

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
0008030876MAY 28 2025

RICH, ARCHIE
7 18TH ST SE # 105
WASHINGTON DC 20003-1696

WTF

NIXIE 171 DE 1 0010/31/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

200031696 UNCL
20001>2714

BC: 20001271441 *2792016031-23
ZONING COMMISSION
District of Columbia
CASE NO. 25-03
EXHIBIT NO. 13

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

UNF

KERNEY, YOLANDA V
7 18TH ST SE # 101
WASHINGTON DC 20003-1696

FIRST-CLASS



US POSTAGE with PITNEY BOWES

ZIP 20001 \$ 000.69
02 7W
0008030876 MAY 28 2025

NIXIE 171 DE 1 0010/31/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

2000301696 UN50
20001>2714

RECEIVED 11/19/2025

**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.