



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Anacostia/ Fairlawn/ Hillside/ Sheridan

Executive Officers January 10, 2018

Troy Donté Prestwood
Chairman

Frederick L. Hill
Chairman
DC Board on Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

T'Chaka Sapp
Vice Chair

Terri Acker
Treasurer

Greta Fuller
Secretary

Via Email: DCOZ-BZASubmissions@DC.gov; Interactive Zoning Information System

RE: ANC 8A Opposition to BZA Application No. 19572

Commissioners

Holly Muhammad
SMD 8A01

Dear Chairman Hill:

Barbara J. Clark
SMD 8A02

At its regularly scheduled, properly noticed meeting on January 9, 2018, with a quorum of **6** Commissioners present, Advisory Neighborhood Commission (ANC) 8A voted **5-0-1** in opposition to BZA Application Number 19572: SIM Development, LLC for *variances from the non-conforming structure requirements of Subtitle C § 202, and the parking requirements of Subtitle C § 701.5, to add two stories containing sixteen units to an existing two-story, nine-unit mixed use building in the MU-4 at premises 1916 15th Street S.E. (Square 5766, Lot 845).*

Terri Acker
SMD 8A03

Troy Donté Prestwood
SMD 8A04

ANC 8A did not arrive to this decision lightly. In fact, we, and the community, have been very deliberative in our process. As the case files show, several community meetings have taken place between residents and the Applicant with the most recent on January 3, 2018. None of the residents have expressed support for the development to move forward. They do not accept the premise of the parking study by the Applicant, dated November 6, 2017, that showed: "At any time during a typical weekday or weekend day, there are at least 432 parking spaces available within three blocks of the subject site."

Travon Hawkins
SMD 8A05

Greta Fuller
SMD 8A06

T'Chaka Sapp
SMD 8A07

Residents further rejected the study's conclusion: "that the on-street parking spaces have the ability to absorb anticipated parking demand that the proposed development may generate." They point to Ketcham Elementary School staff and visitors utilizing current on-street parking near the property. This is in addition to the residential and visitor parking needs of nearby affected residents. We must also consider the current parking needs of businesses near the site as well as the demands new residents, their visitors, and patrons of the proposed first-floor retail locations will bring.

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We have, therefore, concluded that the Applicant's development will bring an undue parking hardship to residents who live near the property. In sum, ANC 8A cannot support this project as it does NOT provide any parking for its tenants or visitors.

We are disappointed by the Applicant's dismissal of residents' concerns on this project. It does not show a willingness on their part to work with the community, in good faith, to develop a project that residents can be proud to live with for many years.

We urge BZA to stand with the residents of the community and reject **Application No. 19572**. Commissioners Greta Fuller (SMD-8A06) and Holly Muhammad (SMD-8A01) have been appointed representatives of the Commission for this case. I am, of course, happy to answer any questions concerning our vote to oppose this Applicant.

Thank you for the opportunity to provide this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Donté Prestwood". The signature is fluid and cursive, written over a faint, illegible stamp.

Mr. Troy Donté Prestwood
Chairman
Advisory Neighborhood Commission 8A