

Cochran, Patricia (DCOZ)

From: Morgann Ross <morgannross01@yahoo.com>
Sent: Thursday, December 14, 2017 3:52 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 Morgann Reeves and I reside near 16th ST SE in Historic Anacostia. I am writing about the zoning adjustment application being brought before the Board of Zoning for application 19572. This application would negatively impact me and my neighbors in ways that have been expressed to developer SIMs but that the developer has not mitigated.

The 1916 15th Street SE project is adjacent to the Historic Anacostia community buildings and row homes. SIM's has made no effort to design its building to complement the existing community. The current building design is unattractive and would overshadow the neighborhood. It also disrupts the historic traits and energy of the surrounding Historic Anacostia homes.

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 that SIMs thought it could bypass the concerns of the Community. The current Zoning codes do not allow for SIMs to build a taller structure and not provide parking. Myself as well as my neighbors on fifteenth Street SE, Good Hope Road, U Street, 16th Street, and V Street SE will be negatively impacted by the current design plans.

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; however, SIMs first meeting with the general community was on October 3, 2017 and SIMs was ill prepared at best.

Board of Zoning Adjustment
District of Columbia
CASE NO.19572
EXHIBIT NO.69

Please grant the request of the ANC's December 6, 2017 ANC letter to postpone the scheduled hearing that is set to take place on December 20, 2017 to allow the Community to resolve the outstanding issues with the developer SIMs.

Many thanks for your consideration.

Sincerely,

Morgann Reeves,
Ward 8A Resident