



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5D

Advisory Neighborhood Commission 5D
371 Morse St. NE
Washington, DC 20002

May 13, 2025

RE: BZA Case #21279 (400 Morse St NE)

Dear Chairman Hill and Members of the Board:

On April 8, 2025, at a duly noticed meeting of ANC 5D, at which a quorum was present, on a motion by Commissioner Arbuckle, seconded by Commissioner Green-Campbell, the ANC voted to support the above-referenced Special Exception pursuant to Subtitle U Section 802.1(c) and submit this letter to the Board of Zoning Adjustment by a vote of 7 (yea), 0 (nay), and 0 (abstaining).

On May 13, 2025, at a duly noticed meeting of ANC 5D, at which a quorum was present, on a motion by Commissioner Saucedo-Guzman, seconded by Commissioner McCray, the ANC voted to support the above-referenced area variance from the 1,000-foot area restriction for similar uses under Subtitle U Section 802.1(c)(3) and submit this letter to the Board of Zoning Adjustment by a vote of 6 (yea), 0 (nay), and 0 (abstaining).

We support the Applicant's request for a Special Exception and Area Variance Relief to permit an eating and drinking establishment with live performance use, in an existing, semi-detached building in the PDR-1 zone.

As part of the process for a Special Exception and Area Variance, ANC 5D ensured that neighboring residents and property owners would not be unduly affected. After deliberation, ANC 5D supports the application.

The ANC's interests are ensuring the development of the property moves forward in an orderly way without adverse effects on neighboring property within the ANC. The proposed Project satisfies those interests, so the ANC asks that the Board give the ANC the great weight its interests are due.

On behalf of ANC 5D,

Salvador Saucedo-Guzman
Chairperson, ANC 5D