

Cochran, Patricia (DCOZ)

From: Paul Lachelier <sociopolifrance@hotmail.com>
Sent: Friday, December 15, 2017 1:05 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Application 19572 of SIM Development, LLC

Board of Zoning Adjustment
[441 4th Street NW](#)
Suite 200S
Washington, DC 20001

My name is Paul Lachelier. I'm a homeowner at 1466 Morris Road SE in Ward 8A.

The zoning adjustment application being brought before the Board of Zoning would negatively impact me and my neighbors in ways that have been expressed to the developer, SIMs, but the developer has repeatedly failed to address these concerns.

The [1916 15th Street SE](#) 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 is ugly and would overshadow the neighborhood. The building design disrupts the historic traits and the energy of the surrounding Historic Anacostia homes.

SIMs request to continue the Zoning hearing on December 20, 2017, without addressing the outstanding concerns of the Community shows SIMs' continued disrespect for residents of Ward 8A, and Ward 8 more broadly.

SIMs request for both the variance from (1) 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 SIMs thought it could bypass the concerns of our community.

The current Zoning codes do not allow for SIMs to build a taller structure nor fail to provide parking.

If the Zoning Board grants SIMs a variance from the non-conforming structure requirements our community would be harmed. The current designs of the building, if approved, would create an overcrowding of people and cars on an already dense block. The building would also be a constant reminder that the residents of Ward 8 were not respected.

15th Street SE and the its neighboring Good Hope Road, U Street, 16th Street, and V Street SE neighbors will be greatly impacted by the current design plans.

We as residents 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. Our 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 prepare at best.

We ask that the Zoning Board grant the request of the December 6, 2017 ANC letter to postpone the hearing to December 20, 2017 to allow the Community to resolve the outstanding issues with the developer SIMs.

Sincerely,

Board of Zoning Adjustment
District of Columbia
CASE NO.19572
EXHIBIT NO.77

Paul Lachelier
1466 Morris Road SE
Ward 8A Resident