



1326 H St NE
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The Atlas District Veterinary Hospital (AtlasVet) is a full service, comprehensive veterinary facility providing primary care for pets and pet owners in Capitol Hill, Trinidad, and the H St. Corridor. After residing on Capitol Hill for many years, the owners, Dr. Matthew T. Antkowiak and Dr. Christopher A. Miller, decided to build a veterinary hospital of their own amongst the neighbors and friends that make this neighborhood the best in DC. The clinic incorporates high quality veterinary medicine, the latest technology, a friendly, knowledgeable staff and is an establishment that reflects the diversity and energy that personifies the H St. Corridor.

Mission Statement:

The Atlas District Veterinary Hospital strives to provide the best medical care for companion animals of the Washington, DC area by utilizing an intelligent, friendly, and compassionate staff, by using the best and most up-to-date medical techniques, facilities and equipment, by providing appropriate solutions to the community for improving the overall health of the animal population in our area, and by helping owners understand and strengthen the human-animal bond.

The 3600 sq. ft. hospital will provide full wellness care, vaccinations, and preventative medicine counseling. AtlasVet has the latest in lab machines to analyze blood work, digital radiography, ultrasound and full out-lab capabilities. There are 4 exam rooms and a spacious lobby with ample parking on H St. NE. Additional parking will be made available in the rear via an agreement with the United House of Prayer.

The hospital will start by employing 4 full time support staff (nurses and receptionists) and two veterinarians. The hospital hopes to grow into a 4-5 doctor practice with 10-15 support staff.

The hospital is a leased facility. The landlords are East Chop LLC. The lease parameters involve a 10 year initial period with 2 optional 5 year extensions. The hospital build out was financed entirely on funds from loan (Bank of America) or at personal expense to Dr. Miller and Dr. Antkowiak.

The property was previously the home of the historic Calvinade Beauty School Academy and was sold in the mid 90s to the current owners, George Murray and Italo Rodriguez. The building has not been used for retail or service for over 20 years.



Matthew Antkowiak, DVM
Christopher Miller, DVM

**ATLAS DISTRICT
VETERINARY HOSPITAL**

www.atlasvetdc.com

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18373

EXHIBIT NO. 3

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