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April 14, 2025

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

Re: **BZA Application No. 21279 – 400 Morse Street NE (Square 3589, Lot 29)
(the “Property”) – Prehearing Submission**

Dear Members of the Board:

This letter serves as the prehearing submission for the application of ARP Morse LLC (“**Applicant**”) for special exception approval pursuant to 11 DCMR Subtitle U § 802.1(c) to permit an eating and drinking establishment with a live performance venue to occupy the existing building on the Property in the PDR-1 Zone District.

- Community Outreach – The Applicant presented the Application to Advisory Neighborhood Commission (“ANC”) 5D, in which the Property is located, at a meeting of the ANC’s Zoning Committee on March 20, 2025, and to the full ANC at its regularly scheduled public meeting on April 8, 2025. ANC 5D voted unanimously to support the Application. The Applicant looks forward to continuing to work with the ANC and community as the project moves forward.
- Outline of Testimony and Expert Resume – Attached as Exhibit A is an outline of witness testimony for the public hearing on the application, and attached as Exhibit B is a resume for the Applicant’s expert architect who will testify at the hearing.

As discussed in the initial submission, the Application meets the standards for approval of the requested relief. We look forward to presenting to the Board at the public hearing on May 14, 2025. Please feel free to contact the undersigned at (202) 721-1135 if you have any questions, and thank you for your consideration of this matter.

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Sincerely,

/s/ Jeffrey C. Utz

/s/ Lawrence Ferris

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document and attachments were delivered via email to the following addresses on April 14, 2025.

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/s/ Lawrence Ferris

Lawrence Ferris