

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



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

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

V90

NIXIE 171 DE 1 0006/02/25

RETURN TO SENDER

VALAN:

UNABLE TO FORWARD

VAC

BC: 20001271441 *2419-05001-02-04

2000984487 2714 C05

[illegible]

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



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

JEFFERSON, EUGENE
2 18 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

UTF
2000200605214

BC: 20001271441 *0319-00958-04-04
|||

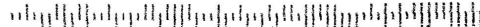
OFFICIAL BUSINESS
PENALTY FOR MISUSE

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2000385503 2714

RF: 76661271441 *6319-66967-64-04



FIRST-CLASS

US POSTAGESM PITNEY BOWES

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

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

MANAGER 1
2 18 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

200020001329147
RTF
RC: 20001271441 *0319-00053-04-04
|||||

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

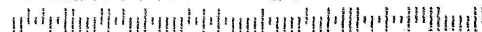
DAVIS, ANTHONY
2 18 TH ST SE # 332
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2000081625 117F
2000081625 117F

RC: 700001271441 *0019-00007-04-04



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

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

ITE
2000386625
2006-152714

RC: 70001771441 6519-00958-04-04
|||

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 PAID PITNEY BOWES

ZIP 20001 \$ 000.69⁰
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

2000306625 0007
2000306625 0007

RTF RC: 200012771441 *0010-00000-04-04
|||||

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 PAID PITNEY 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

20002666252214

RC: 76661771441 *0319-00970-04-04

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 SMPITNEY BOWES



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

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
20002066022014

RC: 00001771441 *0019-00077-04-01



Vertical text on the right edge of the page.

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 PAID PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0006030876 MAY 28 2025

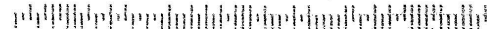
Carrie Corley
2 18th St. SE # 212
Washington, DC
20003

NIXIE 171 DE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

WTF
2006030876-0007

RC: 00001271441 *0019-00073-04-004



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

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

2000201628-6887
2000201628-6887

RC: 20001271441 *0319-00975-04-04'
|||

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 POSTAGESM PITNEY BOWES

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

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

UTF
20002006292014

RC: 70001771441 *0319-00974-04-04
|||

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

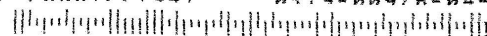
 ZIP 20001 \$ 000.69⁰
 02 7W
 0008030876 MAY 28 2025

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

20080623 11:54
20080623 11:54

RC: 75661271441 * 6314-569731-34-344



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

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

2000081605 214

RC: 20001771441 *0319-00078-04-04

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

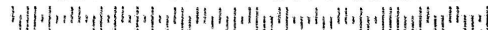
JONES, ANDRE
2 18 TH ST SE # 306
WASHINGTON DC 20003-1605

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

20003066232914

RC: 78861771441 *0319-00987-04-04



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 PAID PITNEY BOWES

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

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

HTF
20002666272214

RC: 70001271441 *0019-00004-04-04
|||

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

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

FIRST-CLASS



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

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

20008666012614

RTF 70001771441 *0119-00000-04-00
|||

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

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

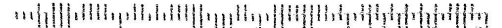
NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

20003-1605
20003-1605
20003-1605

UTF

BC: 20001271441 *0319-00389-04-04



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

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

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
20002066992914

BC: 20001271441 *6319-66994-64-04
|||||

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

UTF

COMPTON, THERRON
2 18 TH ST SE # 5
WASHINGTON DC 20003-1605

FIRST-CLASS



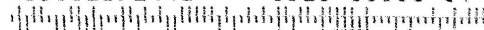
US POSTAGE by PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008030876 MAY 28 2025

NIXIE 171 PE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
2000286500-014

BC: 20061271441 *0319-00996-04-04



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

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

FIRST-CLASS



US POSTAGE MILITARY BOWES

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

W4N

NIXIE 231 DE 1 0006/03/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

222043567-001
20001>2714

BC: 20001271441 *0892-00643-03-44
|||||

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 PAID PITNEY BOWES

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

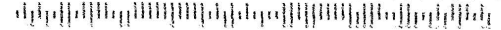
DOWARD, DAVID J
7 18TH ST SE # 207
WASHINGTON DC 20003-1697

NIXIE 171 FE 1 0006/04/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
2000081657 214

BC: 20001271441 *0319-00487-04-02



Postnet barcode

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 PAID PITNEY BOWES

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

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

NIXIE 171 DE 1 0006/02/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

20744-2905-NSN
20001-2714

BC: 20001271441 *2792-02187-02-08
|||

**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://dcoz.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://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.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:

This hearing is governed by the Open Meetings Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov.