

November 13, 2018

Honorable Frederick L. Hill, Chairperson,  
Honorable Anthony J. Hood, Chairperson, Zoning Commission  
Honorable Lesyllee M. White  
Honorable Lorna John  
Honorable Carlton Hart, National Capital Planning Commission Designee  
**Board of Zoning Adjustment**  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

RE: BZA Case No. 19823  
Wisconsin Avenue Baptist Church - Sunrise Senior living, 3920 Alton Place, NW

Dear Chairperson Hill and Members of the Board:

I want to send STRONG disapproval for the Sunrise/WABC project at 3920 Alton Place, NW in Tenleytown. I live at 4404 39th St., NW, which borders the proposed development.

I do not want the encroachment of a commercial enterprise for our quiet residential neighborhood. I do not want the noise and additional traffic of an 86 unit commercial facility. I do not want a steep truck ramp on the other side of my backyard fence.

I have lived on 39th St. approximately 18 years. The WABC has had a quiet presence in the neighborhood. The introduction of a for-profit assisted living facility and the ensuing deliveries, truck ramp, height and density of the proposed Sunrise structure would drastically alter our neighborhood. The proposed commercialization is not what I signed up for when I purchased my home.

BZA Case No. 19823 requests a 57% lot occupancy when only 40% is allowed for a business. The proposed Sunrise portion of this new development occupies the lion's share of the lot occupancy, with the WABC portion being a much smaller fraction of the entire density. Going from 40% to 57% is too large a footprint, given the church's small percentage usage of the lot. Yes, a church could occupy 60% of the lot, but it would not have the significant disadvantage of the steep truck ramp and the increased truck deliveries that the Sunrise project anticipates, approximately 20 per week.

Even without a shadow study being given to the neighboring properties, it is easy to conclude that my backyard and house will not receive the same amount of sunlight. This is particularly distressing as I have a vitamin D deficiency and value the sun streaming into my property. I spend as much time as I can in my backyard in the sunshine, as per my doctor's recommendation. This development will block the sunlight and cause considerable hardship for my household.

The Office of Planning has mapped out many possible areas where such height and density for a CCRC would be permissible. I do not understand why any consideration of

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an R1B area should be given by the Board of Zoning until all other opportunities for development have been exhausted.

I am in support of development in the many areas outlined in the city's plans and would encourage the Board of Zoning to redirect commercial expansion to areas where it is already in accordance with the plan. All the variances to allow the proposed structure in BZA Case No. 19823 demonstrate that it is far too large for this site. Please be respectful of height and density zoning regulations which preserve R1B residential areas.

I think that a number of proposals could be made by WABC that would not require the number of variances and exceptions that BZA Case No. 19823 is requesting. I respectfully ask that the BZA **disapprove** this Sunrise/Wisconsin Avenue Baptist Church proposal.

Thank you,

Marie Koczela  
4404 39th St. NW  
Washington, DC 20016