Revised and Faxed 3/20/02 PC

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. B442149 (revision of B435464) 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.

3202.4(b) Any amendment of the permit shall comply with the provisions of this title in effect on the date the permit is amended.

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

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

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

RECEIVED D.C. OFFICE OF ZONING 2002 MAR 20 PM 1:08

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
Form BLRA-15 (Rev. 9/30/91)

PERMIT

BUILDING PERMIT — PERMIT NO. B442149

Date 1/22/02 (Type) MISC. Lot 0162 Square 1989

Address of work 5111 CONN AVE NW

Permission is hereby granted to (Owner) SUNRISE CONNECTICUT AVE. ASSISTED LIVING LLC No.

address shown above in strict accordance with the conditions stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

MODIFICATION TO PERMIT NO. B435464 REVISION TO ROOF PLAN/STRUCTURE TO INCLUDE ELEVATOR ONLY AS PER PLANS.

TOTAL PERMIT FEE $
FILING FEE $
DATE
FEE PAYABLE $ 300.00
FOR INSPECTIONS CALL 727-7042 X 442-4641

FILE COPY

Builder—
Width of Bldg. Length
Zone R5D
Height of terrace above grade
Address of owner SAME
Deposit No. Amount $
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
D CLARK 32301
DIRECTOR

Value $ No. of Bldgs. 7
No. of Stories
Height
To be occupied as ASSTD LIVING RESIDENCE
Projections:

Chief, Permit Issuance Branch
Permit Clerk

BZA
Case No. 16879
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.16879
EXHIBIT NO.4

FAX

To: Linda Pelzer
Office of Zoning
FAX: 202-727-6072

Date: March 20, 2002

From: Page Chiapella
Nebraska Avenue Neighborhood Association
Tel: 301-443-4715; 202-966-9619

RECEIVED
D.C. OFFICE OF ZONING
2002 MAR 20 PM 1:08

Re: Copy of Building Permit No. B442149 and corrected application form
Appeal No. 16879