

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



BZA Application No. 20974-B
DC Chinatown Hotel Owner, LLC
503-517 H Street, NW (Square 485, Lots 3, 30, 42, 43, 44, and 48)

HEARING DATE (20974):	March 27, 2024
DECISION DATES (20974):	April 10 and May 1, 2024
ORDER ISSUANCE DATE (20974):	May 9, 2024
DECISION DATE (20974-A):	June 24, 2026
ORDER ISSUANCE DATE (20974-A):	June 30, 2026
HEARING DATE (20974-B):	September 2, 2026
DECISION DATE (20974-B):	September 2, 2026

SUMMARY ORDER ON REQUEST FOR
MODIFICATION WITH HEARING

Pursuant to notice, at its September 2, 2026, public hearing, the Board of Zoning Adjustment (“**Board**” or “**BZA**”) deliberated on a request for a modification with hearing to BZA Order No. DC Chinatown Hotel Owner, LLC to modify the previously approved plans by adding an additional story and increasing upper floor setbacks, for a new building retaining portions of existing 3- or 4-story buildings for lodging, retail, and assembly uses with approximately 154 lodging units (but ranging from 80-180 units) in the D-4-R zone. The Board considered the request for a modification with hearing under Subtitle Y § 704 of Title 11 of the DCMR (Zoning Regulations of 2016, the “**Zoning Regulations**” to which all references are made unless otherwise specified). For the reasons stated below, the Board **APPROVES** the request for modification.

ORIGINAL APPLICATION. In Application No. 20974, the Board approved the request by RVP H St NW, LLC (the “**Applicant**”) for special exception from the loading requirements of Subtitle C § 901.1, pursuant to Subtitle C § 909.2 and Subtitle X § 901.2, and area variance from the rear yard requirements of Subtitle I § 205.1, pursuant to Subtitle X § 1002 to construct a nine story addition with approximately 85 lodging units (but ranging from 60-120 units) to an existing

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commercial building in the D-4-R zone. The Board issued Order No. 20974 on May 9, 2024. (Exhibit 5 of the record for Case No. 20974-B.) The approval was subject to one condition regarding the implementation of a Transportation Demand Management (“TDM”) plan and Loading Management Plan (“LMP”).

PRIOR TWO-YEAR TIME EXTENSION. The Board approved a two-year time extension of Order No. 20974 on June 24, 2026, extending the validity of the Order to May 9, 2028.

PROPOSED MODIFICATION. On April 14, 2026, the Applicant submitted a request for a modification with hearing to Order No. 20974. (Exhibits 1-13.) The proposed modifications included adding an additional story and increasing upper floor setbacks. The Applicant submitted revised plans reflecting these modifications. (Exhibits 6A1, 6A2.)

Based on the proposed modifications, the Applicant requests:

- Special Exception from the rear yard requirements of Subtitle I § 205.1, pursuant to Subtitle I § 205.5 and Subtitle X § 901.2 (*Minimum required: 22 ft, 10 in; Proposed: 10 ft*)

The zoning relief requested in this case was self-certified. (Exhibit 27A.)¹

No changes to the original condition were proposed.

NOTICE OF THE REQUEST FOR MODIFICATION. Pursuant to Subtitle Y § 704.5, the Applicant served the request for a modification with hearing on the parties to the original application. (Exhibit 12.) The Board referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission (“ANC”) 2C.

ANC REPORT. The ANC’s report indicated that at a regularly scheduled, properly noticed public meeting on March 9th 2026, at which a quorum was present, the ANC voted to support the modification. (Exhibit 34.) The ANC report raised no issues or concerns.

ANC 2C03 Commissioner Thomas Lee submitted a letter in support of the application. (Exhibit 21.)

OFFICE OF PLANNING (“OP”) REPORT. OP submitted a report recommending approval of the modification. (Exhibit 30.)

¹ The application was amended to change the requested rear yard relief from a variance to a special exception after Zoning Commission Order No. 25-12 became effective on July 10, 2026.

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DISTRICT DEPARTMENT OF TRANSPORTATION (“DDOT”) REPORT. DDOT submitted a report indicating that it had no objection to the modification, subject to the Applicant implementing the previously approved TDM Plan and Loading Management Plan. (Exhibit 31.)²

PERSONS IN SUPPORT. The Board received eight letters from neighbors in support of the application. (Exhibits 14-20, 23.)

PERSONS IN OPPOSITION. The Board received two letters from neighbors in opposition to the application. (Exhibits 33, 37.)

Emily Russell testified at the public hearing in opposition to the application.

CONCLUSIONS

Pursuant to Subtitle Y § 704.1, any request for a modification that does not meet the criteria for a modification without hearing³ requires a public hearing and shall be processed as a modification with hearing. The Applicant’s request complies with Subtitle Y § 704, which provides the Board’s procedures for considering requests for modifications with hearing.

As directed by Subtitle X § 901.2 and Subtitle Y § 704, the Board has required the Applicant to satisfy the burden of proving the elements that are necessary to establish the case for special exception and modification with hearing.

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

DECISION

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for a modification with hearing to modify the previously approved plans by adding an additional story and increasing upper floor setbacks, for a new building retaining portions of existing 3- or 4-story buildings for lodging, retail, and assembly uses with approximately 154 lodging units (but ranging from 80-180 units), and for the requested relief:

- Special Exception from the rear yard requirements of Subtitle I § 205.1, pursuant to Subtitle I § 205.5 and Subtitle X § 901.2 (*Minimum required: 22 ft, 10 in; Proposed: 10 ft*)

² The Applicant stated at the Public Hearing they are not proposing any changes to the previously approved TDM and LMP conditions and remain committed to implementing those provisions.

³ See, Subtitle Y § 703.7.

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Accordingly, it is **ORDERED** that the modification request is **GRANTED** consistent with the plans shown in Exhibits 6A1 and 6A2 of the record.

In all other respects, Order No. 20974 remains unchanged.

VOTE: 4-0-1 (Gwen M. Wright, Melissa Lindsjo, Michelle Pourciau, and Paul Goldstein to APPROVE; Robyn Jackson Wells not present, not participating)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY:



On behalf of

SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: September 9, 2026

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS, UNLESS, WITHIN SUCH TWO-YEAR PERIOD, AN APPLICATION FOR A BUILDING PERMIT FOR THE ERECTION OR ALTERATION APPROVED IS FILED WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 IS FILED PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.10, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

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IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.