Appeal of Sunrise Assisted Living Facility at 5111 Connecticut Ave. NW
Appellant: Nebraska Avenue Neighborhood Association

Allegations of 11 DCMR Zoning Code violations:

A. Permit No. B435464 (REV) dated 1/22/02:

400.7(b) Housing for mechanical equipment, a stairway or elevator penthouse shall be set back from all exterior walls a distance equal to its height above the roof upon which it is located.

411.5 Enclosing walls of roof structures shall be of equal height, and shall rise vertically from main roof level

402.4 FAR in excess of 3.5 in an R-5-D district

USES SUBJECT TO BZA APPROVAL:
303.8-303.9 Community-Based Residential Facility for greater than 15 persons in an R-2 district

304.1, 304.4-304.6, 304.9 Health care facility for 9 - 300 persons in an R-2 District

359.1, 359.2, 359.4 Health care facility for 16 to 300 residents in an R-5 District

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B. Permit B435464, dated 3/8/01:

199.1 Rear yard ... shall be unoccupied except as specifically authorized in this title.
2502.1 Rear yard open space shall be open and unobstructed to the sky.

199.1, 402 Exclusion of shafts, vents, porches and attics from gross floor area and FAR

199.1 Measurement of height of building to cornice, not highest point of the roof or parapet

400.3 Roof considered an embellishment

BZA
Case No. 16879
Exhibit No. 2

C. Not addressed in Final Order of Appeal No. 16716:

354 CONVENIENCE STORES IN APARTMENTS (R-5)
354.1 Shall be approved by the BZA
354.2 Shall be located on the first floor or lower
354.6 Principal entrance shall be more than 1/4 mile from a Commercial District
354.8 The Board shall give consideration to:
(a) proximity of Commercial Districts
(b) adequacy and convenience of parking spaces existing in or for the Commercial Districts
(c) adequacy and scope of commodities & services provided within the Commercial Districts

BZA
Case No.
Exhibit No.

Board of Zoning Adjustment
District of Columbia
CASE NO.16879
EXHIBIT NO.2