



# Bello, Bello & Associates, LLC

6/30/17

Travon Hawkins  
Single Member District Commissioner (SMD 8A05)  
Advisory Neighborhood Commission 4B

**Re: Application of SIM Development LLC 1916 15<sup>th</sup> Street SE (BZA No. )**

Dear Commissioner Hawkins:

I am the authorized agent for the owner of subject property of reference above, which is the subject of area variance relief application before the Board of Zoning Adjustment (BZA).

The property owner, SIM Development, LLC, seeks to renovate the existing building, which as you probably are aware has been vacant and unoccupied for several years and construct an addition of two additional floors plus a penthouse and occupy for purposes of commercial neighborhood facility or establishment and a twenty-five (25) unit apartment house.

Area variance relief from the pertinent provision of the Zoning Regulations which prescribes maximum percentage of lot occupancy for a building containing a residential use for the MU-4 zone district within which subject property is located is inevitable because the existing building occupies in excess of the maximum, but has so exceed it historically from the time of the construction of the structure prior to May 12, 1958.

This letter is to request your assistance in an outreach effort to residents within your district who are within two hundred feet (200 ft.) radius of the subject property to arrange an opportunity to present to those residents the proposed project for consideration review, input and feedback.

Please let me know how to proceed and I look forward to working with you to ensure residents' participation and input.

Respectfully,

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Toye Bello