

November 4, 2018

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: BZA Case No. 19823
Wisconsin Avenue Baptist Church-Sunrise Senior Living, 3920 Alton Place, NW

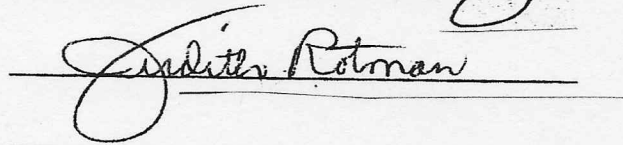
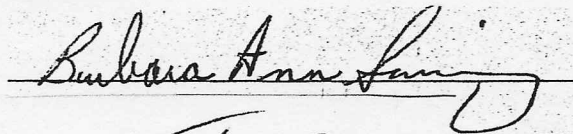
Dear Chairperson Hill and Members of the Board

We have lived for 32 years at 3822 Albemarle Street, NW which is 248 feet from the proposed WABC/Sunrise project. We adamantly oppose the project.

The proposed building is massively oversized for this lot in an R-1-B zone of single family homes. The four-story building extends to the property line on the west and south. On the north the building is separated from the property line by a driveway and on the east there is a 13 foot wall and truck ramp with a loading berth a few feet from the 39th Street homes. There is virtually no green space on the lot visible to the R-1-B neighbors.

Rather, we propose that some of the property be developed for single family homes as originally intended and designed. Such development would meet the needs of everyone. The church could monetize some of its land for updating its building, the property would be developed in accordance with zoning and the neighbors would not be adversely impacted by the addition of residential housing. This could be accomplished in an expeditious manner and would be a win-win for everyone.

Sincerely,



Barbara A. Gunning

Judith Rotman

3822 Albemarle Street, NW
Washington, DC 20016