



Jeffrey C. Utz  
jutz@goulstonstorrs.com  
(202) 721-1132

Lawrence Ferris  
lferris@goulstonstorrs.com  
(202) 721-1135

February 4, 2025

D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200S  
Washington, D.C. 20001

Re: **400 Morse Street NE (Square 3589, Lot 29) (the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of ARP Morse LLC (the “**Applicant**”) for special exception relief pursuant to 11 DCMR Subtitle U § 802.1(c) to permit an eating and drinking establishment with a live performance venue to occupy the existing building on the Property in the PDR-1 Zone District.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification.
- Authorization letters authorizing this application.
- The preliminary statement of the Applicant, including the statement of existing and intended use of the Property.
- Zoning map showing the Property (Exhibit A).
- Architectural plans for the building and proposed use, including photographs of the Property and a building plat prepared by the D.C. Surveyor (Exhibit B).
- Certification of Proficiency.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21279  
EXHIBIT NO.9

- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property and the current tenant of the Property.
- Statement of community outreach.
- Certificate of Occupancy for the existing use on the Property.

A check payable to the DC Treasurer in the amount of \$1,560 for the application's filing fee is also being delivered to the Office of Zoning concurrent with this filing.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1135. Thank you for your attention to this application.

Sincerely,

/s/ Jeff C. Utz

/s/ Lawrence Ferris

Enclosures

## **Certificate of Service**

The undersigned hereby certifies that copies of the foregoing document and attachments were delivered via email to the following addresses on February 4, 2025.

Jennifer Steingasser  
Joel Lawson  
Office of Planning  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

Erkin Ozberk  
District Department of Transportation  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)

ANC 5D  
[5D@anc.dc.gov](mailto:5D@anc.dc.gov)

Hector Arbuckle – ANC 5D01  
[5D01@anc.dc.gov](mailto:5D01@anc.dc.gov)

/s/ Lawrence Ferris