



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Anacostia/ Fairlawn/ Hillside/ Sheridan

Executive Officers December 6, 2017

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Chairman
DC Board on Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

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VIA Email: DCOZ@dc.gov; Interactive Zoning Information System

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SMD 8A05

Greta Fuller
SMD 8A06

T'Chaka Sapp
SMD 8A07

RE: Withdrawal of Support for BZA Application No. 19572

Dear Chairman Hill:

At its regularly scheduled, properly noticed meeting on December 5, 2017, with a quorum of 6 Commissioners present, Advisory Neighborhood Commission (ANC) 8A voted 4-0-2 to rescind support for BZA Application Number 19572 of SIM Development, LLC for variance from parking requirements of Subtitle C § 701.5 located at 1916 15th Street S.E. (Square 5766, Lot 845). Moreover, our initial letter, dated November 8, 2017, indicated the Commission voted to support a “variance from the non-conforming structure requirements of Subtitle C § 202”. That was an editing error. The initial vote was only for a variance from “parking requirements of Subtitle C § 701.5 located at 1916 15th Street S.E.”, which has now been rescinded. This letter supersedes the November 8, 2017 letter, and should be understood as a total withdrawal of support for the Application now under consideration by the Board on Zoning Adjustment.

ANC 8A respectfully asks BZA to postpone the Applicant’s December 20, 2017 hearing, by at least 60 days, to allow engagement between the community and the developer to continue. It is our assessment that the community remains unsatisfied with the proposed height, design, scale and building materials of the non-conforming structure proposed by the Applicant and the impact it will have on the overall character of the neighborhood. Additionally, there are continued questions and concerns about the comprehensiveness of the parking and traffic study for the area near the property.

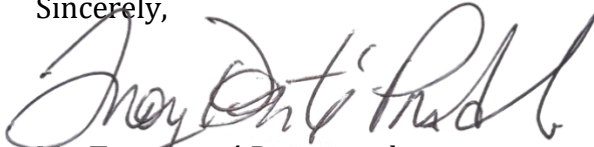
We believe these matters must be addressed before we can support the Application. We do, however, acknowledge that the developer recently met with members of the community on November 30, 2017, and initially committed to providing several benefits to the community, as documented in the Zoning Case Records. This is a positive sign and we encourage the Applicant to continue discussions with the community over the next few months before returning to our Commission and BZA for support and approval for their Application.

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I am happy to answer any questions concerning ANC 8A's vote to rescind our support for this Application.

Thank you for the opportunity to provide this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Donté Prestwood". The signature is written in a cursive style with a large, sweeping initial "T".

Mr. Troy Donté Prestwood
Chairman
Advisory Neighborhood Commission 8A