



April 15, 2026

Eric J. DeBear

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Carl H. Blake, Vice Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20010

**Re: 200 C Street SE (Square 762, Lot 841)
Application for Use Variance and Special Exception Relief**

Dear Vice Chairperson Blake ,

Please accept for filing the enclosed application of the Applicant Capitol Hill Hotel Owner 1, LLC (the "Applicant"). The Applicant requests use variance relief, pursuant to Subtitle X § 1000.1, for a lodging use in the RF-1/CAP zone district and special exception relief, pursuant to Subtitle X § 901.2, from the requirements for loading (Subtitle C § 909.2). The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural Plans & Elevations;
6. Authorization Letter(s);
7. Form 135 – Zoning Self-Certification;
8. Statement of Existing and Intended Use;
9. Certification of Proficiency;
10. List of Names and Mailing Addresses of Owners within 200 Feet;
11. Surveyor's Plat(s);
12. Statement of Community Outreach;
13. Photographs of the Property;
14. Summary of Witness Testimony; and
15. Certificate of Service for the Office of Planning and ANC.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21485
EXHIBIT NO. 4

Sincerely,

COZEN O'CONNOR



Eric J. DeBear

Certificate of Service

I hereby certify that on this 15th day of April 2026, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 6B
c/o Gerald "Jerry" Sroufe, SMD 6B02
6b02@anc.dc.gov
6B@anc.dc.gov



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