

December 26, 2018

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

Re: **Atlantic Residential C, L.L.C. (Square 2873, Lot 799) (the “Property”) –
Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of Atlantic Residential C, 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 lodging 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 plats 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

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 December 26, 2018.

Jennifer Steingasser (2 copies)
Office of Planning
1100 4th Street, S.W., Suite 650E
Washington, D.C. 20024

Jonathan Rogers (2 copies)
District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

ANC 1B (12 copies)
Suite #100 B
2000 14th Street NW
Washington, DC 20009

Robb Hudson – ANC 1B 11
919 Florida Avenue, NW #204
Washington, DC 20001


Meghan Hottel-Cox
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