

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4487

VqC

NIXIE 171 DE 1 0006/02/25
RETURN TO SENDER
VALUABLE
UNABLE TO FORWARD
VAC BCI 20001271441 *2419-05001-02-04
20001271441 005

ZONING COMMISSION
District of Columbia
CASE NO.25-03
EXHIBIT NO.8

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



JEFFERSON, EUGENE
218 TH ST SE # 12
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UFT 8C: 20001271441 *0319-00958-84-04
20002006052714

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

MANAGER 33
2 18 TH ST SE # 108
WASHINGTON DC 20003-1605

FIRST-CLASS



NIXIE 171 FE 1 0006/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
NLT 85861271441 * 6319-68867-04-94
20000303214

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



MANAGER 1
218 TH ST SE # 108
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



DAVIS, ANTHONY
218 TH ST SE # 332
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

11TF 80: 28881271441 *6314-88967-84-84
200028862528847

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



WELLS, HAROLD
2 18 TH ST SE # 331
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

HTF
20003666252 f14

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE PITNEY BOWES
ZIP 20001 **\$ 000.69**
02 7W
0008030876 MAY 28 2025

COTMAN, DETHAW
2 18 TH ST SE # 330
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
04/25 2000 0006252 0047 4319-000000-04-04

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE IMPRINTNEY BOWES
ZIP 20001 **\$ 000.69⁰**
02 7W
0008030876 MAY 28 2025

JONES, MORGAN
2 18 TH ST SE # 328
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BTF: 20000266252714 R.F.: 200001771441 *6314-08978-04-04
20000266252714

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



HAGWOOD, BURTON
2 18 TH ST SE # 216
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

HTF R.F. 20008030876 MAY 28 2025

Image of a barcode is present to the right of the stamp.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

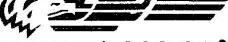
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

Carrie Corley
2 18th St. SE # 212
Washington, DC
20003

FIRST-CLASS



US POSTAGE PITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

NIXIE 171 DE 1 0006/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
NIXIE 20060602 0007 0006/04/25
R.F.C. 28661271441 * 8514-00973-04-004
00060602 0007 0006/04/25

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



AUSTIN, PAUL
2 18 TH ST SE # 325
WASHINGTON DC 20003-1605

NIXIE 171 DE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

HTF 801 26001271441 *00019-00075-04-04
200028662828947

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



LANIER, ANDREW
2 18 TH ST SE # 326
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RTF 20002666292214 RFD 20002666292214

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

**OFFICIAL BUSINESS
PENALTY FOR MISUSE**

FIRST-CLASS



A US postage stamp with a black and white graphic of a stylized 'P' and 'B' intertwined. The text 'US POSTAGE' is at the top, 'PITNEY BOWES' is to the right, and 'ZIP 20001' is on the left. The amount '\$ 000.69' is in the center, and the date 'MAY 28 2025' is at the bottom.

REESE, MICHAEL
2 18 TH ST SE # 324
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2000080128714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE PITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

WILLIAMS, DAVID
2 18 TH ST SE # 319
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE TM PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

JONES, ANDRE
2 18 TH ST SE # 306
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

RTF
2000806232964

RCI 20001771441 *6319-00987-04-04
[Barcode graphic]

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

**OFFICIAL BUSINESS
PENALTY FOR MISUSE**

FIRST-CLASS



IZLAR, ERIC
2 18 TH ST SE # 230
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE ©PITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

KERRIN, LARRY
2 18 TH ST SE # 111
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NOTE
20008066012814

R/C: 70001771441 40319-000000-04-00
[Barcode graphic]

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

**OFFICIAL BUSINESS
PENALTY FOR MISUSE**

FIRST-CLASS



HASSAN, OMER
2 18 TH ST SE # 229
WASHINGTON DC 20003-1605

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

HOYLER, TYRONE
2 18 TH ST SE # 9
WASHINGTON DC 20003-1605

FIRST-CLASS



NIXIE 171 FE 1 0006/04/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
UTF BC: 20001271441 *6319-00994-64-04
20002066092814

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

COMPTON, THERRON
218TH ST SE #5
WASHINGTON DC 20003-1605

FIRST-CLASS



NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 20681271441 * 0319-06996-04-64
2000266692 214

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

5212 D ST LLC
4600 S FOUR MILE RUN DR APT 1124
ARLINGTON VA 22204-3567

FIRST-CLASS



US POSTAGE MARITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

NIXIE 231 DE 1 0006/03/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

22204336874750 BC: 20001271441 *0892-00643-03-44
20001>2714

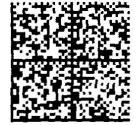
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST- CLASS



US POSTAGE MR PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

DOWARD, DAVID J
7 18TH ST SE # 207
WASHINGTON DC 20003-1697

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

U.T.F.
20008030876Z014

SC: 20001271441 *0319-00487-04-02
00000000000000000000000000000000

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

SPRATT, EVANGELA
13402 COLWYN RD
FT WASHINGTON MD 20744-2905

FIRST-CLASS



US POSTAGE MARITNEY BOWES
ZIP 20001 **\$ 000.69**
02 7W
0008030876 MAY 28 2025

NIXIE 171 DE 1 0006/02/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

2074462000 NSN
2008030876 2714

BC: 20001271441 *2792-02187-02-08
[REDACTED]

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **Thursday, July 24, 2025 @ 4:00 p.m.**
Via WebEx: <https://deoz.dc.gov/ZC25-03> (to participate & watch)
Via Telephone: 1-650-479-3208 Access code: 2315 992 8173
(audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning>
(to watch)
Instructions: <https://deoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://deoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. CASE NO. 25-03 (Jeremiah House – Voluntary Design Review @ 2 18th Street SE (Sq. 1110, Lot 86)) (the “Property”)

THIS CASE IS OF INTEREST TO ANC 7D

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ’s website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

On April 16, 2025, the Zoning Commission (the “Commission”) received an application from So Others Might Eat (the “Applicant”) for Voluntary Design Review (the “Application”). The Applicant is requesting approval of plans by the Commission to renovate, expand, and convert an existing rooming house to an apartment building pursuant to the Voluntary Design Review process.

The Property is in the Lincoln Park / Hill East neighborhood of Ward 7. The Property contains approximately 6,864 square feet of land area and is designated Moderate Density Residential on the Future Land Use Map and Neighborhood Conservation Area on the Generalized Policy Map of the District of Columbia Comprehensive Plan. The Property is located in the RF-1 Zone District.

The Applicant proposes to renovate and expand the existing building to convert it from a rooming house with 57 units to an apartment building with approximately 61 apartments (the “Project”). The Project will contain approximately 26,075 square feet of gross floor area and will be approximately 50 feet tall (i.e., within the height limit permitted in the RF-1 zone under the Voluntary Design Review process). The lot occupancy will remain unchanged at 80%. Also, in accordance with the Voluntary Design Review procedure, the Application includes requests flexibility from building height and rear yard development standards; and requests the following special exception and variance relief: