



CO


CERTIFICATE OF OCCUPANCY

PERMIT #CO2401321

ISSUED DATE: 02/09/2024

Address 400 MORSE ST NE, WASHINGTON	Zone PDR-1	Ward 5	Square 3589	Suffix -	Lot 0029
Description of Occupancy					
Approved Building Code Use RESTAURANTS - A-2	Occupant Load LOAD TYPE: SEATS/PERSONS OCCUPANT LOAD (MAXIMUM TOTAL NUMBER OF PEOPLE THAT OCCUPY THE SPACE): 295 LOAD <ul style="list-style-type: none">- NUMBER OF GUESTS SEATED- SELECT SECTION OF THE BUILDING/SPACE: 1ST FLOOR- NUMBER OF GUESTS: 78- NOTES (OPTIONAL): 1ST FLOOR SEATS, INCLUDES BAR AND BANQUETTES- SQUARE FOOTAGE: 3396				
Approved Zoning Code Use RESTAURANT	<ul style="list-style-type: none">- SELECT SECTION OF THE BUILDING/SPACE: 2ND FLOOR- NUMBER OF GUESTS: 78- NOTES (OPTIONAL): 2ND FLOOR INSIDE, INCLUDES BAR AND BANQUETTES- SQUARE FOOTAGE: 2931 <ul style="list-style-type: none">- SELECT SECTION OF THE BUILDING/SPACE: SUMMER GARDEN (PRIVATE OUTDOOR SPACE)- NUMBER OF GUESTS: 56- NOTES (OPTIONAL): TERRACE ON 2ND FLOOR, OUTDOOR- SQUARE FOOTAGE: 904- TOTAL: 212 <ul style="list-style-type: none">- NUMBER OF GUESTS STANDING- SELECT SECTION OF THE BUILDING/SPACE: 1ST FLOOR- NUMBER OF GUESTS: 131- NOTES (OPTIONAL): MAX OCCUPY GUESTS- SQUARE FOOTAGE: 3396				
Approved Zoning General Use ASSEMBLY	<ul style="list-style-type: none">- SELECT SECTION OF THE BUILDING/SPACE: 2ND FLOOR- NUMBER OF GUESTS: 89- NOTES (OPTIONAL): MAX OCCUPY GUESTS- SQUARE FOOTAGE: 2931 <ul style="list-style-type: none">- SELECT SECTION OF THE BUILDING/SPACE: SUMMER GARDEN (PRIVATE OUTDOOR SPACE)- NUMBER OF GUESTS: 61- NOTES (OPTIONAL): MAX OCCUPY GUESTS- SQUARE FOOTAGE: 904- TOTAL: 281 <ul style="list-style-type: none">- NUMBER OF STAFF- SELECT SECTION OF THE BUILDING/SPACE: 1ST FLOOR- NUMBER OF STAFF: 10- NOTES (OPTIONAL): STAFF- SQUARE FOOTAGE: 3396				
Additional Info -	<ul style="list-style-type: none">- SELECT SECTION OF THE BUILDING/SPACE: 2ND FLOOR- NUMBER OF STAFF: 3- NOTES (OPTIONAL): STAFF INDOOR- SQUARE FOOTAGE: 2931 <ul style="list-style-type: none">- SELECT SECTION OF THE BUILDING/SPACE: SUMMER GARDEN (PRIVATE OUTDOOR SPACE)- NUMBER OF STAFF: 1- NOTES (OPTIONAL): STAFF OUTDOOR- SQUARE FOOTAGE: 904- TOTAL: 14				

Board of Zoning Adjustment
District of Columbia
CASE NO. 21279
EXHIBIT NO. 14

Property Owner ARP MORSE LLC ARP MORSE LLC	Address 201 N UNION ST , UNIT 110, ALEXANDRIA, VIRGINIA 22314	BZA/PUD Number -	Occupied Sq. Footage 6327.0
			Permit Fee \$110.34
Building Permit Number (if applicable) B2211270		Approved CofO NEW CONSTRUCTION PERMANENT	
Conditional Restriction APPROVED FOR AN EATING/DRINKING (RESTAURANT) USE. APPROVED FOR ALTERATIONS ON 1ST AND 2ND FLOOR SPACES FOR RESTAURANT AND BAR USE, AS WELL AS SUMMER GARDEN AND TERRACE USE ON ROOF TO ACCOMMODATE 295 OCCUPANT'S LOAD.			
Legal notes THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. USE COMPLIES WITH DCMR TITLE 11 (ZONING) AND TITLE 12 (CONSTRUCTION). AS A CONDITION PRECEDENT TO THE ISSUANCE OF THIS CERTIFICATE, THE OWNER AGREES TO CONFORM WITH ALL CONDITIONS SET FORTH HEREIN, AND TO MAINTAIN THE USE AUTHORIZED HEREBY IN ACCORDANCE WITH THE APPROVED APPLICATION AND PLANS ON FILE WITH THE DISTRICT GOVERNMENT AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. THE DISTRICT OF COLUMBIA HAS THE RIGHT TO ENTER UPON THE PROPERTY AND TO INSPECT ALL SPACES WHOSE USE IS AUTHORIZED BY THIS CERTIFICATE AND TO REQUIRE ANY CHANGES WHICH MAY BE NECESSARY TO ENSURE COMPLIANCE WITH ALL THE APPLICABLE REGULATIONS OF THE DISTRICT OF COLUMBIA.			
Director BRIAN J. HANLON, AIA LEED AP® 			
02/09/2024		TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639	