

WISCONSIN AVENUE BAPTIST CHURCH

SUNRISE SENIOR LIVING

3920 ALTON PLACE, NW (SQUARE 1779, LOT 14)

BZA SUBMISSION 24TH OCTOBER 2018

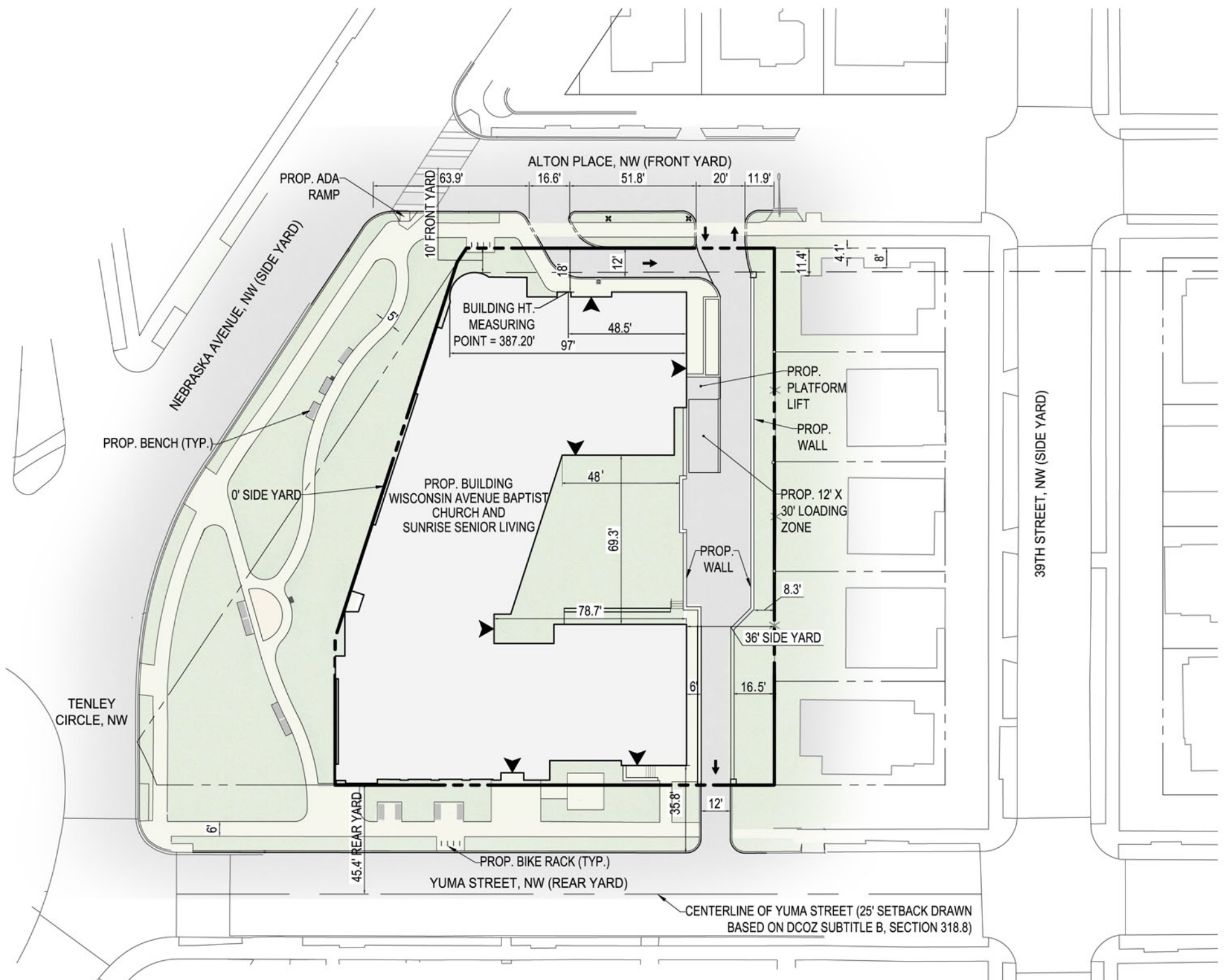
COVER SHEET

Board of Zoning Adjustment

District of Columbia
CASE NO. 19823
EXHIBIT NO. 69E1

10/24/18

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ZONING DATA:	
Address	3920 Alton Place NW
Square	1779, Lot 14
ZR16 District	R-1-B
Current use	Religious

	REQUIRED/ALLOWED	PROVIDED	RELIEF REQ'D
USE			
Religious CCRC	Permitted Special Exception	250 Seat Church 86 Units	Special Exception
SITE AREA			
Site Area	5,000 sf	35,443 sf	
LOT OCCUPANCY			
Religious	21,265 sf (60%)	Combined Religious / CCRC 20,397 sf (57%)	Variance
Other	14,177 sf (40%)		
BUILDING HEIGHT			
Religious	60 ft	40 ft	Variance
Other	40 ft	40 ft	
Number of Stories	3 Stories	4 Stories	
PENTHOUSE			
Penthouse Height	12 ft; 1 story	12 ft; 1 story	
Penthouse Setback	1:1 setback	1:1 setback	
Penthouse Area	1/3 roof area = 6,066 sf	3,400 sf	
SETBACKS			
Rear Yard (Yuma St)	25 ft	45.4 ft	Variance
Front Yard (Alton Pl)	Within Range of Existing	Complies	
Side Yard (West)	8 ft	0 ft	
Side Yard (East)	8 ft	36 ft	
PERVIOUS AREA			
	50% of lot	50% of lot	
COURTS			
Open Court Width	2.5 in/ft height (6 ft min) = 10.4 ft	48 ft	
AUTOMOBILE PARKING			
CCRC Multi-Unit	1 per 2 units after 4 units (86 units = 41 spaces)	66 spaces	
Institutional, Religious	1 per 10 seats in sanctuary (250 seats = 25 spaces)		
Total	66 spaces		
BIKE PARKING			
CCRC Multi-Unit	1 LT per 3 units (86 units = 29 LT spaces) 1 ST per 20 units (86 units = 4 ST spaces)	32 LT and 12 ST	
Institutional, Religious	1 LT per 7500 sf (14,177 sf = 2 LT spaces) 1 ST per 2500 sf (8 min) (14,177 sf = 8 ST spaces)		
Total	31 LT and 12 ST		
LOADING			
CCRC Multi-Unit Residential	One berth (12 ft x 30 ft) with loading platform (100 sf and 8 ft wide) and one service delivery space (10 ft x 20 ft)	One berth (12 ft x 30 ft) with loading platform (100 sf and 8 ft wide) and one service delivery space (10 ft x 20 ft)	
RETAINING WALL			
Maximum Height	4 ft	13 ft	Special Exception

LEGEND

--- PROPERTY LINE

↓ DRIVEWAY DIRECTIONAL FLOW

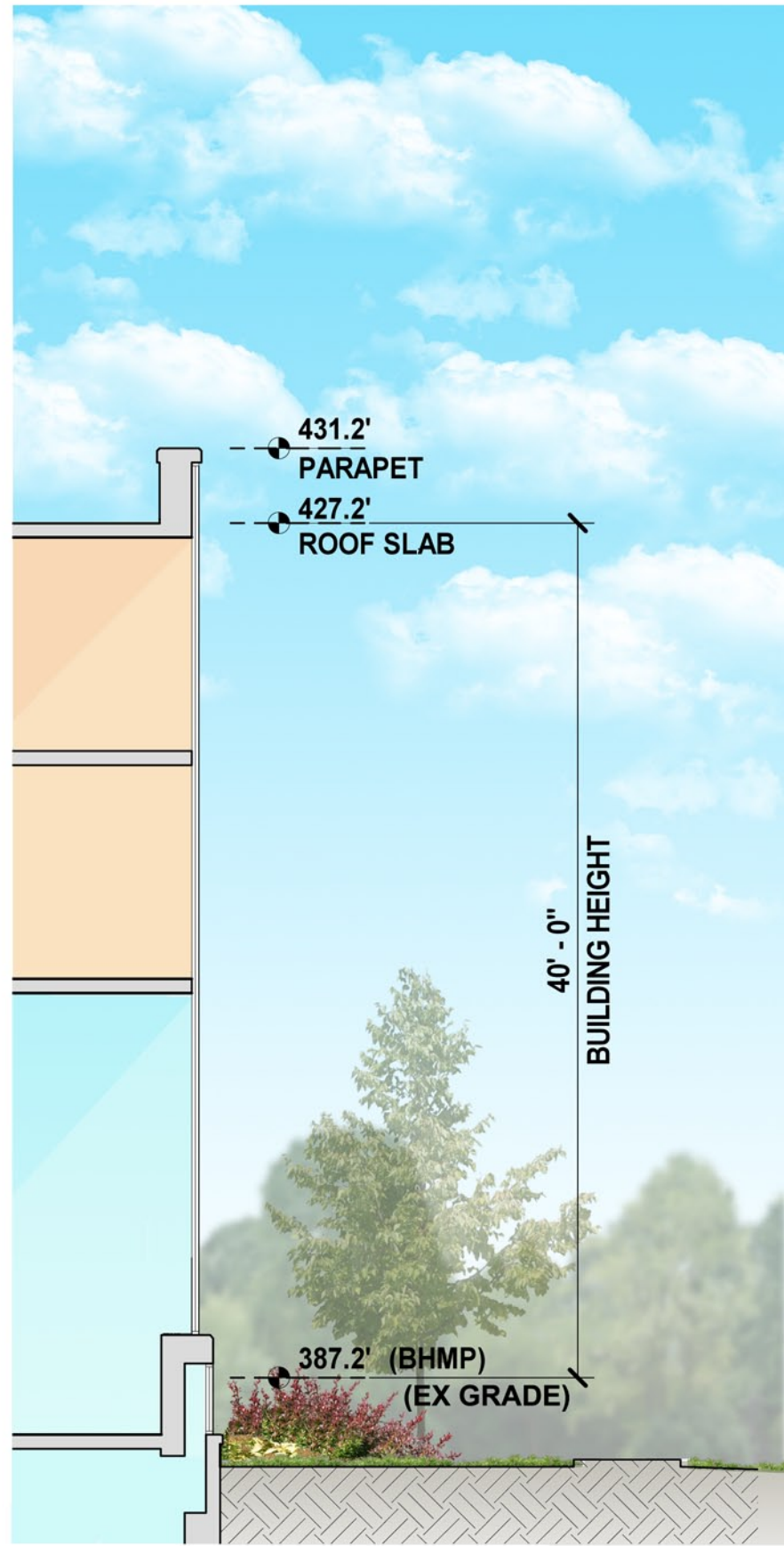
▲ DOORWAY ENTRANCE

1" = 50'

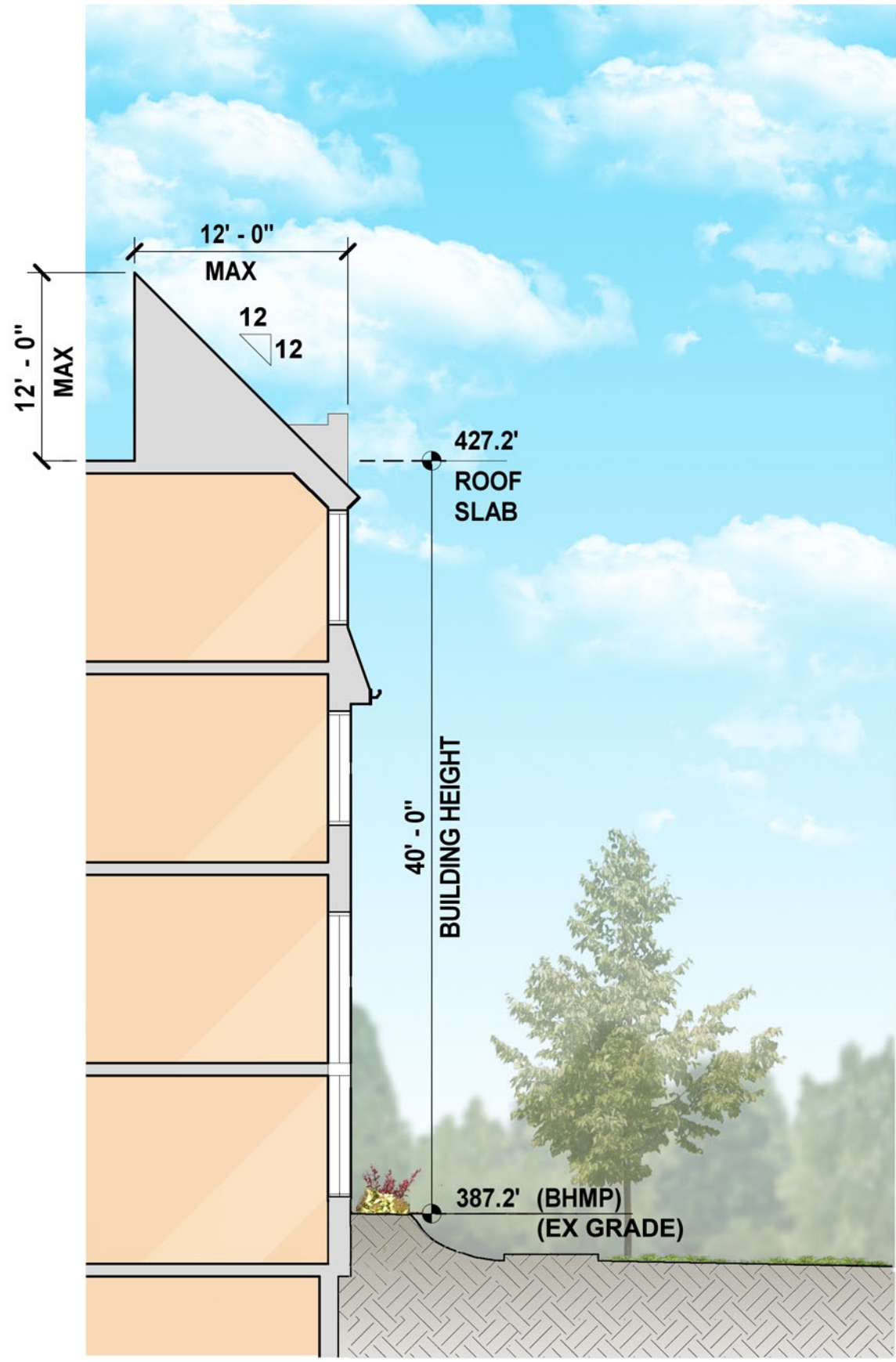
ZONING COMPLIANCE DATA



EXISTING SITE AERIAL



1 - SECTION THRU WISCONSIN AVE BAPTIST CHURCH



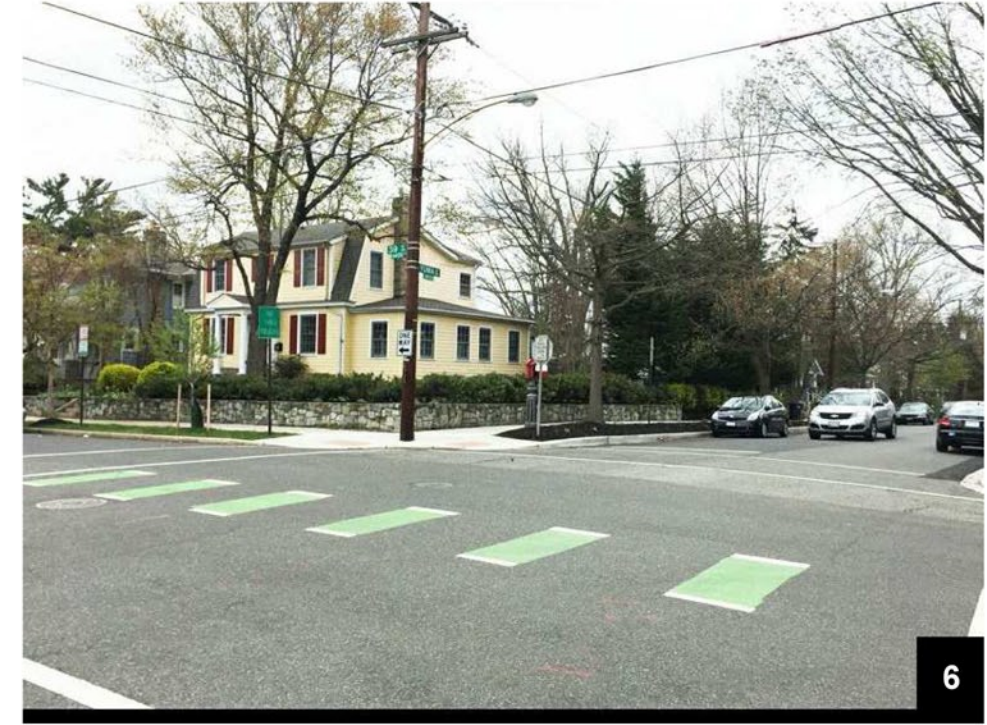
2 - SECTION THRU SUNRISE SENIOR LIVING



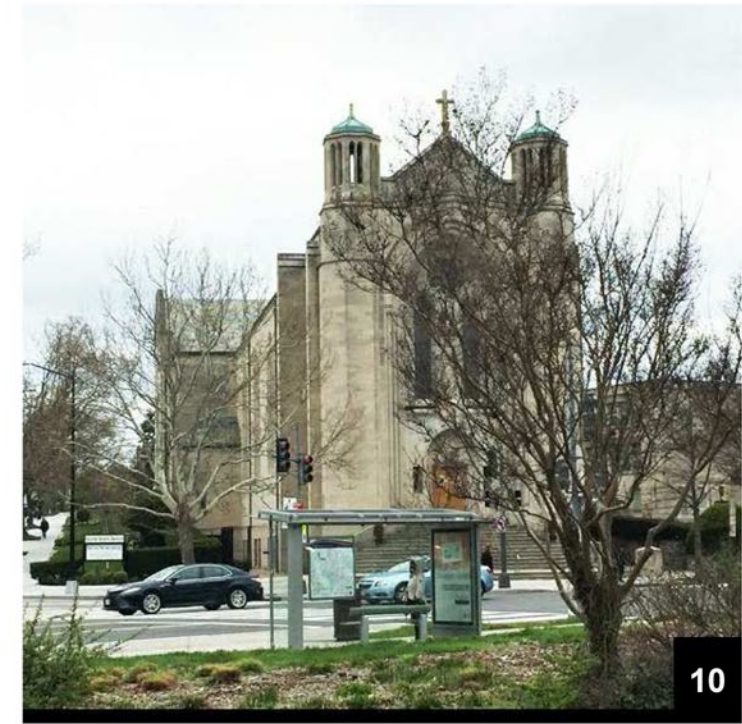
ZONING COMPLIANCE



CONTEXT PHOTOS



CONTEXT PHOTOS



CONTEXT PHOTOS



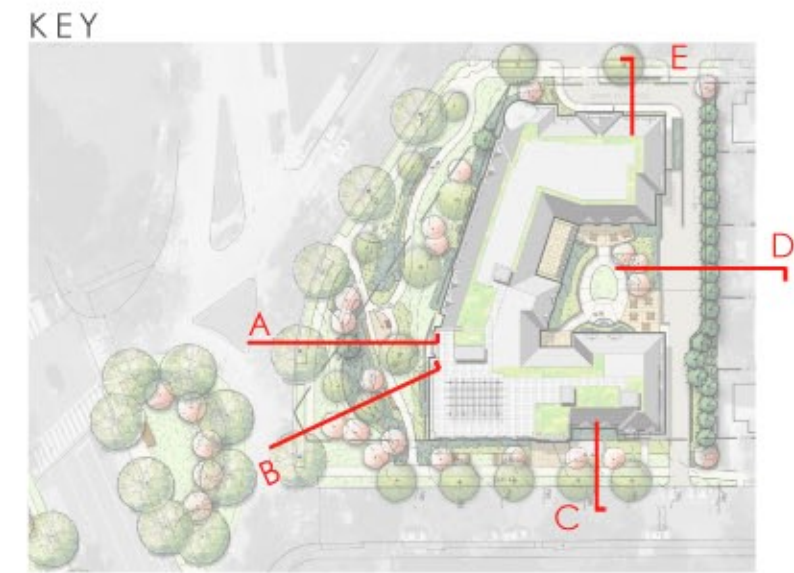
CONTEXT PHOTOS



CONTEXT PHOTOS



LANDSCAPE PLAN



LANDSCAPE SECTIONS

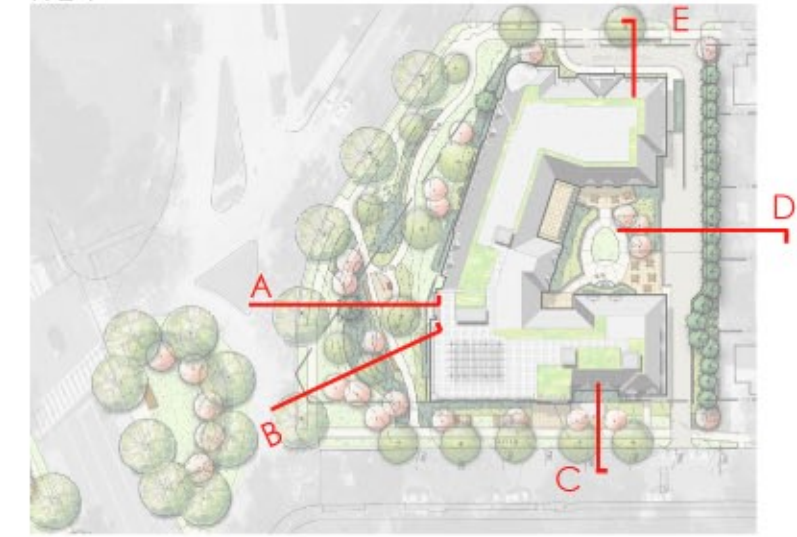


SECTION D



SECTION E

KEY



LANDSCAPE SECTIONS



PERSPECTIVE A



PERSPECTIVE B