

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application of Wisconsin Avenue Baptist Church and Sunrise Senior Living
3920 Alton Place, N.W., Washington, DC 20016
Square 1779, Lot 14

Applicants' Preliminary Statement of Compliance with Burden of Proof

I. Introduction

Wisconsin Avenue Baptist Church (“WABC”) and Sunrise Senior Living (“Sunrise”) (collectively, “Applicants”) seek zoning relief in order to construct a new church and continuing care retirement community (“CCRC”) on the WABC property at 3920 Alton Place, N.W., Washington, D.C. (Square 1779, Lot 14). The property is located in the R-1-B District immediately east of Wisconsin Avenue, N.W. at Tenley Circle. The new church will accommodate 250 seats in its sanctuary and have ancillary meeting and gathering space. The CCRC use will provide 85 units and common living, dining and recreational gathering spaces for its residents. The single building includes a below-grade garage for 66 automobiles. The overall height of the building will be 40 feet and four stories. It will occupy 57 percent of the lot.

The Applicants seek the following special exceptions and variances for the new church and CCRC facility:

- Special exception relief to establish a CCRC use in the R-1-B District, pursuant to 11-U DCMR § 203.1(f);
- Special exception relief to allow a 13-foot retaining wall adjacent to the parking garage ramp, pursuant to 11-C DCMR § 1401.3(c);
- Variance relief to increase lot occupancy to 57 percent, pursuant to 11-C DCMR § 304.1;
- Variance relief to increase the maximum number of stories from three to four within the permitted 40-foot height limit, pursuant to 11-D DCMR § 303.1; and
- Variance relief from the side yard requirements at the west side of the building only, pursuant to 11-D DCMR § 307.1.

II. Jurisdiction of the Board

The Board of Zoning Adjustment (the “Board” or “BZA”) has jurisdiction to grant special exception relief pursuant to 11-X DCMR § 901.2 and 11-Y DCMR § 100.3. The Board has jurisdiction to grant variance relief pursuant to 11-X DCMR § 1000.1 and 11-Y DCMR § 100.3.

III. Background

A. Description of the Site and Surrounding Area

WABC is located at 3920 Alton Place, N.W., Washington, DC 20016 (Square 1779, Lot 14) (the "Property") in the Tenleytown neighborhood. It is presently improved with an outdated brick church, a parking lot and a tot lot. The Property is zoned R-1-B, as shown on the excerpt of the zoning map submitted with this application. It is bounded by Alton Place to the north, single family residences to the east, Yuma Street to the south, and federal parkland to the west, which abuts Tenley Circle.

While predominant land uses to the east of the Property are residential, the Property is visually contiguous with religious, educational and retail uses on Wisconsin Avenue and Tenley Circle. American University Washington College of Law and St. Ann Catholic Church are located directly across Tenley Circle to the west from the Property. Woodrow Wilson High School is to the northeast of the site along Nebraska Avenue, N.W. Mixed-use retail and apartment uses are one block north. Retail uses continue south along Wisconsin Avenue, providing a buffer between Wisconsin Avenue and other single family detached, single family attached, and multifamily residences that line 39th Street. The Property is located in the approximately 450 feet gap between two mixed-use zones to the north and south along Wisconsin Avenue. The National Park Service ("NPS") owns Lot 811, the triangular parcel in Square 1779 immediately west of and abutting the WABC land. Lot 811 fronts on Tenley Circle, Nebraska Avenue, and Yuma Street, N.W.

B. Description of Proposal

The Applicants propose to demolish the existing, outmoded church building in order to construct a new edifice to house a church and a CCRC facility, as shown on the drawings submitted with this application. The new building will have an overall height of 40 feet and four stories, and occupy 57 percent of the lot. The south portion of the building will be devoted to religious uses on the first and second floors, and parts of the cellar level. The main entrance to the church will be on Yuma Street, N.W., with a secondary entrance in the west façade fronting on National Park Service ("NPS") land. The CCRC use will provide 86 units and occupy portions of the cellar, first and second floor levels and all of the third and fourth floor levels. The main entrance to the CCRC will be on Alton Place, N.W., which includes a drop-off drive to the front door. The east side of the building is set back approximately 36 feet from the property line, providing a significant buffer for the adjacent residences. An eight- to 16-foot wide landscaped strip will extend from Alton Place to Yuma Street along the rear yards of these houses. A through-driveway will also be located within this setback area, providing access to the below-grade parking garage with one-way traffic moving from Alton Place to Yuma Street.

The CCRC portion of the building, on floors 1-3, will provide resident units, dining rooms, a living room, a bistro, a library, a spa, an exercise room, offices, a commercial kitchen and an interior garden courtyard. The top (4th) floor will provide amenity and resident unit space that is dedicated to residents with memory and cognition related disabilities, including separate dining, lounge and activity rooms, and a balcony. The church and related uses are located in the south portion of the building on the first and second floors. The first below-grade

level provides parking spaces, additional church space, a main kitchen, laundry facilities, fitness and physical therapy space, mechanical space, and the emergency generator. The second below-grade level will provide additional parking spaces. Sixty-six parking spaces will be provided in the two-level garage. Thirty long-term bicycle spaces will be located on the first level of the garage in a bike storage room.

IV. The Applicants Meet the Standard for Area Variances under the Zoning Regulations.

A. Overview

The Applicants request variances from the lot occupancy, number of stories, and side yard requirements. The Zoning Regulations provide that the maximum permitted lot occupancy for church buildings is 60 percent and 40 percent for all other uses. 11-D DCMR § 304.1. The proposed building will occupy 57 percent of the lot and thus an area variance is requested for the mixed-use building.

The R-1-B District restricts height to three stories and 60 feet for churches and 40 feet for all other buildings. 11-D DCMR §§ 207.5, 303.1. Here, the proposed building will be constructed to a total permitted height of 40 feet. However, the Applicants request area relief to allow four stories within that same height.

Finally, the Zoning Regulations require a minimum side yard width of eight feet. 11-D DCMR § 307.4. The Applicants will greatly exceed that requirement by providing a 36-foot side yard to the east, allowing for maximum buffer to the adjacent homes, but request area relief to allow the new building to abut the west lot line adjacent to the NPS property.

B. Standard of Review for Area Variance Relief

Under D.C. Code § 6-641.07(g)(3) and 11-X DCMR § 1000.1, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) The property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) The owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) The variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Bd. of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (quoting *Roumel v. District of Columbia Bd. of Zoning Adjustment*, 417 A.2d 405, 408 (D.C. 1980)); *Capitol Hill Restoration Society, Inc. v. District of Columbia Bd. of Zoning Adjustment*, 534 A.2d 939 (D.C. 1987); *see also St. Mary's Episcopal Church v. District of Columbia Zoning*

Comm'n, 174 A.3d 260, 269 (D.C. 2017) (“the District’s zoning authorities are authorized to grant an area variance . . .”).

Applicants for an area variance must demonstrate they will encounter “practical difficulties” in the development of the property if the variances are not granted. *Palmer v. District of Columbia Bd. of Zoning Adjustment*, 287 A.2d 535, 540-41 (D.C. 1972) (noting that “area variances have been allowed on proof of practical difficulties only while use variances require proof of hardship, a somewhat greater burden”). An applicant experiences practical difficulties when compliance with the Zoning Regulations would be “unnecessarily burdensome.” *Gilmartin v. District of Columbia Bd. of Zoning Adjustment*, 579 A.2d 1164, 1170 (D.C. 1990). As discussed below, and as will be further explained at the public hearing, all three prongs of the area variance test are met for the relief requested.

C. The Application Meets the Standard for Variances

1. Extraordinary or exceptional situation or condition

An exceptional or extraordinary situation or condition may arise from many factors, including history, shape, and location; may encompass the buildings on a property, not merely the land itself; and a “confluence of factors” may combine to give rise to the exceptional condition. *Gilmartin*, 579 A.2d at 1168. It is not necessary that the property be unreservedly unique to satisfy this prong. Rather, the applicant must provide that a property is affected by a condition unique to the property and not related to the general conditions in the neighborhood. *Id.* The exceptional condition is not limited to the land or the improvements, but also applies to the needs of an organization devoted to public service which seeks to upgrade and expand its existing inadequate facilities. *Monaco v. District of Columbia Bd. of Zoning Adjustment*, 407 A.2d 1091, 1097-99 (D.C. 1979); *see also St. Mary’s Episcopal Church* at 270 (not disturbing Zoning Commission’s finding of exceptional condition for non-profit religious organization seeking lot occupancy variance to better serve the needs of its members). When a public service or non-profit organization has inadequate facilities and applies for a variance to expand into an adjacent area in common ownership which has long been regarded as part of the same site, then the Board may also consider the needs of the organization as an exceptional condition. *Dupont Cir. Citizens Ass’n v. District of Columbia Bd. of Zoning Adjustment*, 182 A.3d 138, 143 (D.C. 2018) (citing *Monaco*, 407 A.2d at 1099).

Here, a confluence of factors exist which contribute to the exceptional condition of the Property: (1) the WABC has been located in the Tenleytown neighborhood for over 100 years but will not survive in its current building; (2) the exceptional size, shape and location of the site presents unavoidable challenges, constraints and requirements for any likely future use; and (3) the Property is uniquely exposed to the busy thoroughfare of Nebraska Ave., N.W. as it passes through the active corridors of Wisconsin Avenue, N.W. and Tenley Circle.

The needs of the Wisconsin Avenue Baptist Church, a non-profit, public service organization, to expand, provides an exceptional condition that warrants additional flexibility from the Board. WABC has provided its sanctuary and services to the Tenleytown neighborhood for over 100 years, including 60 years in its current location on Tenley Circle. The existing church building suffers from functional obsolescence (including non-ADA

compliance) and major disrepair (roof, mechanical systems, and other similar building elements). Due to these issues and others, the congregation cannot survive on the site without leveraging its land value. The church faces two options to avoid demise: (1) sell the property outright, likely to another religious institution, and permanently disband WABC at this site; or (2) sell the property with condition that new owner construct a new, right-sized, modern parish for WABC that fits its members and mission. The church chose the second option and partnered with Sunrise Senior Living. Sunrise, a continuing care retirement community (CCRC), is the only potential buyer that is mission-compatible, less intrusive than the alternative mega-church and financially strong enough to support the development of both a right-sized church and a CCRC.

The shape and disposition of the lot is unusual and exceptionally large relative to other lots in the R-1-B District. The lot has five sides, with lot area totaling 35,443 sf, seven times larger than the average of the other five lots on the square. The project site is an irregularly-shaped "through" lot with frontage on Yuma Street and Alton Place, and small bit of frontage on Nebraska Ave, N.W. A "through" lot is one that has frontage on two streets that differ in direction by 45 degrees or less. The site is bounded on the west by the unimproved NPS parcel, which NPS has designated as an open, landscaped area that will not be built upon. It is considered a connecting corridor within the Fort Circle Park.

The location on Tenley Circle, and the exposure to a major thoroughfare, also presents an extraordinary condition unique to this lot. The site is located on the edge of a residential neighborhood immediately adjacent to the Wisconsin Avenue commercial corridor, the public and institutional uses along Nebraska Avenues, and within about 500 feet of the Tenleytown Metrorail Station.

Between the pressing needs of the church, and the unique size, shape and location of the lot, the site is unlike any other in its zone. Here, the property is affected by exceptional size, shape or topography or other extraordinary or exceptional situation or condition, and thus it meets the first prong of the test.

2. Undue hardship or practical difficulty

Generally, an applicant must demonstrate that compliance with the area restriction would be unnecessarily burdensome. *Palmer*, 287 A.2d at 542 (citations omitted). The nature and extent of the burden that will warrant an area variance is best left to the facts and circumstances of each particular case. *Id.* Finally, it is well settled that the BZA may consider "a wide range of factors in determining whether there is an 'unnecessary burden' or 'practical difficulty.'" *Gilmartin*, 579 A.2d at 1171 (citing *Barbour v. District of Columbia Bd. of Zoning Adjustment*, 358 A.2d 326, 327 (D.C. 1976)); see also *Tyler v. District of Columbia Bd. of Zoning Adjustment*, 606 A.2d 1362, 1367 (D.C. 1992). Other factors to be considered by the BZA include: "the severity of the variance(s) requested"; "the weight of the burden of strict compliance"; and "the effect the proposed variance(s) would have on the overall zone plan." *Gilmartin*, 579 A.2d at 1171. Thus, to demonstrate practical difficulty, an applicant must show that strict compliance with the regulations is burdensome, not impossible.

It is not financially viable for WABC and Sunrise to construct a facility that is consistent with the zoning requirement of lot occupancy and number of stories. This zone provides for only

40 percent lot occupancy for non-religious uses and no more than three stories in the maximum permitted height of 40 feet. This is an insufficient allowance for any CCRC use.

The WABC lot size is 35,443 square feet. If the church and CCRC had to comply with the 40 percent lot occupancy and three-story height limit, the total building could be no larger than 42,532 square feet over three stories. A typical assisted living facility (referred to as CCRC by the zoning regulations) requires approximately 900 gross square feet per unit. This includes the residential unit itself and all common spaces, including the common living space on the ground floor, dining facilities, kitchen, staff offices, and hallways. A 42,532 square foot building would yield only 47 units. In this scenario, there is no space remaining for the church. Due to accelerated construction and operating costs over the last 10 to 15 years, newly constructed assisted living communities typically cannot be built with less than 85 units to generate the required revenue. Unlike other residential buildings, CCRC facilities must be constructed of steel and concrete due to fire safety and evacuation regulations and due to CCRC licensing requirements, which require extensive support service space for residents and staff. All these factors significantly increase the cost of constructing and operating the building.

An 86-unit building is approximately 77,400 square feet (assuming 900 square feet per unit). At three stories, the footprint of the building would need to be 25,800 square feet. At 40 percent lot occupancy, this building would require 64,500 square feet or 1.48 acres of land. Any new CCRC use in the city within an R-1 through RA-1 District will necessarily require lot occupancy variance if the site is less than approximately 1.5 acres. The Zoning Regulations recognize the need for CCRC uses in the low- and moderate-density zones through special exception approval¹ but the regulations do not provide the necessary amount of lot coverage or number of stories to make them viable without variance relief.

Here, in order for the CCRC use to be financially viable and provide the needed care to D.C. residents and allow the church to continue its presence on the site, the combined structure requires a minimum lot occupancy of 57 percent and four stories within the allowed height of 40 feet. Significantly, the proposed lot occupancy is less than the 60 percent coverage and 60 foot height allowed if the site were to be developed solely as a religious institution.

The through-lot condition on this 35,443 square-foot site dictate a building arrangement where each use fronts on a street to create an appropriate urban design that (i) responds to the neighboring single-family dwellings by following building lines along streets, and (ii) reflects the site's adjacency to the Wisconsin Avenue commercial corridor and institutional uses on Tenley Circle and in the immediate vicinity.

On the eastern side of the Property, the Applicants will provide an expansive, 36-foot wide side yard to create a significant buffer between the five detached single-family houses that front on 39th Street and the new church and CCRC use. Within this setback, the Applicant will provide an eight- to 16-foot wide planting strip along the rear yards of these houses, running from Alton Place to Yuma Street, as shown on the drawings. Tall evergreen herbivories and a new six-foot fence will be planted within this green strip. In order to accommodate this extensive green buffer, the Applicants cannot provide a side yard on the west property line that

¹ A use permitted by special exception approval is deemed a conforming use.

abuts NPS land. If the Applicants were to shift the building eight feet to the east to meet the strict application of the side yard provisions, they would have to eliminate the green buffer on the east side because this setback area must also accommodate the two-way garage ramp and access drive to the loading facilities and a retaining wall, as shown on the drawings.

Because of the exceptional and extraordinary conditions of this particular property, however, the Applicants can push the building to the west property line without creating any harm to the NPS parcel maintained as open space. This parkland will provide the same aesthetic and qualitative buffer that the regulations desire. The Applicants have been in discussions with NPS over the past 18 months on an appropriate landscape treatment for this federal parcel. NPS staff reached agreement with the Applicants on an appropriate design, which can now advance to the formal review process before the U.S. Commission of Fine Arts and the National Capital Planning Commission. NPS staff has no objection to the zero lot line condition on the western boundary of the WABC parcel.

3. *No harm to the public good or to the zone plan*

The requested variances can be granted without causing substantial detriment to the public good and without substantial impairment to the intent, purpose, and integrity of the Zoning Plan. The project will adhere to the residential character of the neighborhood, while simultaneously continuing the existing religious use of the property.

The increased lot occupancy to 57 percent is less than what would be permitted for a matter of right religious institution. The adjacent NPS parcel to the east, which will remain open and landscaped, creates an effective lot occupancy of approximately 46 percent. Without Sunrise, WABC would seek another buyer. That buyer would likely be a religious institution, which could build a much more massive facility at 60 percent lot coverage, with a more severe intensity of use than that contemplated by WABC and Sunrise.

The difference between 57 and 40 percent lot occupancy has marginal to no visual effect on the adjacent properties since it would not result in further setbacks from the streets. But for the practical, financial and operational difficulties described above, lot occupancy would be achieved by increasing the size of the interior courtyard, which would not affect the appearance of the building from the street. Similarly, if the building provided only three stories instead of four stories, there would be no change to the actual height of the building or its appearance from the street since both fall within the maximum permitted height of 40 feet. Finally, if the building provided a side yard to the west, there would be little visible difference due to the adjacent lot that is maintained as open space by NPS. Building up to that lot line allows the Applicants to provide as much space as possible between the new building and the neighbors to the east.

The variances would not cause substantial detriment to the public good and, in fact, would serve the public good by allowing elderly residents to age within their community at a site that is adjacent to a commercial corridor but within a residential neighborhood. The CCRC use is a particularly quiet and compatible residential use that is not in conflict with the adjacent single family houses, especially as compared to the likely alternative use of the site as a home for a modern, transit-oriented, mega-religious institution. The proximity of the Tenleytown-AU

Metrorail Station – only 500 feet away -- further supports the CCRC use at the WABC site. Accordingly, the Applicants satisfy each part of the variance-relief test.

V. The Applicants Meet the Standards for Special Exception Relief under the Zoning Regulations

A. Standard of Review

A special exception use is a use deemed compatible with other uses permitted in that particular zoning classification provided certain requirements are met. To grant special exception relief, the Board must find that the project:

- (1) will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) subject in specific cases to special conditions specified in the Zoning Regulations.

11-X DCMR § 901.2.

Relief granted through a special exception is presumed appropriate, reasonable and compatible with other uses in the same zoning district, provided the specific regulatory requirements for the relief requested are satisfied. The D.C. Court of Appeals has consistently emphasized the narrow scope of the Board's discretion in reviewing special exception applications:

In evaluating requests for special exceptions, the Board is limited to a determination of whether the exception sought meets the requirements of the particular regulation on which the application is based The applicant has the burden of showing that the proposal complies with the regulations; but once that showing has been made, the Board ordinarily must grant the application.

National Cathedral Neighborhood Ass'n v. District of Columbia Bd. of Zoning Adjustment, 753 A.2d 984, 986 n.1 (D.C. 2000) (quoting *French v. District of Columbia Bd. of Zoning Adjustment*, 658 A.2d 1023, 1032-33 (D.C. 1995)); see also *Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973) (noting that "[s]pecial exceptions, unlike variances, are expressly provided for in the Zoning Regulations"). If the specific requirements of the regulation are met, the Board is generally precluded from denying an application for special exception relief.

B. Description of Requested Special Exception Relief

1. Operation of a Continuing Care Retirement Community

The Applicants seek special exception relief to operate a continuing care retirement community (“CCRC”) in the R-1-B Zone District in accordance with 11-U DCMR § 203.1(f).

2. Retaining Wall

Pursuant to 11-C DCMR § 1401.3(c), retaining walls are limited to four feet in height, with certain exceptions not applicable here. The Applicants seek special exception relief to construct a retaining wall along its east property line ranging in height from a few inches to 13 feet at its highest point. The retaining wall is necessary to accommodate the sloped garage ramp down to the below-grade parking and the loading facilities, as shown on the drawings. The board is authorized to grant relief from the retaining wall height restrictions pursuant to 11-C DCMR § 1402.1 and 11-X DCMR § 900-901.

C. Applicants Satisfies the Burden of Proof for a Special Exception to Operate a Continuing Care Retirement Community

1. Operating a Continuing Care Retirement Community will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

The Project will be in harmony with the purpose and intent of the zoning regulations and related maps. While the R-1-B zoning district is intended for low density residential use, the size and scale of the project conforms to the nature and character of the community. A nearby example of a CCRC use fitting comfortably within a neighborhood is the four-story Seabury at Friendship Terrace, approximately five blocks away at Butterworth and 43rd Street, N.W. The nearby properties on Wisconsin Avenue provide active retail and mixed-use, six-story apartment buildings. Directly across Tenley Circle are similar institutional, religious-based uses, such as St. Ann’s Catholic Church and school, St. Alban’s Early Childhood Center, Janney Elementary School, and American University Washington College of Law. Other nearby higher-intensity uses include Woodrow Wilson High School and the Restoration Church. The Property is located within a narrow gap between two mixed-use zones. Given the close proximity to dense, more-active uses, the Project will provide an appropriate buffering transitional use between the active commercial and institutional uses along Wisconsin Avenue to the west and the residential uses to the east.

2. Operating a Continuing Care Retirement Community will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

The project will have no adverse impact on the use of neighboring properties. Specialized residential units for the elderly will maintain the residential character of the community at a site that is immediately adjacent to the commercial spine of Wisconsin Avenue. Given the residents’ status and need for care, they will not contribute in any significant manner

to change the existing character of the neighborhood. The project will continue the existing religious use of the property. As parking will be self-contained and consistent with code required number of spaces, there will be no added stress on street parking.

3. *Operating a Continuing Care Retirement Community is not subject in specific cases to special conditions specified in the Zoning Regulations.*

CCRCs are not subject to any special conditions specified in the Zoning Regulation. Thus, the project is not required to meet any threshold under this prong of the test.

D. *Applicants Satisfies the Burden of Proof for a Special Exception to Construct the 13-Foot Retaining Wall*

1. *The Retaining Wall will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.*

The proposed retaining wall will be in harmony with the purpose and intent of the zoning regulations and related maps. Unlike large retaining walls that dramatically alter steep, sloping topography, this retaining wall only serves to allow for a garage ramp to the below-grade parking. Normally, such a wall would be part of the building and not require any relief. Here, because the Applicants are setting their building back significantly from the east property line, this wall now operates as a retaining wall instead of a building wall.

2. *The retaining wall will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.*

The retaining wall will have no adverse impact on the use of neighboring properties. An eight- to 16-foot wide planting strip will be located to the east of the retaining wall to create a pleasing green buffer between the residences on 39th Street and the new building. The plantings will consist of tall arborvitae to protect the privacy of adjacent homes and provide a visual and sound barrier between the adjacent uses. A six-foot tall fence along the east property line will provide safety and security between the properties.

3. *Relief for the retaining wall is not subject in specific cases to special conditions specified in the Zoning Regulations.*

In addition to meeting the general conditions for being granted a special exception for a retaining wall, the applicant must further demonstrate that conditions relating to the building, terrain, or surrounding area would make full compliance unduly restrictive, prohibitively costly, or unreasonable. 11-C DCMR § 1402.1.

The 13-foot height retaining wall will allow access to a below-grade parking garage while at the same time providing the requisite side-yard setback from the adjacent houses fronting on 39th Street. Compliance with the requirement would be unduly burdensome on adjacent properties because it would require shifting the building to the east.

VI. Community Outreach

The Applicants have had numerous discussions, email communications and meeting with individual neighbors and Advisory Neighborhood Commission (“ANC”) 3E to gather feedback on the proposed building. As a result of these meetings, the building has been reduced in height and size. The original plan contemplated a building with 69 percent lot coverage and a height of 60 feet for the church portion of the building. The Applicants were able to reconfigure the project to its current size while still remaining viable. The Applicant made presentations to ANC 3E on October 12, 2017, December 14, 2017, and March 15, 2018. It will meet with the ANC again on June 14, 2018.

VII. Witnesses

The following witnesses may provide testimony at the Board’s public hearing on the application:

1. Rev. Lynn Bergfalk, Pastor, Wisconsin Avenue Baptist Church
2. Philip Kroskin, Senior Vice President, Sunrise Senior Living
3. Steve Ruiz, Moseley Architects (expert in architecture)
4. Charles Heath, Architect (expert in architecture)
5. Rob Schiesel or Dan Van Pelt, Gorove Slade Associates (experts in transportation engineering)
6. Connie Fan, LSG Landscape Architecture (expert in landscape architecture)

VII. Conclusion

For the reasons stated above, the proposed application meets the standards for variance relief and for special exception relief under the Zoning Regulations. The Applicants therefore respectfully request that the Board grant the application.