

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

UTP

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

NIXTE 171 DE 1 0001/04/26

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
~~20003-1605~~ 400

BC: 20001271441 \*025 01104-10-42

ZONING COMMISSION  
District of Columbia

CASE NO 25-03

EXHIBIT NO. 30

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

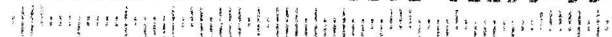
COMPTON, THERON  
2 18 TH ST SE # 5  
WASHINGTON DC 20003-1605

NIXIE 171 DE 1 2001/04/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
~~20001271441~~

BC: 20001271441 \*0231-01139-30-42



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WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

JEFFERSON, EUGENE  
2 18 TH ST SE # 12  
WASHINGTON DC 20003-1605

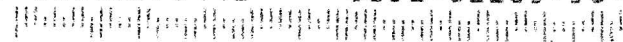
*L'NF*

NIJIE 171 DE 1 0001/04/26

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC BC: 20001271441 \*0231-01169-30-42

~~212001-271 400~~



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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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

UAF

NIXIS 171 DE 1 0001/04/26

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC BC. 20001271441 \*0231-01158-30-42  
230003227400

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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441 4<sup>th</sup> 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

SENT 101 DE 1 0001/04/26

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
~~200031605~~400

BC: 20001272441 \*0231-01154-30-42



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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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

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NIXIE 173 DE 2 8001/04/26

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC DC: 20001271441 \*0231-01184-30-42  
~~2300438273 400~~

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

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

*UPF*

MINIE 171 DE 1 0001/04/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
20001271441

DC: 20001271441 \*0231-81181-30-42

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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

UPF

NIXIE 171 DE 1 0001/04/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
~~20001-0284C~~

CC: 20001271441 \*0231-01153-30-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

2000 2099380002

HOLMES, MICHELLE  
2 18 TH ST SE # 217  
WASHINGTON DC 20003-1605

UTF

NIXIE 171 DE 1 0001/0A/28

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC  
20001>2714

BC: 20001271441 \*2010-00051-00-40

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING

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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

2206030184 5001

OGLESBY, WILLIAM  
PO BOX 184  
FORT BELVOIR VA 22060-0184

NIXIE 251 DE 1 0001/12/86

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

2206030184 5001 VAC  
2206030184 5001

BC: 20001271441 \*0117-01410-05-40

RECEIVED 03/02/25 10:51Z

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

**TIME AND PLACE:** **Monday, February 23, 2026 @ 4:00 p.m.**  
**Via WebEx:** <https://dcoz.dc.gov/ZC25-03> **(to participate & watch)**  
**Via Telephone:** 1-650-479-3208 **Access code: 2308 598 5462 (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 (So Others Might Eat (“SOME”) – Voluntary Design Review (“VDR” @ 218<sup>th</sup> Street, S.E. (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](mailto:opengovoffice@dc.gov).*