

September 16, 2026

Eric J. DeBear

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Michelle Pourciau, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case No. 21485
Applicant's Request for Postponement of Decision Meeting**

Chairperson Pourciau and Honorable Members of the Board:

On September 9, 2026, the Board held a hearing on the subject application of Capitol Hill Hotel Owner 1 LLC (the "Applicant") concerning a use variance and loading relief for the Capitol Hill Hotel located at 200-220 C Street SE. During the hearing, the Board requested additional information from the Applicant on addressing trash/rodent management and deliveries/use of the private alley. *See* Ex. 27. In connection with the trash/rodent management issue, the Board requested the Applicant work with a neighbor, Joyce West, who spoke in opposition during the hearing. The Board scheduled a decision meeting on September 23, 2026.

Since the hearing, the Applicant has attempted to meet with Ms. West, including knocking on Ms. West's door several times and delivering a letter with the Applicant's contact information. Despite these several attempts, the Applicant has been unable to get in contact with Ms. West.¹ Accordingly, in order to find a resolution on trash/rodent management, including discussing with Ms. West, the Applicant requests a postponement on the Board's decision meeting for a period of 60 days. A motion form is attached as **Exhibit A**.

We thank you for your consideration of this request and look forward to providing a comprehensive update to the Board in the near future.

Sincerely,


Eric J. DeBear

¹ The Applicant does not have Ms. West's phone number or email as Ms. West did not submit any written document into the case record.

CERTIFICATE OF SERVICE

I hereby certify that on this 10th day of August, 2026 a copy of the foregoing cover letter was served, via electronic mail, on the following:

D.C. Office of Planning
c/o Crystal Myers
1100 4th Street SW, Suite E650
Washington, DC 20024
Crystal.Myers@dc.gov

Advisory Neighborhood Commission 2G
c/o Jerry Sroufe, SMD 6B02
6B02@anc.dc.gov
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