



ARCHITECT OF THE CAPITOL ACTION

September 1, 2026

U.S. CAPITOL PRECINCT

AOC File No. [260813-20-01](#)

Submission of
**Capitol Hill Hotel Owner 1, LLC Special Exception from
Subtitle C § 901.1 loading requirements and
Use Variance from Subtitle U § 301.1 matter-of-right uses
Pursuant to Subtitle C § 909.2, X § 901.2, and X § 1002 of Title 11
of the District of Columbia Municipal Regulations at
200 C Street SE (Square 762, Lot 841), Washington, DC 20003,
in the RF-1/CAP zone.**

Approximate Meeting Decision Date: September 9, 2026

BZA Application No. [21485](#)

Architect of the Capitol Action requested by the Board
Review the application to permit lodging use, with 153 units,
in two existing, detached, five and six-story buildings in the RF-1/CAP zone.

**DC Board of Zoning Adjustment
2nd Floor Suite 210
441 4th Street, NW
Washington, DC 20001**

Chair and Members of the Board:

Pursuant to its authority to review and report on a Special Exception and Use Variance within the U.S. Capitol precinct, the **Architect of the Capitol** has found the relief requested to permit lodging use, with 153 units, in two existing, detached, five and six-story buildings in the RF-1/CAP zone at 200 C Street SE (Square 762, Lot 841), that does not meet loading requirements of Subtitle C § 901.1 and does not meet matter-of-right uses of Subtitle U § 301.1 **is not inconsistent** with the intent of the RF-1/CAP zone and **would not** adversely affect the public health, safety, and general welfare of the U.S. Capitol Precinct and area adjacent to this jurisdiction. The **Architect of the Capitol has no objections to this application.** **The Applicant, however, is still responsible for meeting the burden of proof associated with the relief requested and consistency with general intent of the Zoning Regulations, and should provide the Board with adequate testimony that the relief requested has little or no impact on the adjacent neighbors.**

Sincerely,

Joseph Imamura, Ph.D., AIA, FASLA, FAICP
Special Delegate of the Architect of the Capitol

Board of Zoning Adjustment
District of Columbia
CASE NO. 21485
EXHIBIT NO. 22