BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA

In Re: 5111 Connecticut Ave., N.W. Square 1989, New Lot 162 Previous Lots 49-57 & 161	)	BZA Appeal No. 167879
Appeal of:	)	
Nebraska Avenue Neighborhood Association	)	
Advisory Neighborhood Commission 3G	)	

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2002 JUN -4 AM 8:51

Submitted by ANC 3G

Advisory Neighborhood Commission 3G respectfully submits this motion in connection with challenging the building permit issued to Sunrise Assisted Living earlier this year. A hearing for this appeal is scheduled June 28, 2002

1. ANC 3G hereby adopts and incorporates by reference the information and materials submitted by the Nebraska Avenue Neighborhood Association.

2. ANC 3G offers the previously submitted affidavit, a copy of which is attached. (The original was attached to our letter of May 24, 2002.)

Respectfully submitted,

Allen E. Beach
Secretary, ANC 3G

June 3, 2002

(Signed by Secretary in absence of either Chair or Vice Chair, as authorized by ANC 3/4G.)

BZA
Case No. 16879
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16879
EXHIBIT NO.32

HELLMUTH, OBATA + KASSABAUM, P.C.

ARCHITECTURE, ENGINEERING, PLANNING,
INTERIORS, GRAPHICS, CONSULTING

AFFIDAVIT

1. My name is Christopher Fromboluti. I am a Principal at HOK Architects, 3223 Grace Street, NW, Washington, DC.

2. I have been a licensed architect in the District of Columbia since 1977 (DC license number ARC2715).

3. I have the following degrees: Bachelor of Arts (Washington University 1967) and Master of Architecture (Washington University 1970).

4. I was designated by, and testified as, an expert witness before the Board of Zoning Adjustment, in a previous matter involving Sunrise.

5. I offer the following expert opinion in connection with BZA Appeal No. 16879, which challenges issuance of a building permit to Sunrise to construct a building at 5111 Connecticut Ave., N.W.

6. I have reviewed the architectural plans and drawings submitted by Sunrise in connection with the building permit that is the subject of this appeal. Specifically, I have reviewed the new, revised roof plans and the current plans that were not revised, including the current plans for the elevator system.

7. In my expert opinion, the elevator system in the current plans cannot be accommodated as shown on the new roof plans, which have a lowered roof line, as there is not enough height provided to accommodate the vertical height requirements of any elevator system available today.

8. I have reviewed the technical data sheets of all of the common elevator manufacturers and have also spoken with David Murch of VDA Building Transportation Consultants (who specialize in elevator design) to determine if an elevator mechanism existed that could be installed with the clearances permitted in Sunrise's new roof plans. The most compact elevator I was able to identify will not fit under the new, revised roof plan.

9. The documents submitted by Sunrise show a distance of approximately 12'-6" from the highest car stop to the underside of the elevator hoist beam. This 12'-6" is required to achieve the non-protruding elevator machine room configuration pictured on the building section. The minimum required distance shown on the manufacturer's technical data sheet for the elevator proposed shows 13'-8". This is for the "Kone EcoSystem" elevator proposed by Sunrise.

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Los Angel
Mexico City
New York
Orlando
Ottawa
St. Louis
San Franc sco
Seattle
Sydney
Tampa
Tokyo
Toronto
Warsaw
Washington, D

10. Furthermore, in conversation with David Murch, I was informed that the Kone EcoSystem elevator is not presently approved for use in the District of Columbia. Mr. Murch is an elevator expert who works with developers in the District, Maryland and Virginia and he informed me that when the Kone EcoSystem elevator is finally approved it will be used throughout the region as its compact design makes it easier to accommodate regional zoning ordinances. Thus, its current non-use in this area is clearly the result of it not being an approved product.

11. The distance required from the top floor landing to the underside of the elevator hoist beam for an elevator that is currently approved for use in the District of Columbia is 22"-10". This is considerably greater than the 12'-6" shown on the Sunrise drawings.

Signed,

Christopher Fromboluti, AIA

Notarized:

District of Columbia

On this 24th day of **May 2002**, before me personally appeared **Christopher Fromboluti**, who is **personally known to me** or who has produced **N/A** as identification and who executed the foregoing instrument, and acknowledgement that he (she or they) executed the same as his (her or their) free act and deed.

Lee C. Beville
Notary Public, District of Columbia
My commission expires 9/30/05

Nebraska Avenue Neighborhood Association
5126 Nebraska Avenue, N. W.
Washington, D C 20008

NOTICE

Typographical error on Item 11, Page 2: 22"-10' should read 22'-10" – twenty two feet ten inches.

Page Chiapella 6/4/02

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Nebraska Avenue Neighborhood Association	)	
Advisory Neighborhood Commission 3G	)	

RECEIVED
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2002 JUN -3 AM 11:48

Submitted by ANC 3G

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Respectfully submitted,

Allen E. Beach
Secretary, ANC 3G

June 3, 2002

(Signed by Secretary in absence of either Chair or Vice Chair, as authorized by ANC 3/4G.)

FAX

HELLMUTH, OBATA + KASSABAUM, P.C.

ARCHITECTURE, ENGINEERING, PLANNING,
INTERIORS, GRAPHICS, CONSULTING

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Signed,

Christopher Fromboluti, AIA

Notarized:

District of Columbia

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Notary Public, District of Columbia
My commission expires 9/30/05