

November 11, 2017

Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW  
Suite 200S  
Washington, DC 20001

SUBJECT: In Opposition to BZA 19572/ Application of SIM Development, LLC

My name is Marcia Parkes and I reside at 1323 Valley Place, SE. I write in opposition to BZA 19572, because the zoning adjustment application being heard has a direct impact on me and my neighbors.

This project is next to the Anacostia Historic District and merely feet away from several historic homes. The proposed six story building would impact the character, look and feel of the neighborhood that is comprised primarily of two-story wood-framed houses. We ask that the height of the building be no more than three stories tall to compliment the look and feel of the neighborhood. A six-story pop-up building does not belong on a residential street consisting mostly of two-story wood framed homes.

Second, the applicant failed to properly notify the community and residents directly impacted by the project. Residents within the vicinity of the proposed project were never formally notified despite the requirement that individuals within a 200-ft. radius of the proposed building be formally notified.

Third, the neighbors coordinated a meeting with our [ANC commissioner, a former employee of Mr. Phinis Jones \(applicant,\)](#) *{this ANC Commissioner voted to approve the project despite the obvious conflict of interest}* to receive more information about the project. Because the neighbors had to coordinate this meeting, we do not feel that the applicants did their due diligence in notifying the residents in the area immediately impacted by this project. During the impromptu meeting in front of our homes, our ANC commissioner, invited “community outreach” personnel, one of whom was [Mr. Phinis Jones who was recently sued by the DC Attorney General for being a “poorly performing landlord”, a “pattern of neglect” and misappropriation of funds involving Sanford Capital LLC, Park Southern and Capitol Services Management.](#) The following appeared in an article in East of the River involving Mr. Jones:

*Tenants at Park Southern have yet to experience a favorable resolution. The conditions there were similar to those at the Alabama Avenue properties: rat infestation, inoperable heating and cooling units, poor trash collection, flooding, broken windows. Additionally there were allegations that the owner, a nonprofit organization, had defaulted on a loan secured from the city. There were accusations that rent collections had been misappropriated by the corporation’s president, the Rev. Rowena Joyce Scott, and the management company she had employed, Capitol Services Management, headed by Phinis Jones.*

Finally, the community has not seen proper drawings for this project. The applicant should be made to come back before the community for input on this project. The ANC Commission voted for this project despite strong community opposition to this project. Additionally, despite promises from both the owners’ community outreach personnel and our ANC commissioner, the residents immediately

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surrounding the property never received a traffic study to identify patterns in the flow of traffic through the community and potential parking impacts. We ask that the Board deny any parking variance request due to the absence of a viable transportation plan. We also ask that the Board deny the proposed project.

Thank you for your consideration.

Sincerely,

*Marcia Parkes*

Marcia Parkes  
1323 Valley Place SE  
Washington, DC 20020