



October 17, 2024

Meridith H. Moldenhauer

Direct Phone 202-747-0763
Direct Fax 202-683-9389
mmoldenhauer@cozen.com

Madeline Shay Williams

Direct Phone 202-280-6508
Direct Fax 202-742-2537
madelinewilliams@cozen.com

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

**Re: 530 Penn Street NE (Square 3594, Lot 0006)
Application for Special Exception and Variance Relief**

Dear Chairperson Hill and Honorable Members of the Board:

Please accept for filing the enclosed application of Ai Pop Up LLC (the “**Applicant**”). The Applicant requests special exception relief, pursuant to Subtitle X § 901.1 for entertainment, assembly, and performing arts use in the PDR-1 zone under Subtitle U § 802.1(e) and for area variance relief, pursuant to Subtitle X § 1002.1 from the condition that an entertainment, assembly, and performing arts use in the PDR-1 zone shall not abut a residential use or zone (Subtitle U § 802.1(e)(2)), in order to transform the vacant space from office use to assembly use as an entertainment event space. The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural Plans;
6. Authorization Letters;
7. Form 135 – Zoning Self-Certification;
8. Color Photos of the Property;
9. Statement of Existing and Intended Use;
10. Certification of Proficiency;
11. List of Names and Mailing Addresses of Owners within 200 Feet;
12. Surveyor’s Plat;
13. Statement of Community Outreach; and
14. Certificate of Service for the Office of Planning and ANC.

LEGAL\73405398\1

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

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

Meridith Moldenhauer
2001 M Street NW, Suite 500
Washington, D.C. 20036

A handwritten signature in blue ink, appearing to read 'Madeline Shay Williams', written over a horizontal line.

Madeline Shay Williams
2001 M Street NW, Suite 500
Washington, D.C. 20036

Certificate of Service

I hereby certify that on this 17th day of October, 2024, a copy of this Application 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 Saucedo-Guzman, Chairperson
Hector Arbuckle, SMD 5D01
5D05@anc.dc.gov
5D01@anc.dc.gov



Meridith Moldenhauer
2001 M Street NW, Suite 500
Washington, D.C. 20036



Madeline Shay Williams
2001 M Street NW, Suite 500
Washington, D.C. 20036