



September 10, 2025

VIA IZIS

Meridith H. Moldenhauer

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC. 20010

Re: BZA 21342- Motion to Accept Late Filing

Chairperson Hill and Honorable Members of the Board:

The Applicant, Culture Building LLC, respectfully submits this cover letter in support of the enclosed Motion to Late File (**Exhibit A**) its Affidavit of Posting (**Exhibit B**).

Pursuant to Subtitle Y § 402.3, the Applicant requests that the Board waive the 15-day posting requirement for the upcoming hearing scheduled for September 24, 2025. The notice signs were required to be posted by September 9, 2025, but due to logistical constraints, they were posted today, September 10, 2025.

Importantly, the Applicant presented the application to Advisory Neighborhood Commission 5D at its public meeting on September 9, 2025, and the ANC voted in support of the Application. This demonstrates that the community has been informed and engaged despite the one-day delay in posting.

The Applicant believes good cause exists for the requested waiver because:

1. The delay was minimal and does not prejudice any party.
2. The ANC has already reviewed and supported the application.
3. The affidavit of posting confirming compliance as of today is attached as Exhibit B.

The Applicant respectfully requests that the Board grant the motion and accept the late filing into the record. Thank you for your consideration. Please do not hesitate to contact us with any questions.

Sincerely,

COZEN O'CONNOR

Meridith Moldenhauer

Certificate of Service

I hereby certify that on this 10th day of September, 2025, a copy of this Motion with attachments was served, via email, as follows:

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 Sauceda Guzmán, Chair and
Sebrena Rhodes SMD 5D02
5D@anc.dc.gov
4D02@anc.dc.gov



Meridith Moldenhauer

Exhibit A

BEFORE THE ZONING COMMISSION OR BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD

THIS FORM IS FOR NON-PARTIES ONLY. IF YOU ARE A PARTY, PLEASE FILE A FORM 150 – MOTION.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.:

I, _____ hereby request the following relief:

Accept an untimely filing of _____

To reopen the record to accept _____

Points and Authorities:

Accept an untimely filing: Please state each and every reason you believe the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your request to accept an untimely filing, including relevant references to the Zoning Regulations or Map. If you require more space, please use a separate piece of paper.

Reopen the Record: Please state each and every reason you believe the ZC or BZA should grant your request to reopen the record, including relevant references to the Zoning Regulations or Map. **The document(s) that you are requesting the record to be reopened for must be submitted separately from this form (see instructions).** No substantive information is to be included on this form.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date:		Signature:	
Name:			
Address:			
Phone No(s)::		E-Mail:	

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Exhibit B

BEFORE THE BOARD OF ZONING ADJUSTMENT AND ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

FORM 145 – AFFIDAVIT OF POSTING

**Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.**

(Name of person posting the property)		, being first duly sworn, do hereby depose and say that:			
Zachary Bradley					
On	(date) September 10, 2025	at	(time) 7:30 PM	I caused	(number of notices) 2

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

(address of premises)
2002 and 2006 Fenwick Street NE, Washington D.C. 20002

In plain view of the public on the following street frontages:

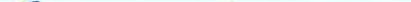
I caused to be taken, (no. of photos) photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each

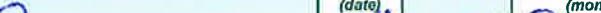
Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1	Fenwick Street NE
2	Okie St. NE

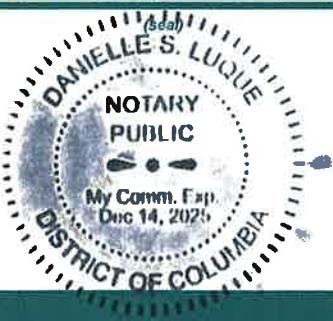
I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22-2405)

Date: September 10, 2025 Signature: 

Subscribed and sworn to before me this	(date)	day of	(month)	(year)	(Seal)
Subscribed and sworn to before me this 10th day of September 2025					DANIELLE S. LUCQUE NOTARY PUBLIC
					

Notary Public, D.C.	(date)	My Comm. Exp. Dec 14, 2025
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BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: **21342**

CASE SUMMARY:

The Applicant seeks zoning relief for the property located at 2002-2006 Fenwick Street NE (Parcels 142/29 and 142/15), within ANC 5D. Specifically, the Applicant requests special exception approval to permit an entertainment, assembly, and performing arts use pursuant to Subtitle U § 802.1(e) and Subtitle X § 901.2. In addition, the Applicant seeks a special exception from the minimum vehicle parking requirements of Subtitle C § 701, pursuant to the relief provisions of Subtitle C § 703.2 and Subtitle X § 901.2.

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC/SMD: **5D/5D02**

Public Hearing Date/Time: **9/24/2025, 9:30 A.M.**

Further Public Hearing Date/Time: **N/A**

Location: **Virtually Via Webex**
See <https://dcoz.dc.gov/>
for details

For more information please contact the District of Columbia Office of Zoning:

(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

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ANC/SMD:

5D/5D02

Public Hearing
Date/Time:

9/24/2025, 9:30 A.M.

Further Public
Hearing Date/Time:

N/A

Location:

Virtually Via Webex
See <https://dcoz.dc.gov>
for details

For more information please contact the District of Columbia Office of Zoning:

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