

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application to the District of Columbia Zoning Commission for Voluntary Design Review for So Others Might Eat (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 7D, where the Property is located, and to the owners of all property within 200 feet of the perimeter of the Property on October 16, 2024, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6.

The Applicant met with the Office of Planning regarding the project on May 23, 2024. Pursuant to 11-Z DCMR § 301.8, the Applicant has also been engaged in discussions with ANC 7D regarding the Project.

/s/
Derick Wallace

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR DESIGN REVIEW

October 16, 2024

So Others Might Eat (“Applicant”) hereby gives notice of its intent to file an application for voluntary design review (“Design Review”) for the property located at 2 18th Street SE (Square 1110, Lot 86) (the “Property”).

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 located in the Moderate Density Residential land use category of the District of Columbia Comprehensive Plan Future Land Use Map. The Property is located in the RF-1 Zone District.

The Applicant intends to renovate and expand the existing building to convert it from a rooming house with 57 units to an apartment building with 56 apartments (the “Project”). The Project will contain approximately 26,075 square feet of gross floor area and be approximately 44.8 feet tall. The lot occupancy will remain unchanged at 80%.

Pursuant to Subtitle Z § 301.8 of the Zoning Regulations, the Applicant will make all reasonable efforts to attend a regularly scheduled meeting of and present the Design Review to Advisory Neighborhood Commission 7D, and the Applicant is available to discuss the proposed Design Review with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the Zoning Regulations at least 45 days after the date of this notice, which is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs, PC, and the architect is MFA. If you require additional information regarding the proposed Design Review application, please contact Cary Kadlecek, Esq. (202-721-1113).