

**BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**

**FORM 156 - APPLICATION FOR TIME EXTENSION**

**GIS INFORMATION**

Square	Lot(s)	Zone	ANC
485	3, 30, 42-44, 48	D-4-R	2C01

**Address of Property:** 503–517 H Street, NW

**ZONING INFORMATION**

**Relief from section(s):**

**Related Case Number:** 20974

<b>Length of extension requested:</b> Two Years	<b>Final Date of Original Order:</b> 5/9/2024	<b>Expiration date of the original order:</b> 5/9/2026
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<b>Have the order previously been extended? Y/N:</b> No	<b>Expiration of date of last extension:</b>	<b>Has Building Permit been applied for:</b>
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**Under Subtitle Y § 705.1, the Applicant will provide substantial evidence that there is good cause for a time extension due to one or more of the following criteria:**

- An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant’s reasonable control
- An inability to secure all required governmental agency approvals by the expiration date of the Board’s order because of delays that are beyond the applicant’s reasonable control

**Certificate of Service**

I hereby certify that on 04/07/2026 I will serve a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on this case via

**CONTACT INFORMATION**

**Owner Information**

**Name:** DC Chinatown Hotel Owner LLC  
**E-mail:** stephan@riftvalleycapital.com  
**Address:** 1763 Columbia Road, NW Washington, DC 20009  
**Phone No.s:** (202)361-0570  
**Phone No. Alternate:**

**Authorized Agent Information**

**Name:** Christopher S. Cohen  
**E-mail:** christopher.cohen@hklaw.com  
**Address:** 800 17th Street, NW, Suite 1100 Washington, DC 20006  
**Phone No.s:** (202)469-5127  
**Phone No. Alternate:**

**FEE CALCULATOR**

Fee Type	Fee	Unit	Total
Time extension/Modification Without Hearing and Modification With Hearing (all others)	\$26	3640	\$946.40
<b>Grand Total</b>			<b>\$946.40</b>

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 20974A  
 EXHIBIT NO. 1

**SIGNATURE**

Christopher S. Cohen

**Date**

4/7/2026

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)