



SO OTHERS MIGHT EAT,
SOME INC.

Jeremiah House

February 23, 2026

Case # 25-03



ZONING COMMISSION
District of Columbia
CASE NO. 25-03
EXHIBIT NO. 26

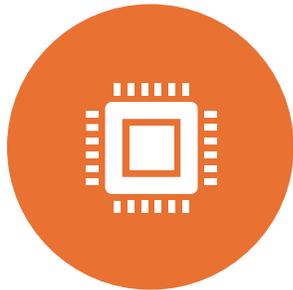
INDEX

TABLE OF CONTENTS

- About SOME INC..... 3
- Why Convert..... 5
- Community Benefits..... 6
- Vicinity Context..... 7
- Existing Building..... 14
- Proposed Building Rendering..16
- Building Elevations..... 20
- Summary of Relief..... 27



ABOUT SOME, INC



So Others Might Eat (SOME), Inc. -
Established in **1970**, serving
Washington, DC for over **50 years**



Mission-driven nonprofit dedicated to **ending homelessness and poverty** - Develops, owns, and operates **deeply affordable and supportive housing** across the District



Longstanding partner with **DC agencies** on preservation, rehabilitation, and new construction of affordable housing



Proven capacity to deliver **complex, regulated housing projects** in compliance with zoning, building, and financing requirements

WHO WE SERVE

Current Programming Use

- **Single Room Occupancy (SRO)** serving residents at **0–30% AMI**
- Shared kitchens and bathrooms, Aging building systems , Layout no longer aligns with modern housing standards

Proposed Programming Use

- Convert from an **SRO** to **studio apartments**
- Resulting in approximately **61 studio units** (± 3 units) - **100% affordable housing** serving residents at or below **50% AMI**

Why Conversion Is Necessary

Building Condition Drivers - Last major renovation occurred **over 30 years ago**

Significant needs include: Replacement of outdated mechanical, electrical, plumbing systems - Accessibility upgrades

Public Health Lessons from COVID-19 - Shared kitchens and bathrooms posed **serious health risks**

Highlighted the importance of **private living spaces** - Conversion supports improved health, safety, and resilience



COMMUNITY & RESIDENT BENEFITS

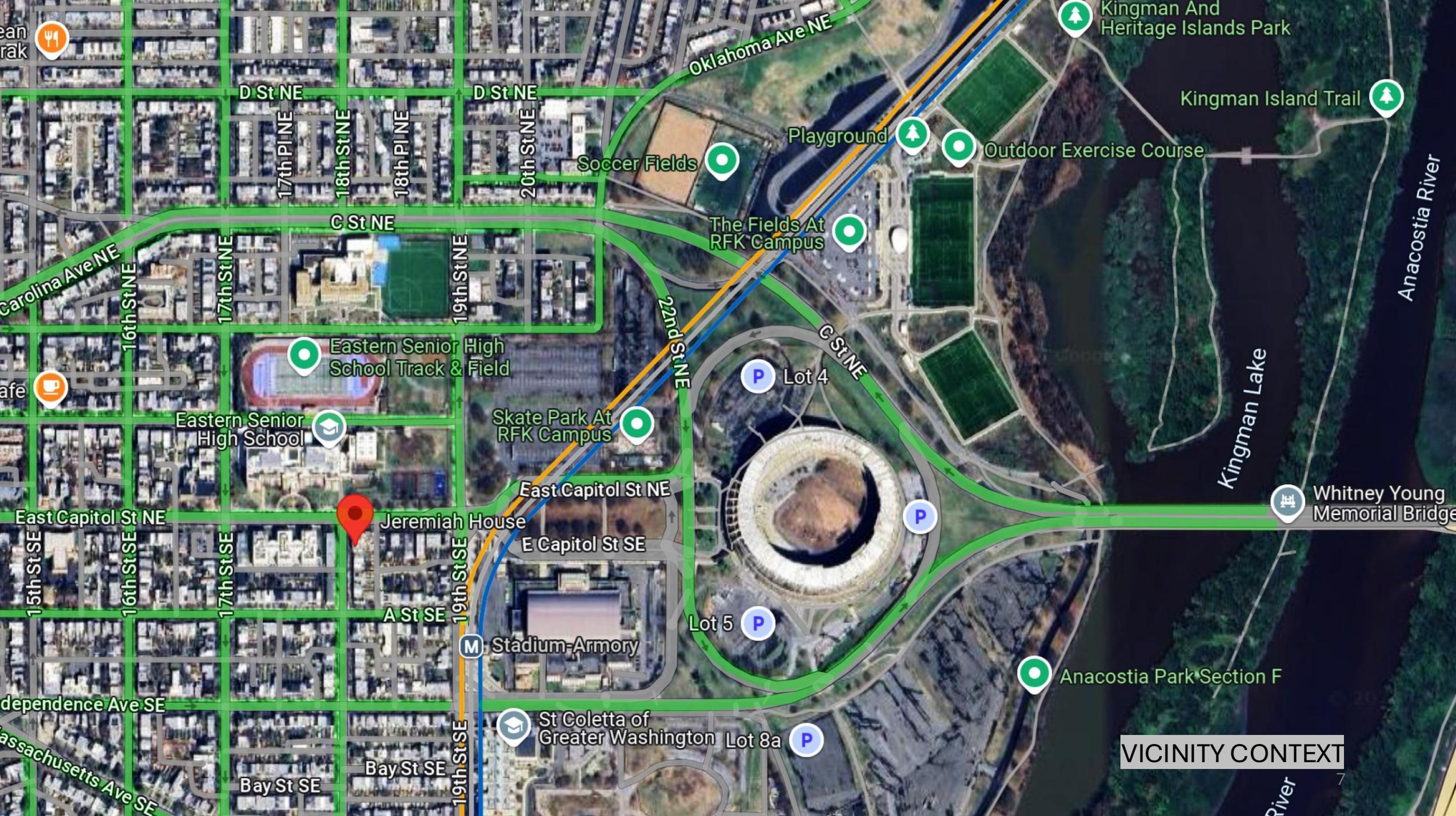


Resident Outcomes - Enhanced health and safety
- Increased housing stability - Improved quality of life



Neighborhood Impact - Preserves long-term affordability - Modernizes an aging housing asset - Aligns with District housing and public health goals

ANC 7D support



VICINITY CONTEXT

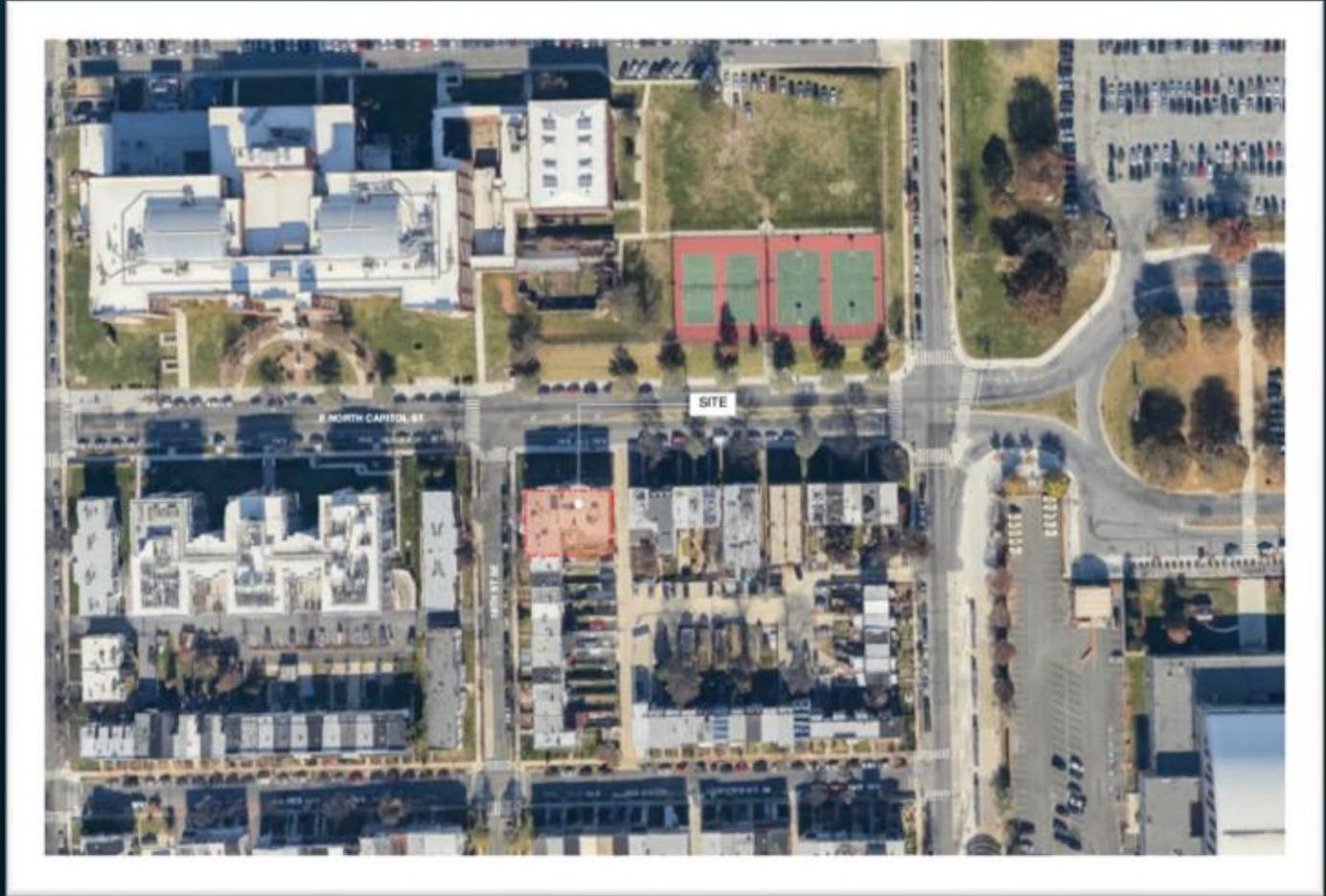


Jeremiah House

Vicinity Context

Zoning Data

Zoning Data				
Project Name	Jeremiah House			
Client	SOME INC			
Project Address	2 18th St. SE Washington, DC 20003			
Square	1110			
Lot	0086			
Zoning District				
RF-1				
Site Information	Required/Allowed	Existing	Proposed	
Site Area (Feet)	4,000 SF	6,864 SF	No Change	
Lot Occupancy	60%	80%	No Change	
Rear Yard	20 FT	20 FT	No Change	
Parking	1 Per 2 Dwelling Units	0	No Change	
Bike Parking	1 Per 3 Dwelling Units	0	5	
Loading Berth	1	0	No Change	
Service/Delivery Space	1	0	No Change	
Pervious Surface	20%	N/A	No Change	
Floor Area	Required/Allowed	Existing	Proposed	
Floor Area		20,467 SF	26,075 SF	
Height				
Max Height (Feet)	35 ft. / 50 ft. (VDR)	35'-2"	46'-8"	
Max Stories	3 / N/A (VDR)	3	4	
Measuring Point	18th St SE			
Apartment Units		Existing	Proposed	
Number Of Units		59	61	



Vicinity Context

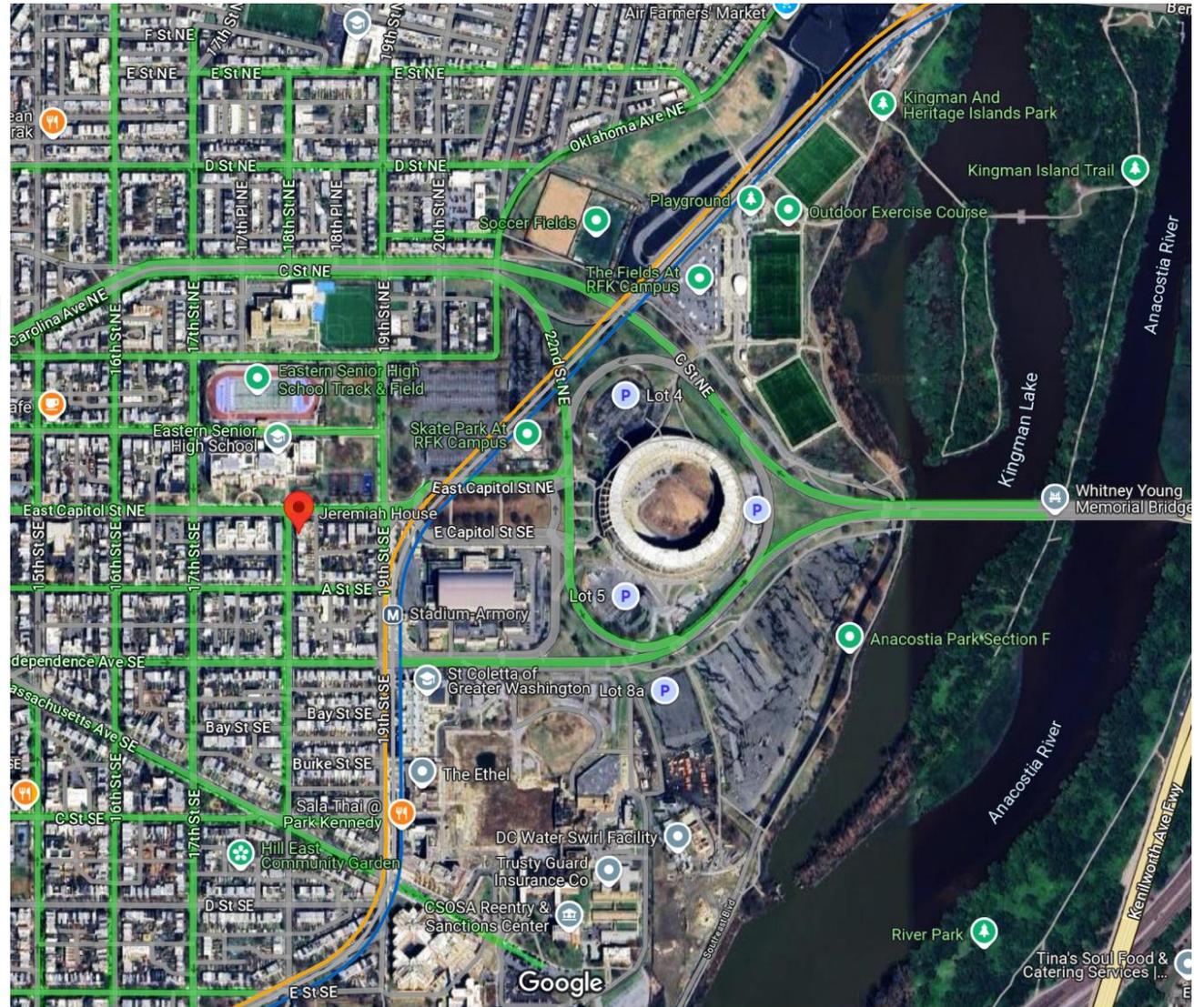


Vicinity Context

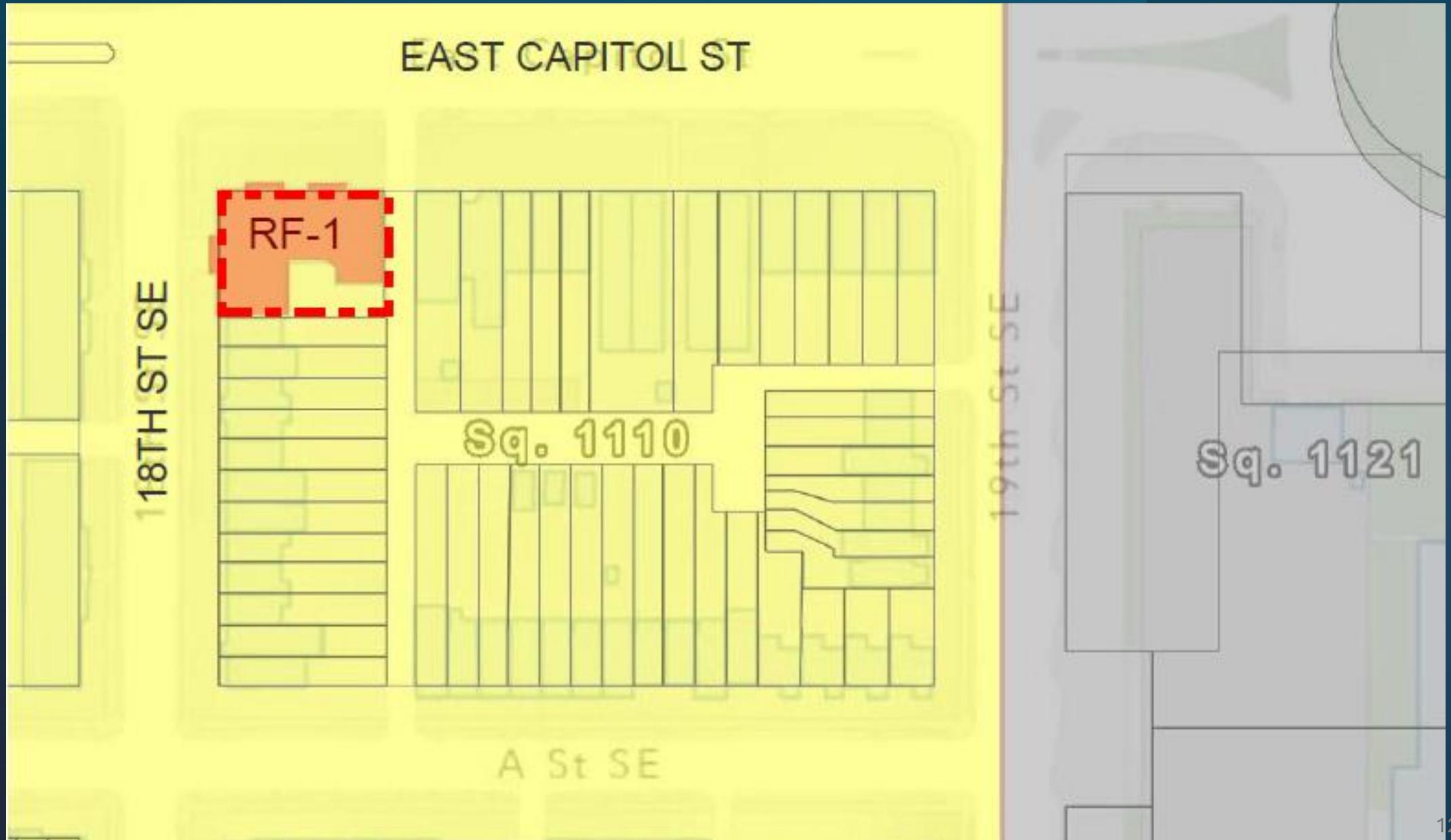
METRO RAIL

METRO RAIL

STREET



Zoning District





A



B



C



D



E



SITE PHOTOS

Context Photos

Existing Building

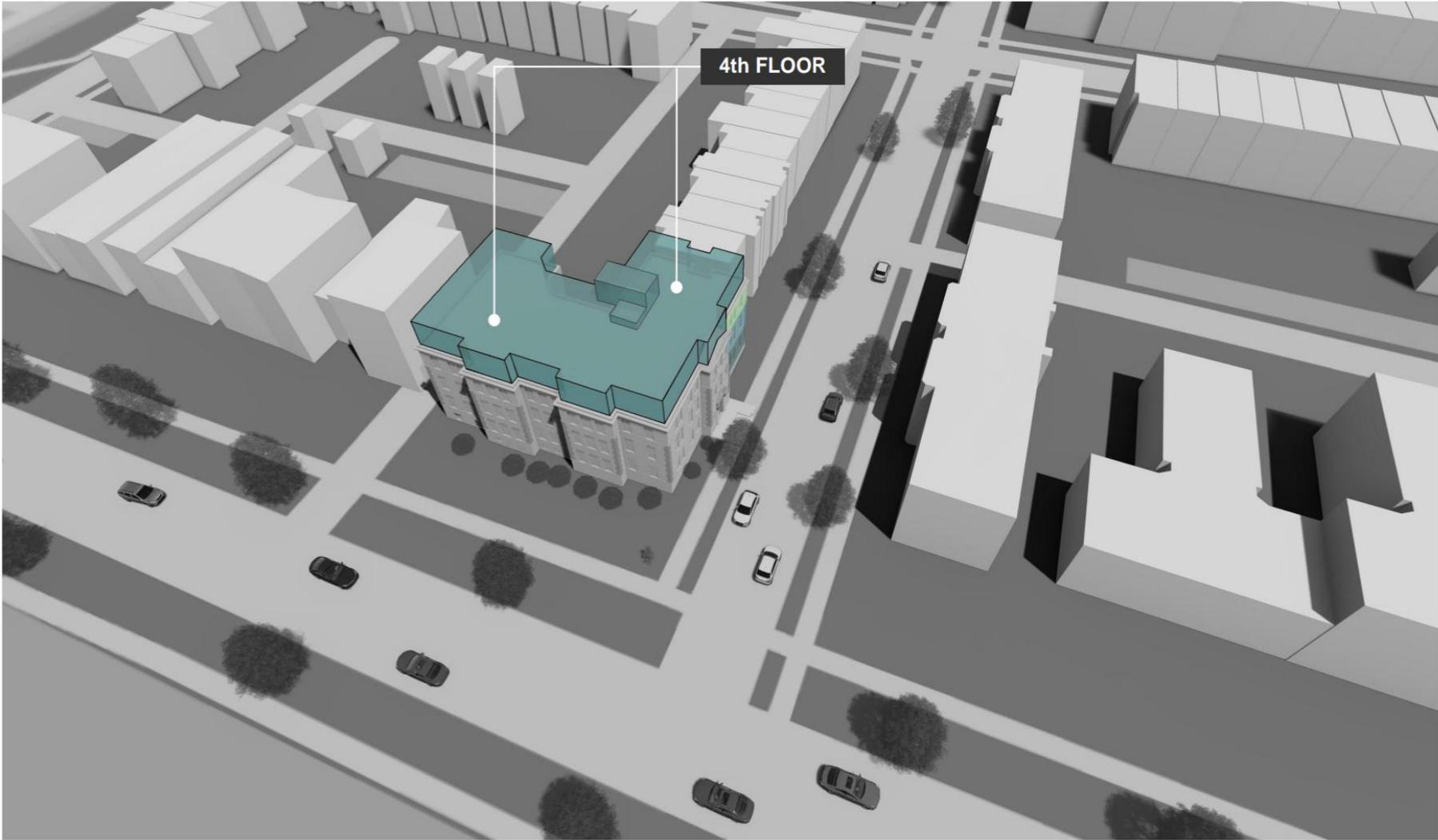


Entry Door





Existing Building



 FOURTH FLOOR (ADDITIONAL FLOOR)

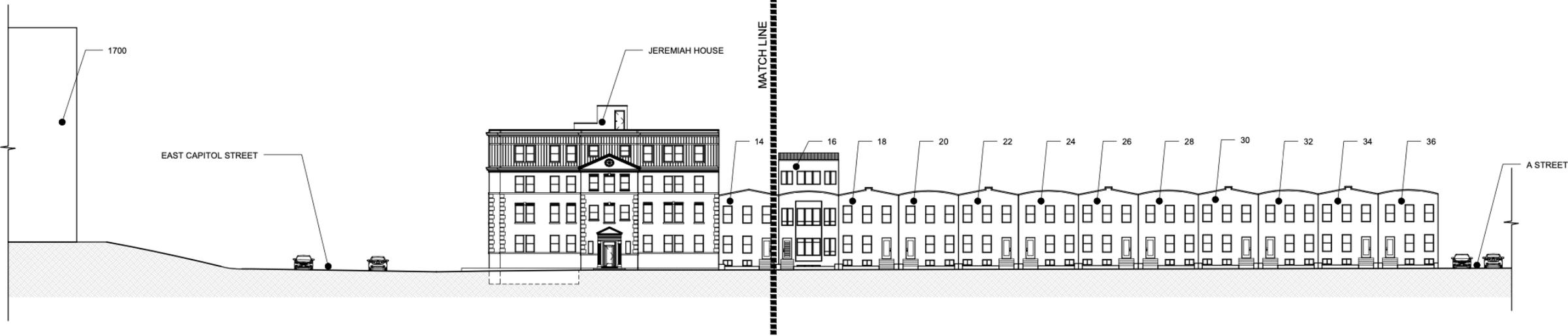


Proposed Building Rendering

Landscape View

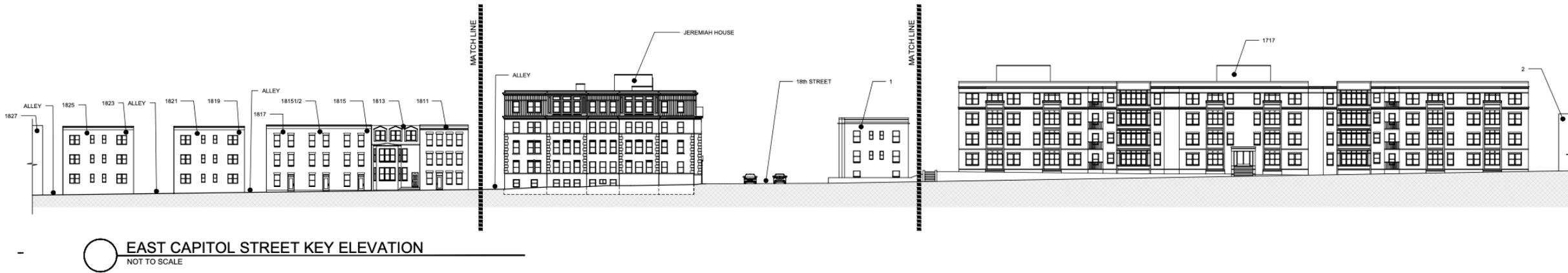


Building Elevations



18th STREET KEY ELEVATION
NOT TO SCALE

Building Elevations





Proposed Building Rendering

Building Elevations



MATERIAL LIST

- 1- EXISTING BRICKS
- 2- FIBER CEMENT PANEL - WHITE



Building Elevations



NORTH ELEVATION



MATERIAL LIST

- 1- EXISTING BRICKS
- 2- FIBER CEMENT PANEL - WHITE



Building Elevations



○ EAST ELEVATION

MATERIAL LIST

- 1- EXISTING BRICKS
- 2- FIBER CEMENT PANEL - WHITE



Building Elevations



○ SOUTH ELEVATION

MATERIAL LIST

- 1- EXISTING BRICKS
- 2- FIBER CEMENT PANEL - WHITE



Summary of Requested Zoning Relief

- **Voluntary Design Review** (X § 604)
- **Development Standards Flexibility under VDR**
 - Building height (E § 203.2)
 - Rear yard (E § 207.1)
- **Special Exceptions**
 - From min. parking requirements (C § 703.2)
 - For conversion of an existing residential building to an apartment house (U § 320.2)
- **Variances**
 - From TDM plan requirement with parking relief (C § 703.4)
 - From min. of 900 sf of land area per dwelling unit requirement (U § 320.2(c))
 - From the min. area requirement for VDR (X § 601.3(a))

Thank you for your time and
consideration.

Any Questions?