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D.C. OFFICE OF ZONING
2020 OCT 13 AM 10:36

2437 Wagner Street, SE
Washington, DC 20020

October 12, 2020

Mr. Anthony Hood
Chairman
District of Columbia Zoning Commission
441 4TH Street, NW
Suite 200 South
Washington, DC 20001

RE: Case Number 20-09

Dear Chairman Hood,

Per your instructions, I had an intelligent and respectful conversation with Mr. Robert Miller, Applicant/Owner of 2419 25th Street, SE, Washington, DC (proposed development project site/vacant lot). Nevertheless, I am continuing my opposition in this case based on my thorough research presented below:

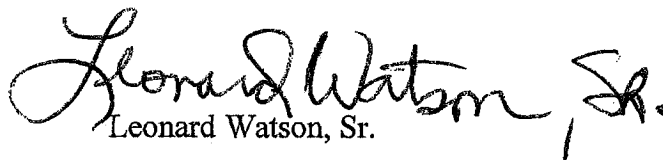
- (1) The Advisory Neighborhood Commission 8B (ANC 8B) failed to provide the impacted community with adequate and proper public notice pertaining to the proposed development project, failed to take minute(s) setting forth the named presenter on the agenda for the proposed development project, voting and approval, with signatures, of all the ANC 8B commissioners who were present and participating in this action, as is required by the District of Columbia ANC's rules and procedures manual.
- (2) The boilerplate, July 23, 2020, ANC 8B Resolution, that was signed only by the Chairperson, Keeon Johnson, is unsupported by any documentation or ANC 8B signatures of participating commissioners, was contrary to actual ANC's protocols, rules and procedures, and thus shall not be given "great weight" by the zoning commission in this very important case.
- (3) The Community Benefits Agreement between ANC 8B and Wagner, LLC, is flawed with misrepresentations on multiple fronts, to wit: failed to provide the voting and approval of ANC 8B participating commissioners signatures in support of the Community Benefits Agreement terms, etc.
- (4) I suggest and suspect that the funding requested for the two organizations were not named because Chairperson Keeon Johnson and Commissioner Darrell Gaston, both have interests in the said two organizations. As a consequence, their actions clearly demonstrates serious conflict-of-interest concerns at best, and quid-pro-quo at worst. (Emphasis Added).

- (5) Families on the Rise, Incorporated, was lawfully registered in the District of Columbia Department of Consumer and Regulatory Affairs (DCRA) on February 27, 2015 (L00005110761). The address listed for this particular business is located at 1924 Trenton Place, SE, Washington, DC 20020. The Governor of the said business is Louise Thorne. Louise Thorne is the mother of Keeon Johnson, Chairperson, ANC 8B!
- (6) The Gerald Project, Darrell Gaston, is the Executive Director. Nevertheless, the Gerald Project is not lawfully registered on file at DCRA to conduct business in the District of Columbia (e.g., registered incorporation or basic business license).
- (7) Chairman Hood, if you consult the OP Hearing Report, page 10, dated September 10, 2020, the Zoning Commissioners will learn from the table under Uses of Special Value to the Neighborhood X Subsection 305.5(q), under the notes category: \$20,000-laptops, \$7,000-Families Rise, and \$5,000-Gerald Report, that the Chairperson, ANC 8B, withheld pertinent information from the Zoning Commission by omitting it in the ANC 8B Resolution and the Community Benefits Agreement documents that she and Commissioner Gaston had interests in the unnamed two organizations.
- (8) Mr. Robert Miller, Applicant/Owner, stated to me, via telephone conversation, that he delivered 55 laptop computers to ANC 8B Chairperson, Keeon Johnson, for distribution throughout 8B Commission. I am perplexed as to why the 55 laptop computers are not being delivered solely in single member districts (8B01, 8B02, and 8B03), proposed development site area where three elementary schools are currently located.
- (9) In any event, what will happen to the remaining \$14,500 if 55 laptop computers are valued at an estimated \$5,500? Additionally, Mr. Robert Miller, Applicant/Owner, stated to me, via telephone conversation, that he "had not" written checks to Families Rise and Gerald Project obligated in the Community Benefits Agreement document. Thank goodness for not writing those two checks!
- (10) The July 21, 2020, Community Benefits Agreement was only signed by the ANC 8B Chairperson and Wagner, LLC, without any supporting documentation or signatures of participating ANC 8B commissioners, in clear violation of well-established ANC Rules and Procedures. Additionally, ANC 8B "did not" participate in the Zoning Commission Hearing on September 24, 2020. Hence, cross-examination could not occur from the opposing party.
- (11) The remarks by you, Chairman Hood, that the proposed development project has strong community support is somewhat misplaced when the Zoning Commissioners review the attached Community Opposition Petition. (Emphasis Added).

In conclusion, Chairman Hood, I am respectfully requesting that the Zoning Commission delay its final vote in this case, refer this case to Simon Gottlieb, Director, Office of Advisory Neighborhood Commission, Kathy Patterson, District of Columbia Auditor, and the Board of Ethics and Government Accountability (BEGA), for their collective review, findings, and recommendations to be submitted to the Zoning Commission in case number 20-09 (Inspector General's Office, if necessary) based on my many serious concerns regarding conflict-of-interest

violations, ethical violations, ANC Rules and Procedures violations and for any other reasons these agencies shall find just and proper in the interest of substantial justice and fair play.

Sincerely,


Leonard Watson, Sr.

Attachment (1)

Cc: Trayon White, Council Member, Ward 8
Anita Bonds, Council Member-At-Large
Chairperson, ANC 8B

Attachment #1

District of Columbia
Zoning Commission
Case Number 20-09

| Name | Address | Telephone Number | Date |
|---------------------|---|------------------|------------|
| Thaddeus Watson | 2437 Wagner Street SE | 202-602-7027 | 10-9-20 |
| Leonard Watson, Sr. | 2437 Wagner Street, SE | 21706-2231 | 10-9-20 |
| Timothy Murray | 2446 Wagner St SE | 404-551-7163 | 10-10-20 |
| Dorothy F. Nelson | 2435 Wagner St SE | 202-889-7476 | 10-10-20 |
| Vickie Thompson | 2405 Skyland Pl SE | 202-329-3375 | 10-9-2020 |
| Walter A. Welch | 2401 Skyland Pl SE | 202-678-5516 | 10-9-2020 |
| Katia Jones | 2409 Skyland Pl SE | 202-438-1729 | 10-9-2020 |
| Linda Foster | 2404 Skyland Pl SE | 202-280-8875 | 10-10-2020 |
| Karin Gibson | 2357-25 th St SE | 202-678-6125 | 10-10-2020 |
| Therese North | 2501 ^{Appt. 417K} 25 th St S.E. | 202-889-1894 | 10-10-2020 |

Attachment #1

District of Columbia
 Zoning Commission
 Case Number 20-09

| Name | Address | Telephone Number | Date |
|----------------------------------|--|------------------|------------|
| ANC Commissioner Paul Treanor | 2345 Skyland Pl SE | (202) 317-1665 | 10-10-2020 |
| Young/Smith | 2345 Skyland Pl SE #805 | 2/216-9733 | 10-10-20 |
| Kenneth McClary | 2741 Skyland Pl SE | 202 718 9605 | 10/10/20 |
| Bertha Brown | 2339 Skyland Pl, SE | 202/889-0409 | 10/10/2020 |
| Melvin Watson | 2337 Skyland Pl SE | 202 565-4367 | 10-10-20 |
| Shawondé Sousa | 2436 Wagner St., SE, Apts F WDC 20020 | 2/427-4976 | 10.12.20 |
| Nalena | 2435 Wagner St SE WDC 20020 | 2/460-0900 | 10-12-20 |
| Demetrius Miller | 2440 Wagner St SE | 2/538-5721 | 10/12/20 |
| John Smith | 2440 Wagner St SE | | 10/12/20 |
| Lynna Kachack | 2440 Wagner SE | 202-877-9776 | 10/12/20 |

Attachment #1

District of Columbia
 Zoning Commission
 Case Number 20-09

| Name | Address | Telephone Number | Date |
|-----------------|--|-------------------------|------------|
| Katrina McCurdy | 2440 Wagner St SE ^{apt} D | 202867-1110 | 10-12-2020 |
| TREEL PRICE | 2446 WAGNER ST SE | 202921-6221 | 10-12-2020 |
| BIANCA PRICE | 2446 Wagner St SE | ↓ | 10-12-2020 |
| Gloria Payton | 2446 Wagner St S.E. #6 | 202 288-5308 | 10-12-20 |
| Kenny Payton | 2446 [↑] Wagner St SE #2 [↑] | 202-760-7946 | 10/12/20 |
| Maquice Shelby | 2446 Wagner Street SE | | 10/12/20 |
| Kevin Payton | 2446 Wagner St | 202-760-9520 | 10/12/20 |
| Jayce Evans | 2436 Wagner St SE ^c | 202-937-9153 | 10/12/20 |
| Jamaal Williams | 2436 Wagner St SE ^c | 202-937-9184 | 10/12/20 |
| Jewaych Evans | 2436 Wagner St SE ^c | 202-937-9286 | 10/12/20 |

Attachment #1

District of Columbia
 Zoning Commission
 Case Number 20-09

| Name | Address | Telephone Number | Date |
|------------------|-----------------------------|------------------|----------|
| Maurice R | 2436 Wagner St SE 20020 | | 10/12/20 |
| Reishedd Mullins | 2446 Wagner St. SE | | 10/12/20 |
| Kernite Lawson | 2422 Wagner St SE Apt C | | 10/12/20 |
| Tyrona Barnett | 2422 Wagner St SE Apt C | | 10/12/20 |
| H Stevens | 2422 Wagner St | | 10/12/20 |
| Mary Howard | 2322 Skyland Pl. SE #408 | (202) 733-4020 | 10/12/20 |
| Anne Alexander | 2322 Skyland Pl SE #408 | | 10/12/20 |
| Lakeisha Fenwick | 2318 Skyland Pl | | 10/12/20 |
| Dante Spencer | 2319 Skyland Pl. | | 10/12/20 |
| Kathy Lewis | #316 2311 Skyland Pl | | 10/12/20 |

Attachment #1

District of Columbia
Zoning Commission
Case Number 20-09

| Name | Address | Telephone Number | Date |
|-------------------|---|------------------|------------|
| Donna A. Cooney | 2501 25 th St. SE #27 | (202) 610-3027 | 10-10-20 |
| Carlyte Chase | 2501 25 th St SE | 202-735-4224 | 10-10-20 |
| Joyce Ford | 2501 25 th St SE | (202) 215-5034 | 10-10-2020 |
| Judy Robinson | 2501 25 th St. S.E. #17 | 2-627-2913 | 10-11-20 |
| Collette Lee | 2501 25 th St. S.E. #120 | 240 705-0072 | 10-11-2020 |
| Cynthia Butler | 2501 25 th St. S.E. #106 | 912-0509 | 10-12-20 |
| Jackie Lessington | 2501 25 th St. S.E. #409 | 202 271-6970 | 10-12-2020 |
| Tiny Jones | 2501 25 th St. S.E. #316 | 2-678-0565 | 10-12-2020 |
| Etta Johnson | 2501 25 th St. S.E. Apt. 302 | 889-6882 | 10-12-2020 |
| Mary Head | 2501 25 th St. S.E. #311 | 202-889-4875 | 10-12-20 |

