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April 14, 2026

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001

**Re: BZA Order No. 20974 (BZA Case No. 20974-B)¹
Request for Modification With Hearing and Area Variance
DC Chinatown Hotel Owner LLC
503–517 H Street, NW (Lots 3, 30, 42–44, and 48 in Square 485)**

Dear Members of the Board:

On behalf of DC Chinatown Hotel Owner LLC (the “**Applicant**”), owner of the property located at 503–517 H Street, NW and known as Lots 3, 30, 42–44, and 48 in Square 485 (collectively, the “**Property**”), the Applicant hereby submits this application for a Modification With Hearing pursuant to Subtitle Y § 704.1 et seq. Additionally, pursuant to Subtitle X § 1000.1, the Applicant is requesting an area variance from the applicable rear yard requirement under Subtitle I § 205.1.

As explained in the Applicant’s *Statement in Support*, the Applicant proposes modifications to the hotel project approved under BZA Order No. 20974, including an additional story. These changes result in modest increases in density (from 6.85 FAR to 7.18 FAR) and building height (from 99.25 feet to 110 feet). The increased height triggers a two-foot increase in the required rear yard for the D-4-R-zoned Property. Although de minimis, the increased standard requires approval of the same variance relief granted by the Board in the original case.

Pursuant to Subtitle Y §§ 300.8 and 704, please find enclosed the following materials:

- Letter from the Applicant authorizing Holland & Knight LLP to file and process the subject application;

¹ The Applicant has filed a request for a two-year time extension, docketed as BZA Case No. [20974-A](#).

- Completed BZA Form 152 – Modification With Hearing (filed concurrently with IZIS upload);
- Completed BZA Form 135 – Zoning Self-Certification;
- Copy of BZA Order No. 20974, which is the Board’s final approval to be modified;
- Surveyor’s plat showing the boundaries and dimensions of the existing improvements and proposed construction on the Property;
- Statement in Support of the subject application that: (1) addresses the nature of, reasons, and grounds for the requested Modification With Hearing; and (2) explains how the application satisfies each element of the review standards for the requested area variance;
- Statement of existing and intended use of the Property;
- Plans and elevations showing the proposed modifications to the approved project (the “Modified Plans”);
- Three (3) color images showing pertinent features of the Property (*see also* Sheets A003–A005 of the Modified Plans);
- Outlines of testimony for the witnesses who will testify at the public hearing and resume of the Applicant’s proffered expert witness;
- The name and mailing address of the owners of all property located within 200 feet of the Property (two sets of mailing labels to be provided to the Office of Zoning separately);
- Certificate of Service demonstrating that the Office of Planning and Advisory Neighborhood Commission 2C have been provided a copy of the subject application (*see end of this cover letter*);²
- Certificate of Proficiency demonstrating that undersigned counsel is able represent the Applicant in this case.


² In addition to the Applicant, ANC 2C was the only other party to BZA Case No. 20974. Thus, all parties to the original case have been served a copy of the subject application in accordance with Subtitle Y § 704.2(g).

Upon filing, the Applicant will provide the Office of Zoning a check in the amount of \$1,986.40, made payable to the D.C. Treasurer, reflecting the applicable filing fee pursuant to Subtitle Y §§ 1600.1(c) and 1600.1(e).³

We appreciate the Board's consideration of this application, and respectfully request that the Office of Zoning schedule the application for public hearing on the next available date.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Kyrus L. Freeman
Christopher S. Cohen

cc: Certificate of Service

Encl.

³ Pursuant to Subtitle Y § 1600.1(c), the filing fee for the variance request is \$1,040. Under Subtitle Y § 1600.1(e), the filing fee for the time extension request is 26% of the original filing fee. The original filing fee for BZA Case No. 20974 was \$3,640 (*see* Ex. 20), resulting in a time extension fee of \$946.40 and a total filing fee of \$1,986.40.

Certificate of Service

I hereby certify that on April 14, 2026, a copy of the foregoing correspondence and application to the Board of Zoning Adjustment requesting a Modification With Hearing and area variance, together with the supporting documentation, was served by electronic mail on the following recipient at the addresses listed below.

DC Office of Planning

Radhika Mohan: radhika.mohan@dc.gov
Shepard Beamon: shepard.beamon@dc.gov

District Department of Transportation

Erkin Ozberk: erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 2C

c/o Commissioner Michael D. Shankle, Chairperson and SMD 2C01
2C@anc.dc.gov
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