

Cochran, Patricia (DCOZ)

From: Joanne Correia <joanne.correia@gmail.com>
Sent: Friday, December 15, 2017 11:49 AM
To: DCOZ - BZA Submissions (DCOZ)
Cc: sewadee
Subject: BZA Application 19572 of SIM Development, LLC

December 15, 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 Joanne Correia and I am the homeowner of, and reside at, 1514 U St., SE. My house backs to the alley directly behind the proposed development at 1916 15th St., SE. The zoning adjustment application being brought before the Board of Zoning would directly impact me negatively in multiple ways. These negative impacts have been expressed to SIM Development but the developer has not mitigated any of them.

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

SIM Development's request to continue the Zoning hearing on December 20, 2017, without addressing the outstanding concerns of the community, shows a continuous pattern of disrespect by SIM Development to the existing residents of Ward 8A. SIM Development's request for both 1) the variance from the non-conforming structure requirements of Subtitle C Section 202, and 2) the parking requirements of Subtitle C Section 701.5 is further proof that SIM Development thought it could bypass the concerns of the Community.

The current Zoning codes do not allow for SIM Development to build a taller structure without providing parking. I have read the traffic study that states "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. Total occupancy of all spaces around the project site was 50 percent or less during all hours of the study". I dispute this statistic. The future residents of 1916 15th Street are not going to park 3 blocks away and walk home. They are going to park in the closest spaces they can find - on 15th Street and U Street. And what about their guests?! We already have difficulty with parking during the school year due to inadequate parking being provided by Ketcham Elementary for their staff. At night, there are numerous vehicles with Maryland and Virginia license plates parked overnight due to the lack of

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residential parking permits. As a homeowner, I deserve the ability to park relatively close to the front of my house at all times of the day and night.

If the Zoning Board grants SIM Development a variance from the non-conforming structure requirements, the Community would be harmed. The building would be a constant reminder that the voices of 8A are not heard or respected. The current design of the building, if approved, would create an overcrowding of people and cars on an already dense block.

My block of U Street, SE as well as those of Good Hope Road, 15th Street, 16th Street, and V 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 receive the 3D renderings of the project until November 29, 2017 and December 7, 2017; however, SIM Development's first meeting with the general community was on October 3, 2017 and they were ill-prepared at best.

The Community asks the Zoning Board to grant the request of the ANC's December 6, 2017 letter to postpone the December 20th hearing to allow the Community to resolve the outstanding issues with the SIM Development.

Sincerely,

Joanne Correia, Ward 8A Resident



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