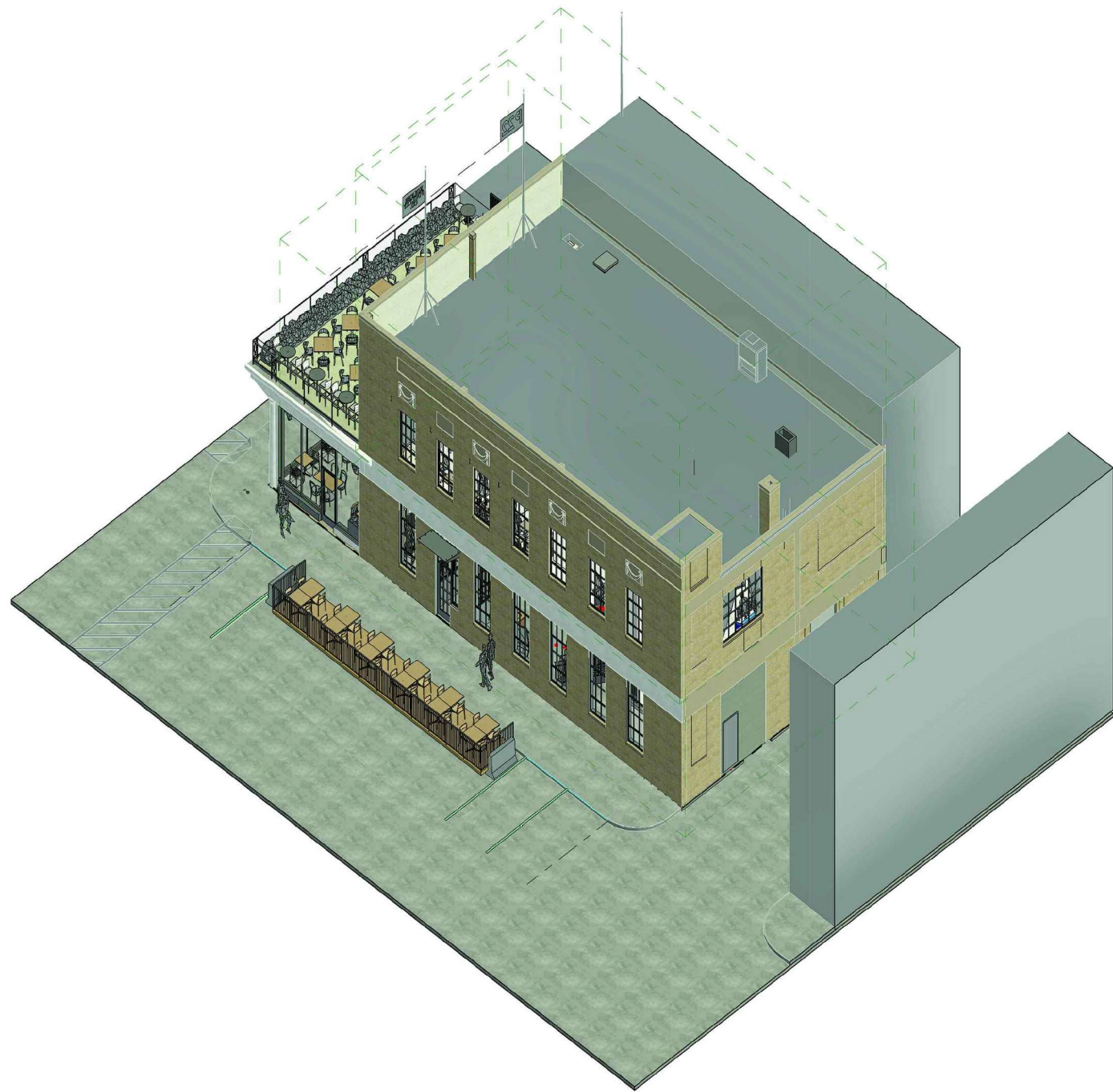


400 MORSE STREET NE
WASHINGTON, DC 20002



BUILDING ADDRESS: 400 MORSE STREET NE, WASHINGTON, DC 20002

ZONE: PDR-1
LOT: 0029
SQUARE: 3589
WARD: 5
LOT AREA: 4122 SF-NO CHANGE
LOT COVERAGE: NO CHANGE

EXISTING BUILDING	
GROSS BUILDING AREA:	7,223 SF
FIRST FLOOR:	4,052 SF
SECOND FLOOR:	3,171 SF

[illegible]

15

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[illegible]

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Digitally signed by BRUCE CARLSON
Reason: 400 Morson 38B
Zoning Submittal
Contact Info:
bcarlson@tsarchitects.com
Date: 2025.05.09
16:26:21-0400'

BRUCE CARLSON
ARC 40000762

400 MORSE
F&B, LLC

Board of Zoning Adjustment
400 MORSE STREET NE
WASHINGTON, DC 20002

COVER SHEET & BUILDING/ZONING DATA

05/09/2025
MIA241001
PROJECT NUMBER

SD1.1
SHEET NUMBER

SD1.1

Application Overview

- Special Exception per § U-802.1(c) to allow an eating and drinking establishment with a live performance venue.
- Area Variance preemptively requested from the requirement under § U-802.1(c)(3) that there be no other live performance, night club or dance venue within 1,000 sq. ft. due to later-filed nearby application (BZA 21292).

[illegible][illegible]

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ARC 4000762

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F&B, LLC

400 MORSE STREET NE
WASHINGTON, DC 20002

SURROUNDING
PHOTOS

01/24/2025
MIA241001
PROJECT NUMBER

SD1.4
SHEET NUMBER



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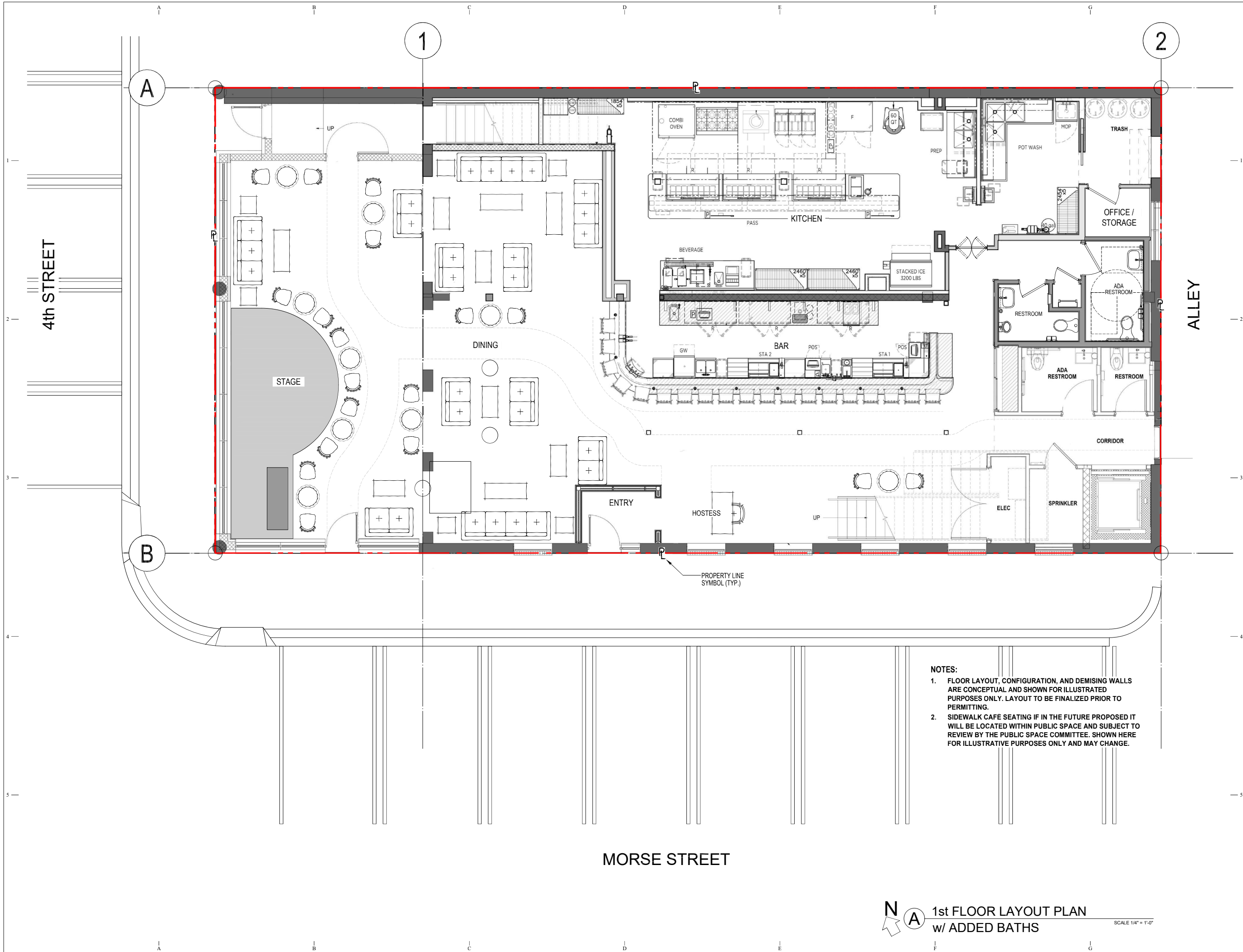


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400 MORSE
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400 MORSE STREET NE
WASHINGTON, DC 20002

1st FLOOR
LAYOUT PLAN

05/09/2025
MIA241001
PROJECT NUM

SD2.1
ET NUMBER

NOTES:

1. FLOOR LAYOUT, CONFIGURATION, AND DEMISING WALLS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATED PURPOSES ONLY. LAYOUT TO BE FINALIZED PRIOR TO PERMITTING.
2. SIDEWALK CAFE SEATING IF IN THE FUTURE PROPOSED IT WILL BE LOCATED WITHIN PUBLIC SPACE AND SUBJECT TO REVIEW BY THE PUBLIC SPACE COMMITTEE. SHOWN HERE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CHANGE.

N **A** 1st FLOOR LAYOUT PLAN
w/ ADDED BATHS

SCALE 1/4" = 1'-0"



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BRUCE CARLSON ARCHITECT
ARC 40000762

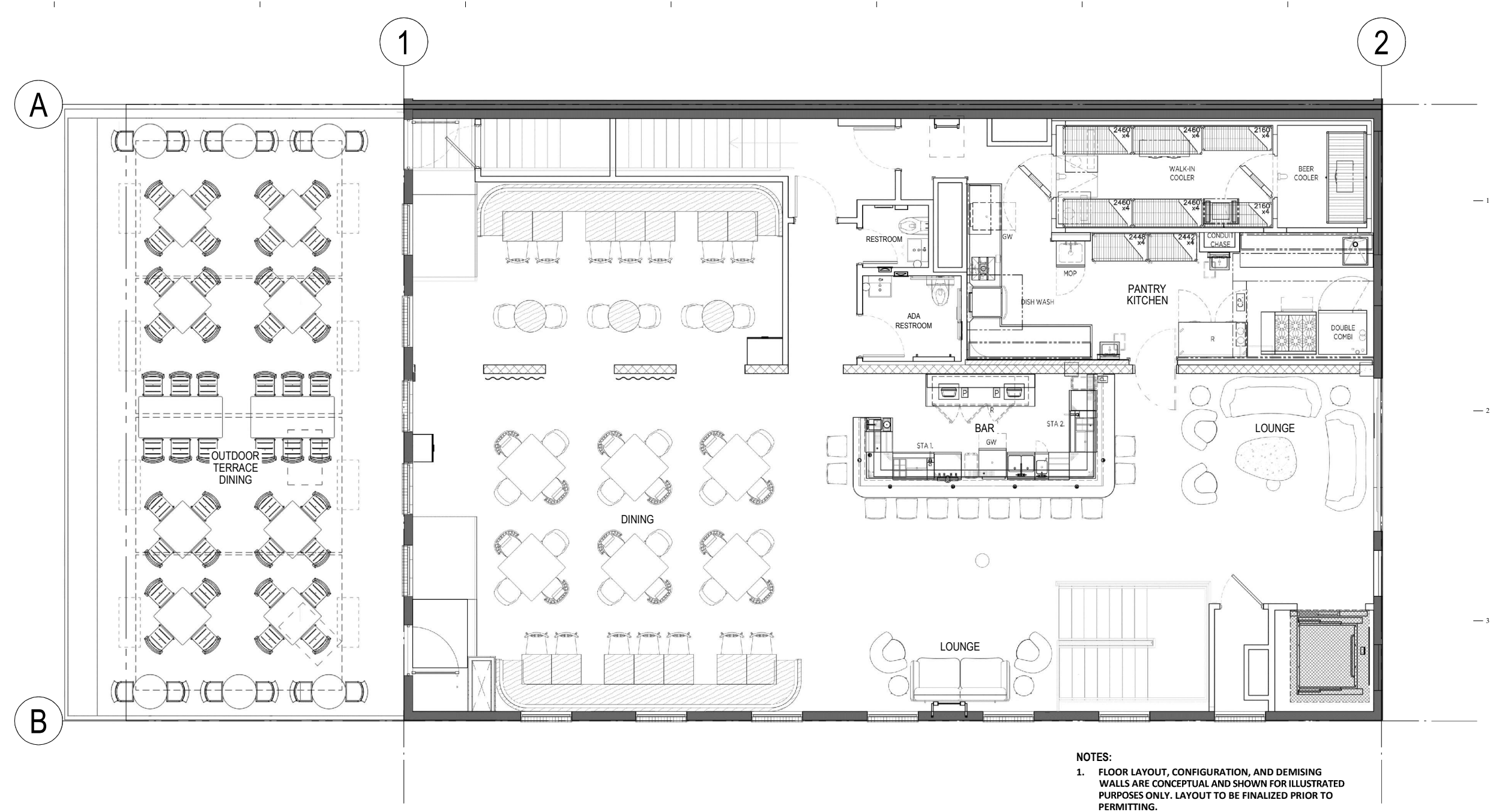
**400 MORSE
F&B, LLC**

400 MORSE STREET NE
WASHINGTON, DC 20002

EXISTING 2nd FLOOR
LAYOUT PLAN

01/24/2025
MIA241001
PROJECT NUMBER

SD2.2
SHEET NUMBER



N **(B)** 2nd FLOOR LAYOUT PLAN

SCALE 1/4" = 1'-0"

[illegible]

05/09/2025

MIA241001

PROJECT NUMBER

EXISTING

ROOF PLAN

SD2.3

SHEET NUMBER

THANK YOU