

March 31, 2021

VIA IZIS

Chairperson Fred Hill
Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

Re: Request for Administrative Extension of Time of the Approved Special Exception Application approved in BZA Order 19953

Dear Chairperson Hill:

Atlantic Residential C, LLC (the “**Applicant**”) hereby requests a one-year administrative extension of the time period for approval of the special exception to permit a rooftop bar and lounge in the penthouse of the mixed-use building in the MU-10 Zone at 945 Florida Avenue NW (Square 2873, Lot 799) (the “**Property**”). An authorization letter from the Applicant is attached hereto as Exhibit A. A list of the parties in the case is attached as Exhibit B. A copy of BZA Order can be found at Exhibit 40 of the record for Case No. 19953. The filing fee associated with this request will be delivered to your office.

I. Background

The Property is improved with an existing mixed-use building, and the Board approved a rooftop bar and lounge to serve the south wing of the mixed-use building in Order 19953 (the “**Order**”). The Order provided that an application for a building permit for the rooftop bar and lounge must be filed within two years from the effective date of the Order and construction must begin within three years of the effective date of the Order. Thus, the two-year period currently expires on April 9, 2021.

II. Request for Administrative Time Extension Approval

The Applicant is requesting administrative approval of a one-year time extension (to April 9, 2022) to apply for a building permit for the rooftop bar. The Applicant’s basis for

