



February 28, 2025

Meridith H. Moldenhauer

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

**Re: 405 & 407 Morse Street NE (Square 3588, Lots 15 and 16)
Application for Special Exception and Variance Relief**

Dear Chairperson Hill:

Please accept for filing the enclosed application of Oak at Morse Street LLC and Sung H Cho Trustee (collectively, the “**Applicants**”). The Applicants request 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). 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.

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 Applicants.

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Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

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

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

Madeline Shay Williams
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Washington, D.C. 20036

Certificate of Service

I hereby certify that on this 28th day of February, 2025, 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



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