

RECEIVED 05/14/25 AM 10:10
GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, May 14, 2025, @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA05-14-2025>

Via Telephone: 202-860-2110 **Access code:** 2302 277 1268

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning>

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

**TO CONSIDER THE FOLLOWING APPLICATION THAT HAS BEEN ACCEPTED BY
THE OFFICE OF ZONING AND SCHEDULED FOR PUBLIC HEARING:**

Application No. 21279 of ARP Morse, LLC

Address: 400 Morse Street N.E. (Square 3589, Lot 29)

ANC: 5D

Relief: Special Exception under:

- The eating and drinking establishment uses of Subtitle U § 802.1(c) (pursuant to Subtitle X § 901.2)

Project: To permit an eating and drinking establishment with live performance use, in an existing, detached building in the PDR-1 Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5.

PLEASE NOTE:

The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment (“**Board**” or “**BZA**”), on the website of the Office of Zoning (“**OZ**”) at <https://dcoz.dc.gov/BZACalendar>, as well as on the case record webpage available on the Interactive Zoning Information System (“**IZIS**”) on the OZ website <https://dcoz.dc.gov/CaseRecord> (additional instructions below).

Please check these webpages to confirm the final hearing date and time as there will be no other notice of these changes provided. One day before the hearing, the order of cases, agenda, and any other scheduling changes will be posted to the Board’s online calendar on OZ’s website.

Those who wish to testify at the public hearing **must** be present when their case is called. The order of cases may change at the Board’s discretion. Participants are encouraged to visit <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings> to watch the live broadcast

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Web Site: BoardofZoningAdjustment

District of Columbia

CASE NO.21279

EXHIBIT NO.18

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001**

**OFFICIAL BUSINESS
PENALTY FOR MISUSE**

FIRST-CLASS



Palette 22
400 Morse ST NE
Washington DC 20002-7010

Group	Sample	Mean	SD	CV%
Group 1	1	10.0	1.5	15.0
Group 1	2	11.5	1.8	15.7
Group 1	3	12.0	2.0	16.7
Group 1	4	13.0	2.2	16.9
Group 1	5	14.0	2.5	17.9
Group 2	1	15.0	2.0	13.3
Group 2	2	16.0	2.2	13.8
Group 2	3	17.0	2.5	14.7
Group 2	4	18.0	2.8	15.6
Group 2	5	19.0	3.0	15.8
Group 3	1	20.0	3.0	15.0
Group 3	2	21.0	3.2	15.7
Group 3	3	22.0	3.5	16.4
Group 3	4	23.0	3.8	16.5
Group 3	5	24.0	4.0	16.7

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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