

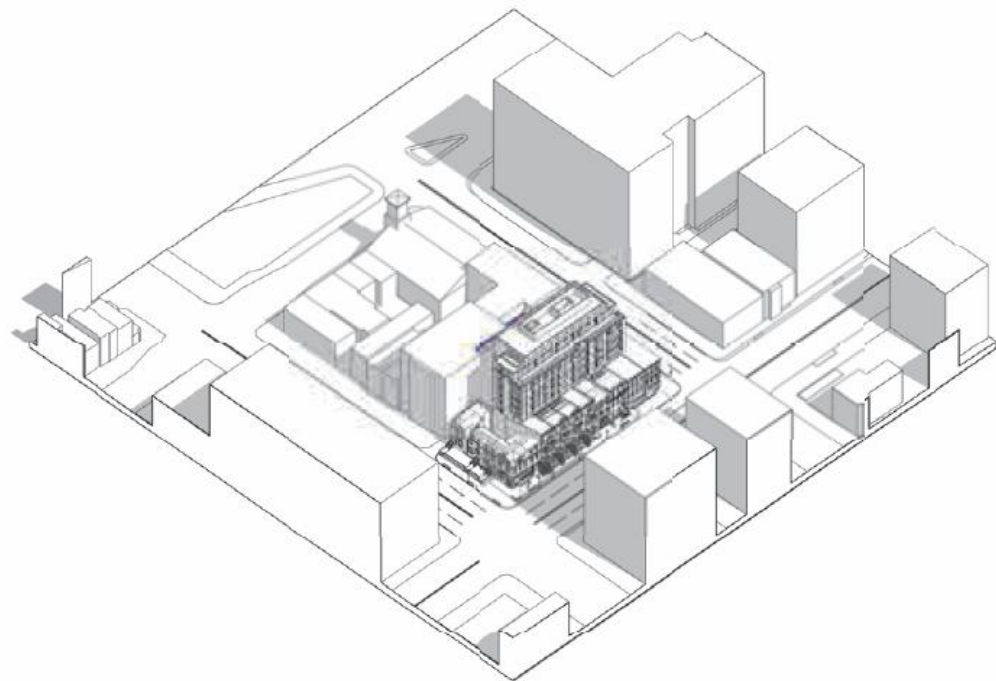


1. SPRING SOLSTICE 9 AM

Spring Solstice 12 PM

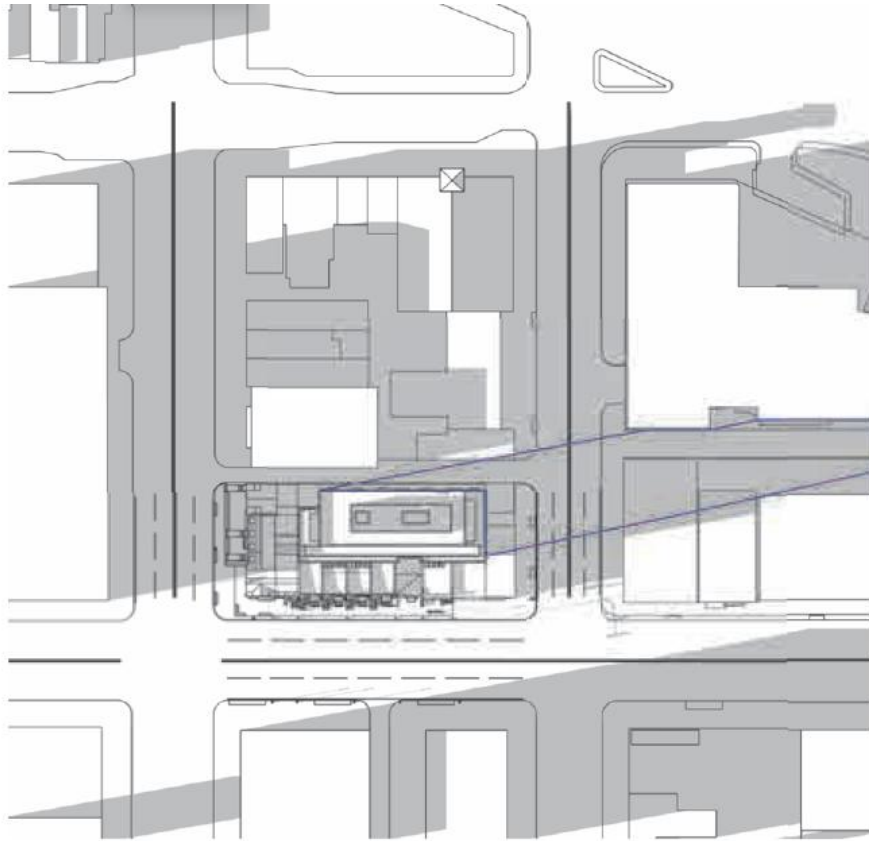


2. SPRING SOLSTICE 12 PM

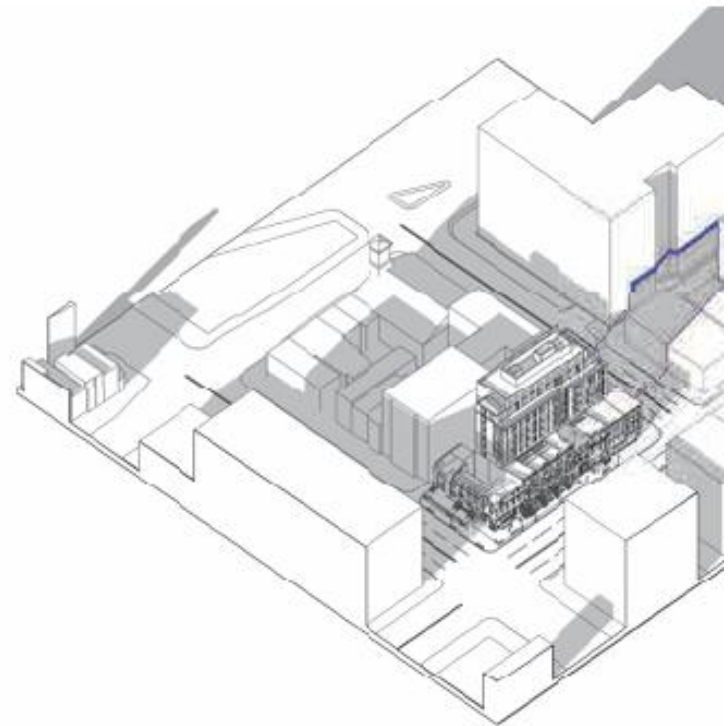


2. SPRING SOLSTICE 12 PM

Spring Solstice 5 PM

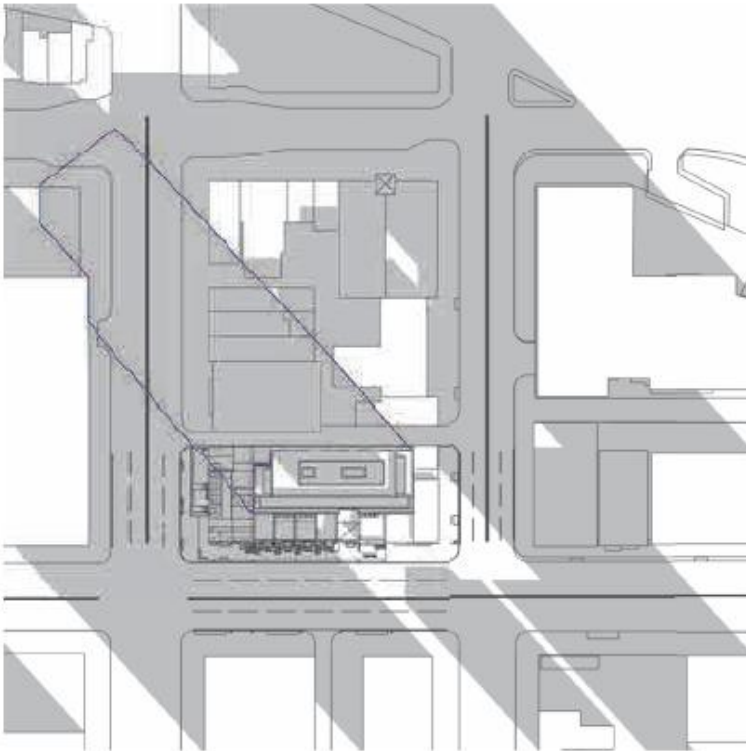


3. SPRING SOLSTICE 5 PM

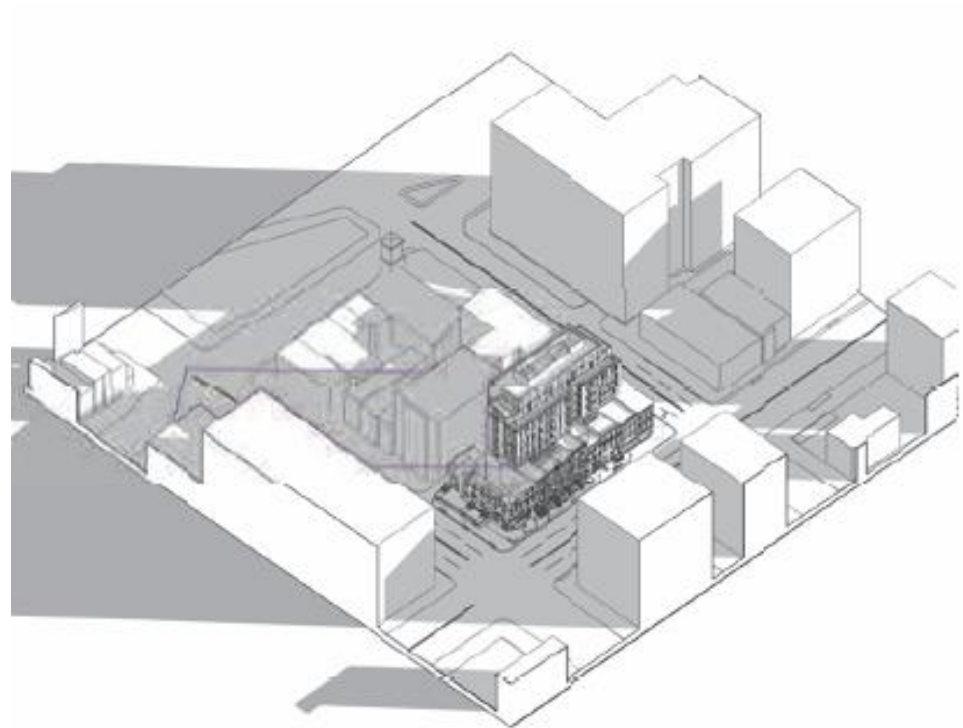


3. SPRING SOLSTICE 5 PM

Winter Solstice 9 AM

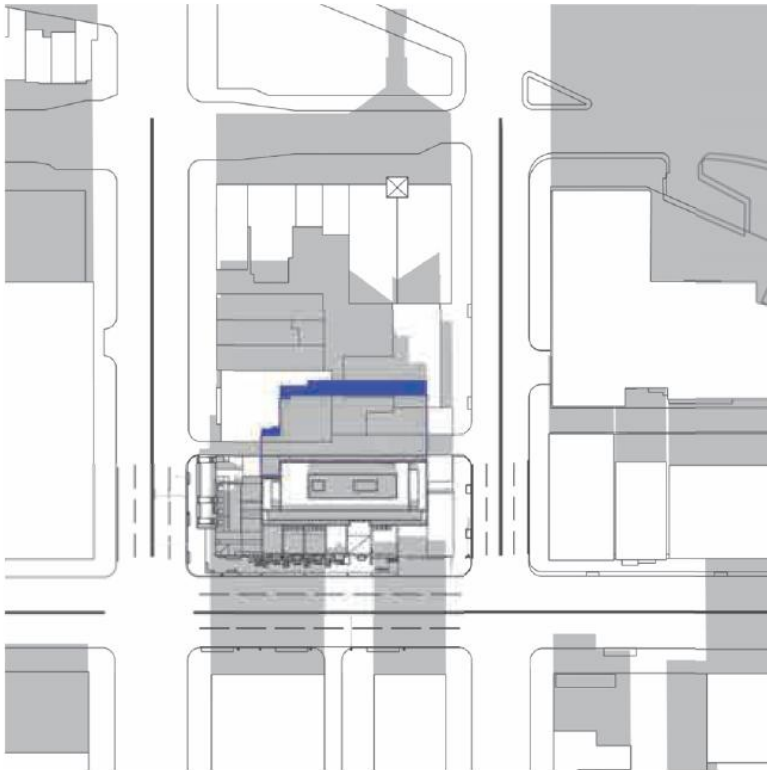


1. WINTER SOLSTICE 9 AM

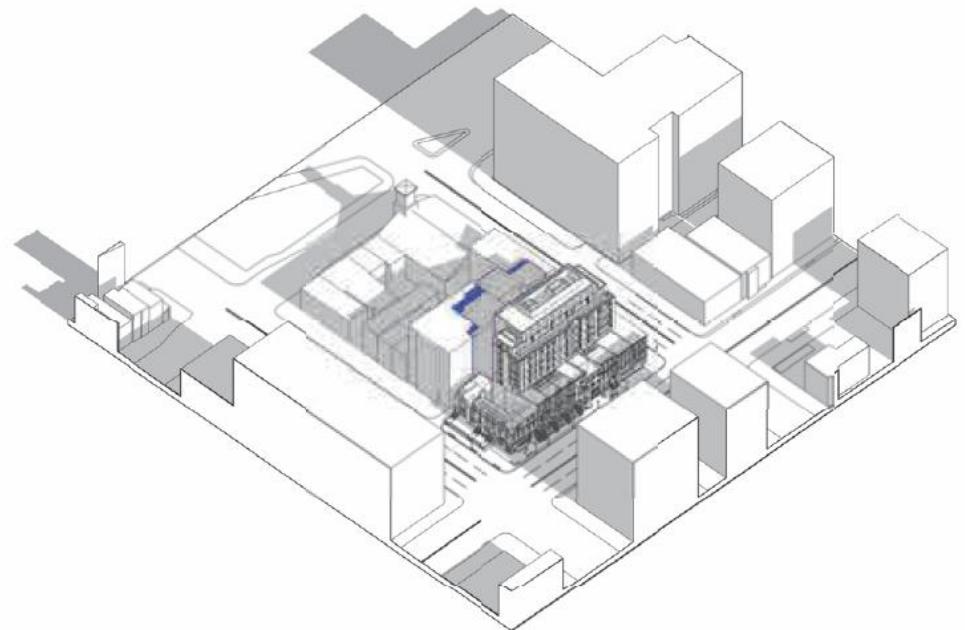


1. WINTER SOLSTICE 9 AM

Winter Solstice 12 PM

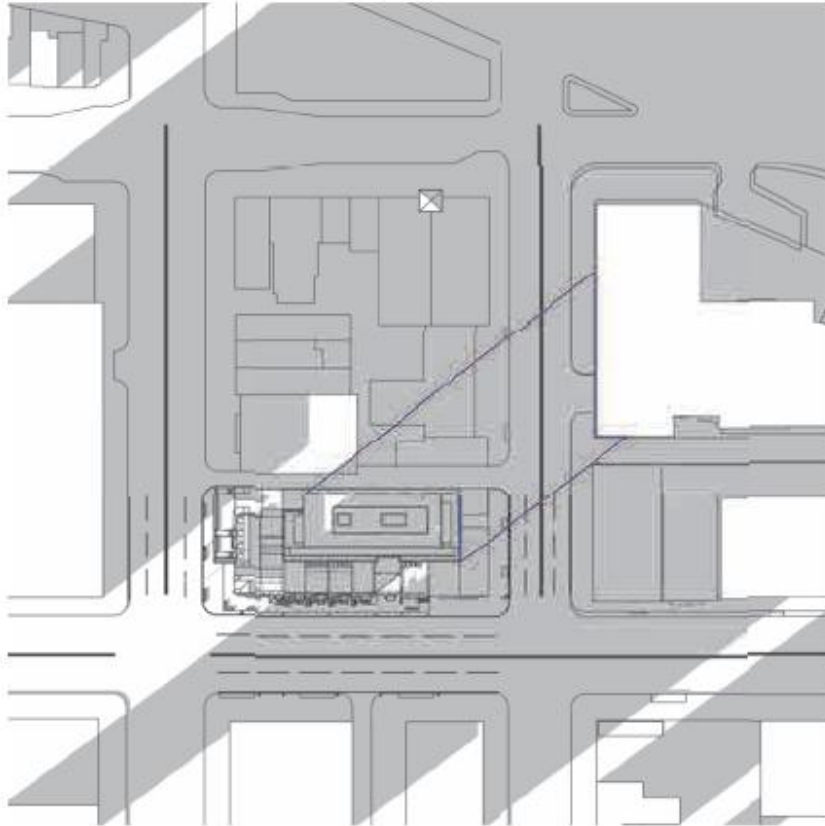


2. WINTER SOLSTICE 12 PM

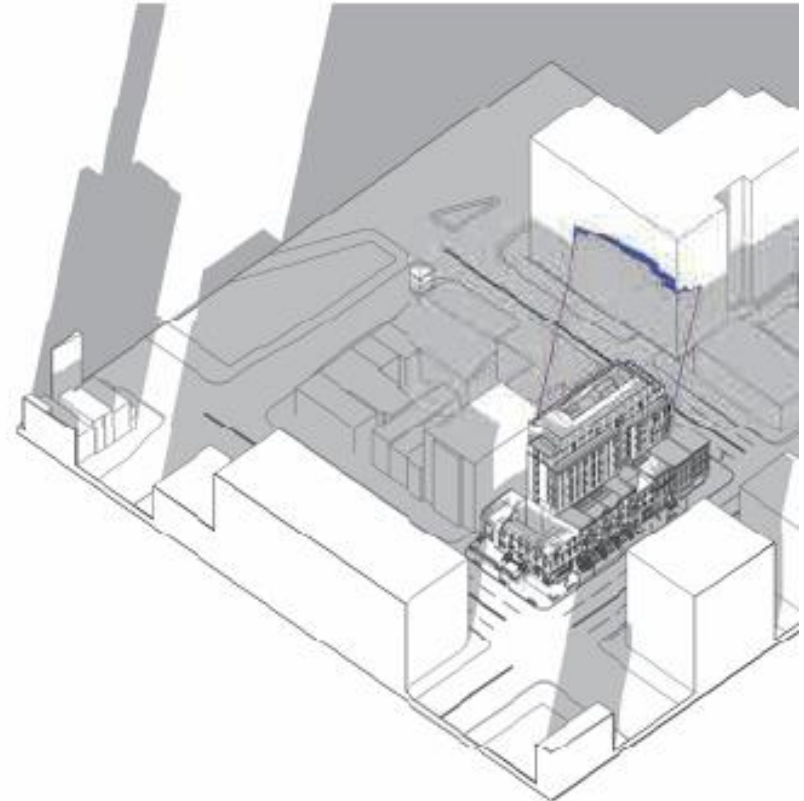


2. WINTER SOLSTICE 12 PM

Winter Solstice 4 PM



3. WINTER SOLSTICE 4 PM



3. WINTER SOLSTICE 4 PM



BZA Case No. 20974-B

Modification with Hearing and Special Exception

DC Chinatown Hotel Owner, LLC

503-517 H Street, NW (Square 485, Lots 3, 30, 42, 43, 44, 48)

Board of Zoning Adjustment Public Hearing

September 2, 2026