

## Cochran, Patricia (DCOZ)

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**From:** xtal1021@aol.com  
**Sent:** Friday, December 15, 2017 1:56 PM  
**To:** bzasubmissions@dc.gov.  
**Subject:** Board of Zoning Adjustment

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 Crystal Banks I reside at 1234 V Street SE. 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 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 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 the continued pattern of disrespect SIMs has shown the existing residents of Ward 8A.

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.

If the Zoning Board grants SIMs a variance from the non-conforming structure requirements the Community would be harmed. It building would be a constant reminder that the voices of 8A were not listen to not respected. The current designs of the building, if approved, would create an overcrowding of people and cars on on an already dense block.

15th Street SE and its neighboring Good Hope Road, U Street, 16th Street, and V Street SE neighbors 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; however, SIMs first meeting with the general community was on October 3, 2017 and SIMs was ill prepare at best.

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

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19572  
EXHIBIT NO.81

developer SIMs.

Sincerely,

Crystal Banks, Ward 8A Resident