

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 152 - APPLICATION FOR MODIFICATION WITH HEARING

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): Y-704 for Modification w/ hearing; I-205.1 and X-1000.1 for variance

Related Case Number: 20974, 20974-A

Motion for Modification of: Conditions, Approved Plan, Relief, Final Order

Below and/or on a separate sheet of 8 1/2" x 11" paper, describe the modification you are requesting and state each and every reason why the Board of Zoning Adjustment (BZA) should grant your application, including relevant references to the Zoning Regulations or Map.

Please see applicant's statement in support of the application.

Certificate of Service

I hereby certify that on 04/14/2026 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 Email

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
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
Grand Total			946.40

SIGNATURE

Date

Christopher S. Cohen

4/14/2026