



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 8231800002

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES



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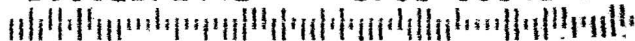
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WASHINGTON DC 20003-1605

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UNABLE TO FORWARD

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20001>2714

BC: 20001271441 \*2792-00948-14-31





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

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
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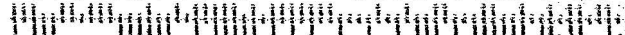
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BC: 20001271441 \*0231-01174-30-42



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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
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PENALTY FOR MISUSE

2000 2691880002

FIRST-CLASS



US POSTAGE TM PITNEY BOWE  
  
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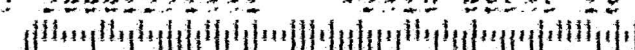
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OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



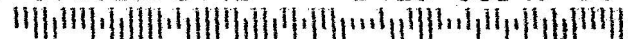
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BAMAC PARTNERS  
C/O MR. L H BARNES  
11110 INVERRARY CT  
MITCHELLVILLE MD 20721-2309

NIXIE 171 DE 1 0001/28/26

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RC: 20001271441 \*2419-00345-20-20



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

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US POSTAGE<sup>TM</sup> PITNEY BOWES  
  
ZIP 20001 \$ 000.74<sup>0</sup>  
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BC: 20001271441 \*0231-01179-30-42  


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US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
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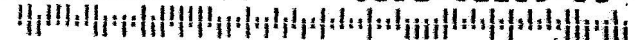
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BC: 20001227599 \*0231-01100-30-42





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US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
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JONES, MORGAN  
2 18 TH ST SE # 328  
WASHINGTON DC 20003-1605

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NIXIE 171 DE 1 0001/04/26

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BC: 20001227599 \*0231-01185-30-42



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PENALTY FOR MISUSE

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US POSTAGE™PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
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JONES, ANDRE  
2 18 TH ST SE # 306  
WASHINGTON DC 20003-1605

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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
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BC: 20001271441 \*2419-03452-04-43



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441 4<sup>TH</sup> STREET, N.W. SUITE 200-S/210-S  
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OFFICIAL BUSINESS  
PENALTY FOR MISUSE

2000 128188000Z

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
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0008031164 DEC 30 2025

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WASHINGTON DC 20003-1605

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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
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BC: 20001271441 \*2419-03453-04-43



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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

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FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES  
  
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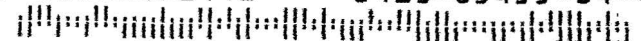
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BC: 20001271441 \*2419-03455-04-43



GOVERNMENT OF THE DISTRICT OF COLUMBIA

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

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OFFICIAL BUSINESS  
PENALTY FOR MISUSE

2000 1291880002

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
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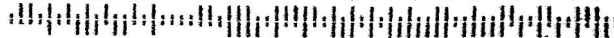
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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

2000 2098820002

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES  
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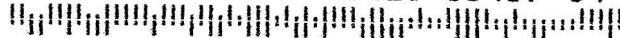
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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
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BC: 20001271441 \*2419-83457-04-43



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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
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OFFICIAL BUSINESS  
PENALTY FOR MISUSE

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FIRST-CLASS



US POSTAGE TM PITNEY BOWES  
  
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EDWARDS, ABNER  
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WASHINGTON DC 20003-1605

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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
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BC: 20001271441 \*2419-03458-04-43  


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PENALTY FOR MISUSE

2000 209388000Z

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
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WASHINGTON DC 20003-1605

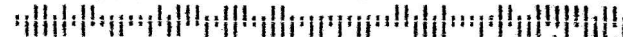
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NIXIE 171 DE 1 0001/04/25

RETURN TO SENDER  
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BC: 20001271441 \*2419-03459-04-43



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

2000 808838000Z

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
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MANAGER 1  
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WASHINGTON DC 20003-1605

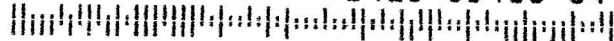
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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
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BC: 20001271441 \*2419-03460-04-43



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US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
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KERRIN, LARRY  
2 18 TH ST SE # 111  
WASHINGTON DC 20003-1605

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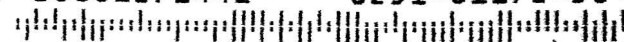
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RETURN TO SENDER  
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UNABLE TO FORWARD

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BC: 20001271441 \*0231-01172-30-42

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441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
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PENALTY FOR MISUSE

LOVE, THOMAS  
2 18 TH ST SE # 107  
WASHINGTON DC 20003-1605

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES



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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
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BC: 20001271441 \*0231-01171-30-42



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US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
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HASSAN, OMER  
2 18 TH ST SE # 229  
WASHINGTON DC 20003-1605

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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
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US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
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WASHINGTON DC 20003-1605

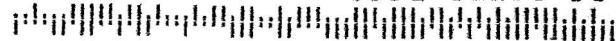
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NIXIE 171 DE 1 0001/04/26

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

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BC: 20001271441 \*0231-01156-30-42





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**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).*