



DONOHUE & STEARNS, PLC

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June 14, 2018

Via IZIS 6/14/18 and Hand Delivery 6/15/18

Board of Zoning Adjustment for the  
District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 200S  
Washington, D.C. 20001

Re: Application of Wisconsin Avenue Baptist Church and Sunrise Senior Living  
3920 Alton Place, N.W. (Square 1779, Lot 14)

Dear Members of the Board:

On behalf of Sunrise Senior Living (“Sunrise”) and Wisconsin Avenue Baptist Church (“WABC,” and collectively, “Applicants”), we are filing herewith an application for the following zoning relief in order to construct a four-story church and continuing care retirement community (“CCRC”) at 3920 Alton Place, N.W. (Square 1779, Lot 14): special exceptions to establish a CCRC in the R-1-B District (11-U DCMR § 203.1(f)) and to permit a retaining wall in excess of four feet (11-C DCMR § 1401.3(c)); and area variances from the lot occupancy requirements (11-D DCMR § 304.1), side yard width (11-D DCMR § 307.1), and number of stories (11-D DCMR § 303.1)).

The following materials are included with this application:

- Application Form 120 (via IZIS)
- Filing fee (via hand delivery)
- Architectural drawings with photographs
- Building Plat
- Self-certification Form 135
- Statement of existing and intended uses
- Statement of compliance with burden of proof
- Resumes of expert witnesses
- Outline of witness testimony
- Authorization letters
- List of property owners within 200 feet of project site

Undersigned counsel hereby certifies that she has read the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment as set forth 11-Y DCMR and is able to competently represent the applicant and owner in the proceedings before the Board of Zoning Adjustment.

Respectfully submitted,

DONOHUE & STEARNS, PLC

By:   
Mary Carolyn Brown

cc: Advisory Neighborhood Commission 3E  
Office of Planning