

December 26, 2018

D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, D.C. 20001

Re: **Atlantic Residential A, L.L.C. (Square 2875, Lot 1109) (the “Property”) –
Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of Atlantic Residential A, L.L.C. (the “**Applicant**”) for special exception approval of a rooftop bar and lounge on a mixed-use building that will contain multi-family residential and retail uses (the “**Project**”). The Applicant is seeking a special exception pursuant to 11-C DCMR §1500.3(c) of the Zoning Regulations for such a rooftop use.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification (Exhibit A).
- Sanborn plat with Property outlined in red (Exhibit B).
- Zoning map with Property outlined (Exhibit C).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property (Exhibit D).
- Authorization Letter authorizing this application (Exhibit E).
- Certification of Proficiency (Exhibit F).
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property (Exhibit G).
- Statement of Public Outreach (Exhibit H).

- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Exhibit I).
- Proposed plans for the Project, including photographs of the Property (Exhibit J).
- Check payable to the DC Treasurer in the amount of \$1,560.00 for the application's filing fee.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1138. Thank you for your attention to this application.

Sincerely,

Meghan Hottel-Cox/is

Meghan Hottel-Cox

Enclosures

