

---

# PROPOSED AERIAL VIEW

---





---

# HILL TOP HOUSE HOTEL

---

*VIEW FROM CORNER OF EAST RIDGE AND LANCASTER ST*





---

# HILL TOP HOUSE HOTEL

---

*VIEW FROM CORNER OF COLUMBIA AND EAST RIDGE*





---

# HILL TOP HOUSE HOTEL

---

*VIEW FROM C&O CANAL*





---

# HILL TOP HOUSE HOTEL

---

*VIEW FROM COLUMBIA ST*





---

# HILL TOP HOUSE HOTEL

---

*VIEW FROM ARMORY HOUSES*





An aerial photograph of a town nestled in a valley during autumn. The trees are in various shades of yellow, orange, and red. A river flows through the town, and a bridge crosses it in the foreground. In the background, there are mountains and a large body of water. The sky is blue with scattered white clouds. Three circular light spots are visible at the top of the image.

THANK YOU





Annette Hale, President  
Harpers Ferry Planning Commission  
Harpers Ferry Town Hall  
1000 Washington St.  
Harpers Ferry, WV 25425

May 25, 2018

Dear HF Planning Commission,

It was requested at the Planning Commission meeting that was held Tuesday, May 22, 2018, that additional information is needed for the Hill Top House Hotel concept plan application to be considered complete.

The following information was requested:

- Exterior dimensions on plan view of all new structures
- Ordinance stated setbacks on plan view
- Depiction of porte cochere support posts being on private property on plan view
- Elevation views of new structures showing height at top of roof and top of mechanical enclosure/elevator over-run on roof top terrace
- The open space exhibit showing ordinance requirement of 40% has been met
- An exhibit with online links to 3D model and 360-degree pan exhibits

The Planning Commission agreed that this is the final request for additional information and that on the receipt of these items the application will be considered complete.

A letter from Town of Harpers Ferry legal counsel is requested on their findings and interpretation of the ordinance that dimensions on the plan view is implied although not written. In this letter, we would additionally request the interpretation of what the word "objectives" is referring to for Planning Commission recommendations.

Attached are the additional items requested by Planning Commission for full Hill Top House Hotel Concept Plan Submittal.

We thank you for your communications and request that an expedition of the concept plan approval process be considered since time and resources are in a critical path for the projects approval by end of year 2018.

Sincerely,

A handwritten signature in cursive script that reads "Laurel Ziemianski".

Laurel Ziemianski  
Hill Top House Hotel Project Manager  
C: 703-728-4160  
lziemianski@swaninvestors.com

Tel: (703) 737-0572  
Fax: (703) 737-3009

P.O. Box 6266  
Leesburg, VA 20178