

Written Testimony for Submission
Board of Zoning Adjustment - Public Hearing
Wednesday, September 2, 2026
Case No. 20974B
503-517 H Street NW - Application of DC Chinatown Hotel Owner, LLC

Submitted by:
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Resident & Board Member, Chinatown East Flats
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Re: Case No. 20974B — Objection to Proposed Height Increase until Further Studies Conducted

Dear Members of the Board,

As a resident and board member of Chinatown East Flats, which is a residential building adjacent to the proposed hotel development at 503-517 H Street NW, I am submitting this written testimony in opposition to the applicant's request to modify BZA Order No. 20974. I share many of the same sentiments that are shared by my fellow resident and board member, Emily Russell.

The proposed changes will impact me personally as an owner of a condo facing the development. My natural light, privacy, and property value will degrade if the development makes the proposed changes. The building has installed solar power panels on the rooftop as a supplement to our building's energy needs to keep costs down. An extension of height of the project will have impacts on the building's solar power panels ability to capture sunlight during specific times of year which will have unknown financial impairment on existing residents of the community.

I respectfully requests that the Board:

1. Deny the modification to add a tenth story until further studies on the impacts of shading and solar for neighboring buildings and their residents are completed and made available for public comment.
2. Require that the developer consult with the affected neighbor on proposed mitigation measures to be implemented based on the shadow and solar impacts.
3. Preserve the ability of affected residents to submit supplemental comments once a complete shading study is in the record.

I appreciate the Board's attention to this matter and strongly encourage a more detailed understanding of the impacts on the people who live adjacent to this project.

Sincerely,

June Kao
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