

March 20, 2019

**VIA IZIS AND HAND DELIVERY**

D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200-S  
Washington, D.C. 20001

Re: **BZA Case No. 19953: Atlantic Residential C, L.L.C. Application for Special Exception at 945 Florida Avenue NW (Square 2873, Lot 799) (the “Property”) – Pre-Hearing Submission**

Dear Members of the Board:

Please accept for filing the enclosed twenty-one day pre-hearing statement of the Applicant. By the instant application, the Applicant is requesting approval of a rooftop bar and lounge on a mixed-use building that will contain multi-family residential and lodging uses (the “**Project**”). Set forth below is (1) information on additional plans and images showing the penthouse lounge area; (2) an explanation of how the Project will meet the Inclusionary Zoning requirements for the lounge area; (3) information regarding community outreach and input; and (4) outlines of testimony.

**I. Additional Drawings**

The Applicant has continued working with the Office of Planning (“**OP**”) regarding the Project. In these conversations, OP requested additional plans and images showing the proposed bar and lounge area. The updated plans and images are attached as Exhibit C.

**II. Affordable Housing Contribution**

OP also requested information on how the Project will comply with the Inclusionary Zoning regulations as it provides habitable penthouse space. As shown on the CIZC Penthouse Addendum form attached as Exhibit A, the Project will result in a payment of approximately \$89,705 (based on \$25.63/square foot of lounge space on the roof for the Project).

**III. Community Outreach and Input**

Since submitting the application, the Applicant has continued to reach out to the community, including the Advisory Neighborhood Commission (“ANC”) and community members. As reflected in the record at Exhibit 32, the ANC voted unanimously in support of the Project at its public meeting on March 7, 2019.

**IV. Outline of Witness Testimony**

By this filing, the Applicant is also submitting its outlines of witness testimony as Exhibit B.

**V. Conclusion**

We look forward to presenting this case to the Board on April 10 2019. If you have any questions, please do not hesitate to contact David at (202) 721-1137 or Meghan at (202) 721-1138. Thank you for your attention to this application.

Sincerely yours,



David Avitabile



Meghan Hottel-Cox

**Certificate of Service**

The undersigned hereby certifies that copies of the foregoing document was delivered by first-class mail or hand delivery to the following addresses on March 20, 2019.

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