

November 11, 2018

Honorable Frederick L. Hill, Chairperson,
Honorable Anthony J. Hood, Chairperson, Zoning Commission
Honorable Lesyllee M. White
Honorable Lorna John
Honorable Carlton Hart, National Capital Planning Commission Designee

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

LETTER IN OPPOSITION – Martin White

Dear Chairperson and Members of the Board:

I am writing to oppose the proposed Sunrise/WABC project. I live on 38th Street, NW, between Alton Place and Yuma Street, NW, a little over a block from the proposed project. I have lived here for almost 30 years.

The project is out of scale for its location. Note that it directly abuts single family homes, not the commercial buildings on Wisconsin Avenue. Similarly, it abuts the small residential streets, Yuma Street and Alton Place, adjacent to or opposite single family homes, with resulting impact on those streets and their residents. In the westerly direction, the project will not align with the Wisconsin Avenue commercial strip but, instead, overshadow public park land.

In addition, the project application grossly abuses zoning rules and principles. It takes advantage of rights and criteria specifically designed and intended for houses of worship even though 15% or less of the building will be a church.

Thus, whatever the merits of the Sunrise project in isolation, as a matter of zoning law and the practical purposes of zoning it cannot be justified on the proposed site. As a result, any grant of variances to accommodate the project would be a misuse of variances to circumvent, rather than adjust, the applicable zoning.

Yours truly,

Martin White
4405 38th Street, NW
Washington, DC 20016