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April 16, 2025

VIA IZIS

D.C. Zoning Commission  
Office of Zoning  
441 4th Street, N.W., Suite 200-S  
Washington, DC 20001

Re: **Application for Voluntary Design Review  
Lot 86 in Square 1110 (the “Property”)**

Dear Members of the Zoning Commission:

On behalf of So Others Might Eat (the “**Applicant**”), please find enclosed an application for voluntary design review for a residential redevelopment at the Property. The proposed project will renovate and expand the existing building to convert it from a rooming house with 57 units to an apartment building with 61 apartments (the “**Project**”). The Project will have a GFA of approximately 26,075 square feet and a maximum building height of approximately 46 feet (not including penthouse).

The application was filed electronically through the Interactive Zoning Information System (IZIS) on April 16, 2025. The enclosed materials satisfy the filing requirements detailed in Chapter 3 of Subtitle Z of the Zoning Regulations, and includes the completed application forms, statement justifying the Project, and detailed architectural plans, sections, elevations, and renderings.

Also attached to this letter is a check for \$2,000 for the voluntary design review application, which represents the filing fee in this matter.

Please feel free to contact me at (202) 721-1113 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at an upcoming public meeting.

ZONING COMMISSION  
District of Columbia  
25-03  
EXHIBIT NO.2

Sincerely,

/s/  
Cary Kadlecek

/s/  
Derick Wallace

Enclosures

# Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on April 16, 2025.

Jennifer Steingasser  
Joel Lawson  
Office of Planning  
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[7D@anc.dc.gov](mailto:7D@anc.dc.gov)

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/s/  
Derick Wallace