COZEN O'CONNOR

October 26, 2026

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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 Post-Hearing Submission

Chairperson Pourciau and Members of the Board:

The Applicant, Capitol Hill Hotel Owner 1 LLC (the "**Applicant**"), files this post-hearing submission to address concerns with trash storage/rodent management and use of the private alley raised during the Board's hearing on September 9, 2026.

I. Addressing Neighbor Comments on Trash Storage/Rodent Management

Following the hearing, the Applicant identified a recently renovated trash room that serves the Capitol Hill Hotel (the "**Hotel**") and is located on the alley lot at 212 C Street SE (Lot 804, Square 762) (the "**Trash Room Parcel**"), which is directly adjacent to the Hotel property at 200 C Street SE (Lot 841, Square 762) (the "**Hotel Parcel**"). The Trash Room Parcel has historically been used as accessory parking and a trash room for the Capitol Hill Hotel pursuant to lease agreements dating back to March 1994. The Applicant is the current long-term lessee of the Trash Room Parcel pursuant to a lease dated June 18, 2024.[1] The lease is for a term of 10 years, with an option to extend an additional 20 years.

Under new Hotel ownership, the trash room was recently improved to provide more secure trash storage, including sealing and resurfacing the floor and installing a door sweep. The trash room includes an exhaust fan and space for four dumpsters that serve the Hotel. In addition to the trash room improvements, the Hotel increased trash pickup from three to four days, changed their waste disposal vendor, requested their pest control service to treat the trash room monthly, and has housekeeping clean the trash room once a week.

After identifying the trash room, the Applicant met with Joyce West, who spoke in opposition regarding the trash issue, to review the recently renovated trash room on the Trash

[1] Since the Applicant is the long-term lessee of the Trash Room Parcel, the Applicant attempted to obtain an authorization letter from the owner of the Trash Room Parcel. The Applicant spoke numerous times with Donohoe, which manages the Trash Room Parcel on behalf of the owner, but was unable to obtain an authorization letter. In the event a separate zoning application is needed for the Trash Room Parcel, the Applicant will continue to work with Donohoe and the property owners.

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Room Parcel.[2] Ms. West was unaware of the recent improvements to the trash room and agreed that the trash room will adequately serve the Hotel's needs and appreciated the rodent mitigation in the area. Based on these the Applicant's work to address the trash issue, Ms. West has withdrawn her opposition and issued a letter of support for the subject application. *See* **Exhibit A**.

II. Addressing Board Comments on Loading and the Private Alley

During the September 9th hearing, the Board also requested additional information on expected loading times in the 15-foot-wide private alley (the "**Private Alley**") and potential impact to existing easements over the Private Alley. The Private Alley is part of the Hotel Parcel and bisects the two Hotel buildings.

The Hotel receives approximately 4-5 deliveries per week plus trash services. The vendors that deliver most weeks include US Foods (food and beverage), HD Supply (maintenance), Standard Textile (linens), Office Depot (office supplies) and Grainger (industrial/equipment). The average length of delivery is 15 minutes.

The Private Alley is subject to a right-of-way for the benefit of one other property in the square – 215 Pennsylvania Avenue SE (Lots 809 and 810, Square 762).[3] The Hotel's limited deliveries will not disturb the right-of-way granted in the 1949 Deed. There is also an alternative entrance to the alley network on 3rd Street that can be used to access the rear of 215 Pennsylvania Avenue SE.

Finally, it should also be noted that there is on-street parking on the northern side of C Street SE that is restricted for Hotel valet. Closer to 3rd Street is on-street parking that allows for 2-hour non-RPP parking. Both of these on-street parking options can be used for deliveries to the Hotel, further mitigating any potential use of the Private Alley.

III. Conclusion

In closing, the Applicant has directly addressed concerns raised by a neighbor and the Board during the September 9th hearing. Accordingly, the Applicant respectfully requests the Board deliberate and grant the application at its scheduled decision meeting on December 2, 2026.

Sincerely,



Eric J. DeBear

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[2] The Board requested the Applicant to meet with Joyce West to ensure the plan for trash storage and disposal addressed the neighbor's concerns. Since the Applicant had been unable to contact Ms. West as of September 16th, the Applicant requested a postponement of the Board's decision meeting, originally scheduled for September 23rd. (Ex. 28-28A). The Board granted the postponement request and rescheduled a decision meeting for December 2, 2026. (Ex. 29).

[3] This right-of-way is reflected in a 1949 deed. The Private Alley was also subject to a right-of-way created by a 1923 deed; however, this right-of-way was extinguished.

CERTIFICATE OF SERVICE

I hereby certify that on this 26th day of October, 2026 a copy of the foregoing cover letter and attachments was served, via electronic mail, on the following:

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Advisory Neighborhood Commission 2G
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