

Cochran, Patricia (DCOZ)

From: Dee Agyei <dee_agyei@yahoo.com>
Sent: Thursday, December 14, 2017 1:38 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Request to POSTPONE HEARING: BZA Application 19572 (1916 15th Street SE & Good Hope Road)

December 14, 2017
Board of Zoning Adjustment
441 4th Street NW
Suite 200S
Washington, DC 20001

Re: BZA Application 19572 of SIM Development, LLC

My name is Dorcas Agyei. I reside at 1926 15th Street SE. The zoning adjustment application being brought before the Board of Zoning would impact me and my neighbors adjacent to the development project site at 1916 15th Street SE and Good Hope Road SE.

This project is adjacent to the Historic Anacostia community buildings and row houses. SIM's has made no effort to design its building to complement the existing community. The current building design disrupts the historic traits and the energy of the Historic Anacostia homes on 15th Street SE. While SIMs wants to benefit from the new zoning codes and build at heights that would overshadow Ketcham Elementary and the community, SIMs does not want to fulfill its zoning requirement to provide parking to offset the traffic footprint of its future tenants.

SIMs request for both the 1) variance from the non-conforming structure requirements of Subtitle C Section 202. and 2) and the parking requirements of Subtitle C Section 701.5 is further proof of SIMs initially thought it could ignore the Community. SIMs does not have a matter of right to building higher and not provide parking.

The current building design is ugly and would overshadow the neighborhood. If the Zoning Board grants SIMs a variance from the non-conforming structure requirements the community would be irrevocable harmed with an overshadowing building that would create an overcrowding of people and cars on an already dense block.

15th Street SE and the its neighboring street U Street SE will be greatly impacted by the current design plans. We the Community support the development of the 1916 15th Street SE building, but NOT its current design. The Community never received drawings of building renderings before the Zoning Board's request for the renderings, even though, the Community had made the same requests. The Community did not received 3D renderings of 1916 until November 29, 2017 and December 7, 2017 well after SIMs first meeting with the general community on October 3, 2017 and the unscheduled ANC meeting and vote of November 7, 2017 (hence the reason that vote was rescinded at the December 5, 2017 ANC meeting and it subsequent letter of withdrawal to the Zoning Board December 6, 2017.

The Community asks the Zoning Board to postpone the schedule hearing for December 20, 2017 to allow the Community to resolve the outstanding issues with the developer.

Board of Zoning Adjustment
District of Columbia
CASE NO.19572
EXHIBIT NO.68

email.

To date here a few key concerns:

Parking

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Building Height and Design

- Community members have commented that the building design is 'ugly'.
- Community members have commented that the building is too large for its proximity to **Historic Anacostia**.
- Overall transparency of SIMs with the Community regarding the development of 1916 15th Street SE.
- SIMs has failed to tell the Community how it will ensure its residents do not have cars registered at 1916.
- SIMS (of its own will) NEVER bought any copies of the below rendering to 8A when it sought support from the Community. We are only seeing the rendering based on mandate from Zoning based on November 15, 2017 hearing (us residences at the hearing told the Chairs and Members that SIMs NEVER showed the Community final renderings.
- SIMs has failed to clarify if this building will be 1) all affordable housing 2) "market rate" housing with associated IZ units or 3) Other

Sincerely,

Dorcas Agyei, Ward 8A05 Resident

[Sent from Yahoo Mail on Android](#)