



May 19, 2025

VIA E-MAIL

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Frederick L. Hill
Chair Person
Board of Zoning Adjustment
441 4th Street, NW, Suite 200s
Washington, DC, 20010

**Re: BZA Case No. 21292
Application of Oak at Morse Street, LLC and Sung H Cho Trustee
Conditional Support Received From ANC 5D**

Chairperson Hill and Honorable Members of the Board :

On behalf of the Applicant, this filing is intended to inform the Board that Advisory Neighborhood Commission 5D considered the relief requested at its public meeting on May 12, 2025 and voted to support the relief requested, subject to certain conditions related to alley improvements and continued community engagement.

The ANC's support was conditioned on the following:

1. Alley Improvement Plan and Renderings

The ANC requested updated visual renderings showing how the rear alley will be improved, as well as a written narrative describing the Applicant's plans for those improvements.

In response, the Applicant will prepare updated renderings that offer a wider perspective of the alley with fewer people depicted, to better reflect the overall context. These renderings will be accompanied by a narrative detailing the anticipated improvements, which include power washing the alley, removing any remaining debris, and implementing visual and physical enhancements to improve cleanliness, safety, and accessibility..

2. Photo Documentation of Current Conditions and Cleanup Efforts

The ANC asked for photographic documentation of the existing condition of the alley, including any trash removal or dumping cleanup already undertaken by the Applicant.

In response, the Applicant has compiled photos showing cleanup activities to date and will continue monitoring and improving the alley in the coming weeks. Enclosed as **Tab A**.

3. Commitment to Return to the ANC Prior to Opening

The ANC requested that the Applicant return for a follow-up presentation prior to opening the venue, to demonstrate the progress made on alley improvements and to provide the Commissioners with a site visit.

The Applicant has committed to returning to ANC 5D before opening and will coordinate a site visit at that time.

Additionally, please find enclosed a revised self-certification form at **Tab B**. At the request of the Office of Zoning, the revised self-certification form is intended to clarify the section of relief (Subtitle X § 1001.3(a) and Subtitle U § 802.1(e)) the Applicant is seeking as part of this application. This revision does not alter the proposed project or the nature of the loading relief as outlined in the Applicant's burden of proof.

The Applicant has also enclosed a Motion to Late File this supplemental material, which is enclosed as **Tab C**. The hearing is scheduled for this coming Wednesday, May 22, 2025, and all materials were required to be filed at least 21 days in advance, on or before May 1, 2025. *See* Subtitle Y § 300.15. The Applicant respectfully submits that there is good cause for the Board to accept this late filing, as the enclosed materials reflect recent communications with the Office of Planning and incorporate feedback received during the Applicant's presentation to the ANC on May 12, 2025. We look forward to presenting this Application to the Board of Zoning Adjustment on May 22, 2025. Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR



Meridith Moldenhauer

By: Meredith H. Moldenhauer

MHM

Certificate of Service

I hereby certify that on this 19th day of May, 2025, a copy of the foregoing Cover Letter with enclosures was served, via email, on the following:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 5D
c/o Salvador Saucedo-Guzman, Chairperson
Hector Arbuckle, SMD 5D01
5D05@anc.dc.gov
5D01@anc.dc.gov

A handwritten signature in blue ink, appearing to read 'M. Moldenhauer', is written over a horizontal line.

Meridith Moldenhauer
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