

**Wisconsin Avenue Baptist Church (WABC)  
and Sunrise Development  
3920 Alton Place NW**

**BZA Case No. 19823  
November 14, 2018**

**Tenleytown Neighbors Association**

**Judy Chesser and Barbara Gunning**

**What is the purpose of zoning if R-1-B, single family detached, low density in a neighborhood conservation area, next to federal park land, allows this in the residential zone?**



# Issues Overview

The neighborhood is zoned single family detached, R-1-B, low density in a neighborhood conservation area.

The question is not whether a CCRC can receive a special exception in a residential zone. Since 2016, they can. The question is whether *this* proposal before you is too large and has too high a volume of use and is therefore objectionable in this residential zone.

Sunrise says it needs 1.5 acres so they chose a lot half that size and come to you for dramatic increases in volume and mass.

The combined impact of at least 3 area variances and 2 special exceptions would result in use of the lot that is dramatically out of scale with its surroundings.

At least five (5) requests for zoning relief for the same lot is proof this is the wrong site for this development.

This is not zoning “adjustment”. This is zoning elimination.

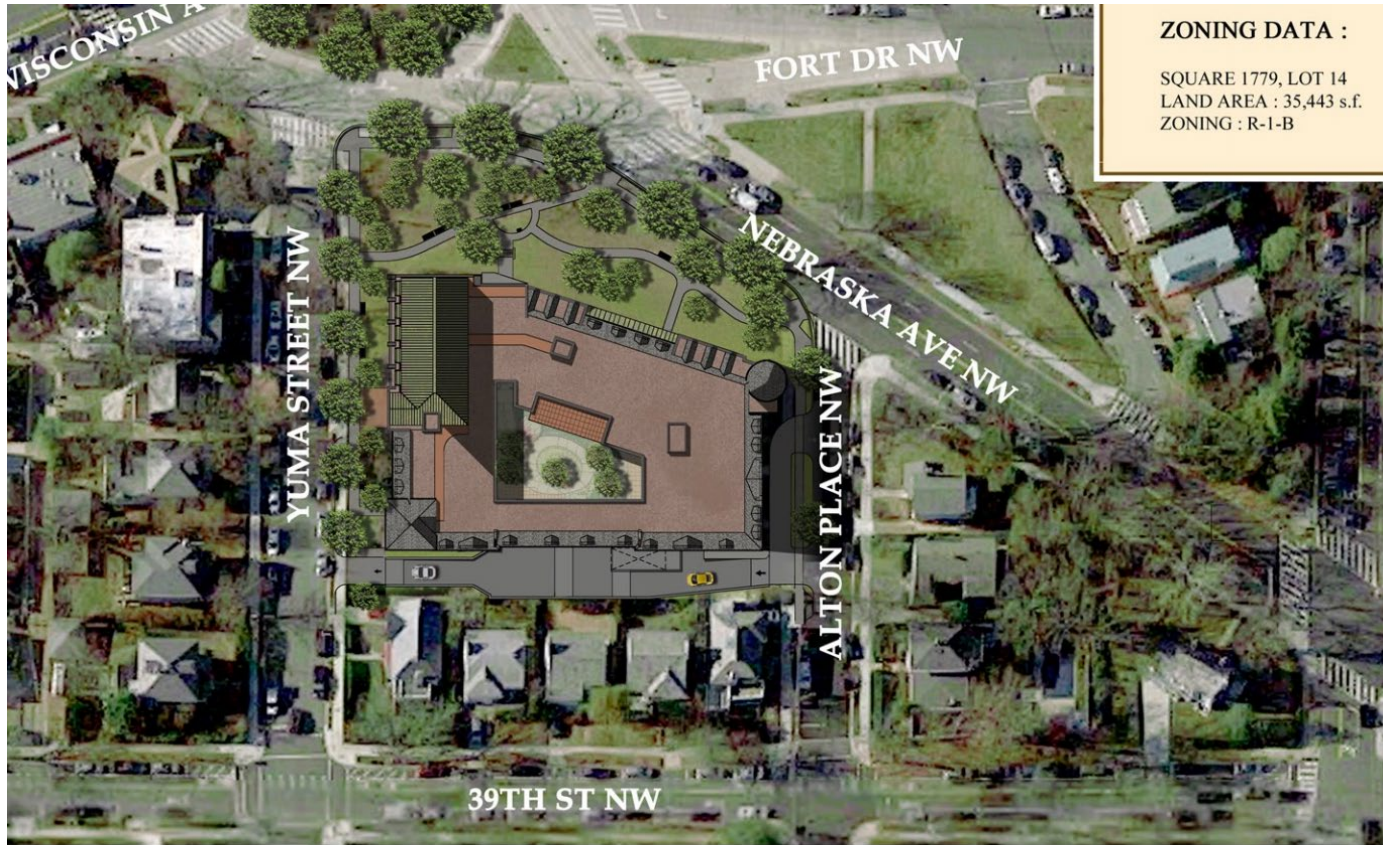
# If Sunrise needs 1.5 acres, why select a lot half that size?

- ▶ Sunrise says they need 86 units at 900 SF per unit. Even if true, they knew that when they were seeking to add another new location.
- ▶ They say their version of a CCRC requires a 1.5-acre lot, but then chose a 0.81 acre lot.
- ▶ Then they argue you must grant at least 3 area variances and 2 special exceptions in to provide the desired profit level for Sunrise and its shareholders.
- ▶ This is a total rewrite of zoning regulations.

## How to “expand” a lot at no cost: ask for many variances and exceptions.

	Allowed - Required	Proposal	Relief Requested	Percent change
WABC	MOR	294 seat church reduced to 250 seat church		Percent of building 13%
CCRC		86 units with 121 residents and 65-75 staff FTEs	Special exception	Percent of building: 87%
Truck Ramp Retaining Wall	4 feet (48 inches)	Over 13 feet	Special exception	Over 300%
Lot Occupancy non-church	40%	58% which allows an increase of in 6,380 SF on a lot of 35,443 SF	Variance	Almost 50% increase
Side Yard Setback	8 feet	Eliminate – allowing building to increase volume almost 10%	Variance	100%
Stories	3 stories	4 stories – with top 2 stories entirely occupied by Sunrise	Variance	25% increase

# The Neighborhood – Sunrise building adjacent to family homes



## ZONING DATA :

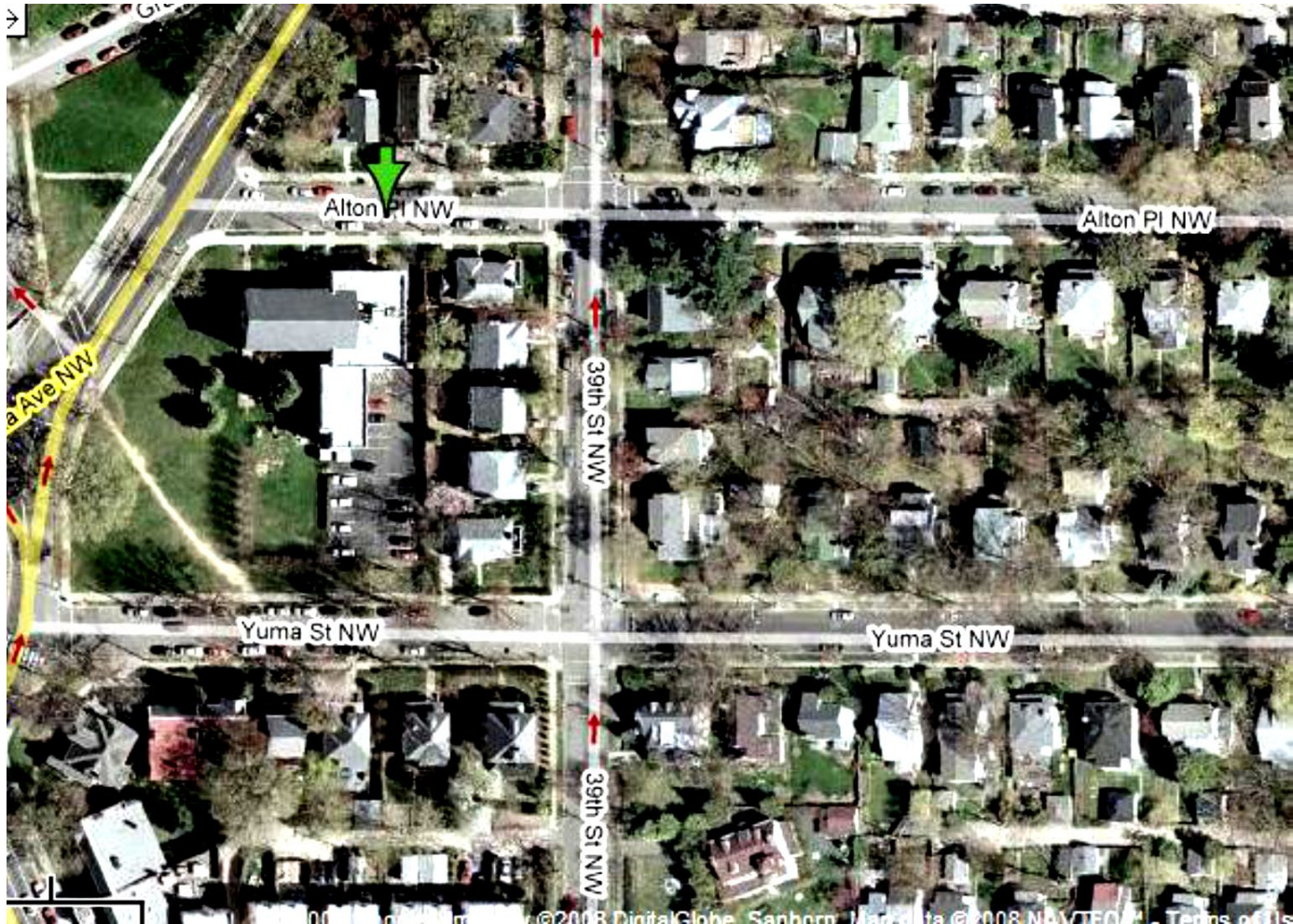
SQUARE 1779, LOT 14  
LAND AREA : 35,443 s.f.  
ZONING : R-1-B

E PLAN

**MOSELEY**ARCHITECTS  
001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151  
HOME (703) 426-9287 FAX (703) 426-9280  
MOSELEYARCHITECTS.COM

WISCONSIN AVENUE BAPTIST CHURCH  
SUNRISE SENIOR LIVING

# Our Residential Neighborhood







# Tenley Circle: This does not need landscaping.



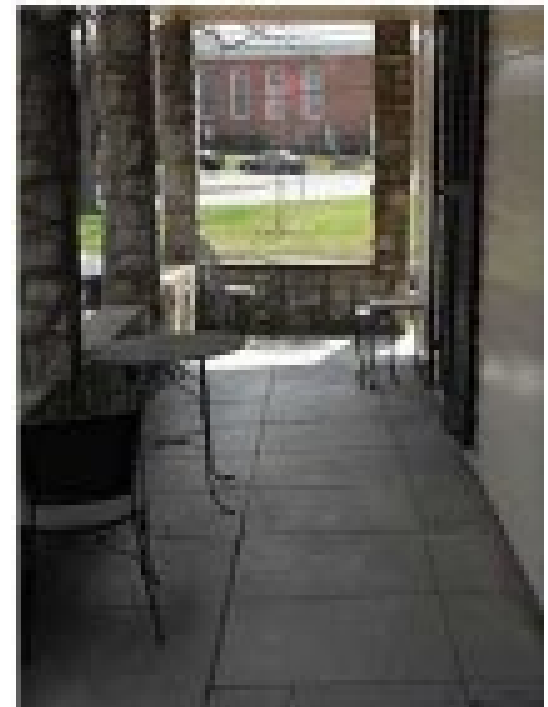
# Federal Park Land – looking from Wisconsin Avenue toward WABC



# Looking at WABC sign from both directions - and park land.



# Historic Grant Rd houses (within 200 ft) – Pre-Civil War



**Does this building belong on this block among the single family homes? (Only yellow is the church).**



# 3901 Yuma Street – shares property line with WABC



# Yuma Street homes across from church



# Too big among homes. (Church in “yellow” is less than 13% of building).





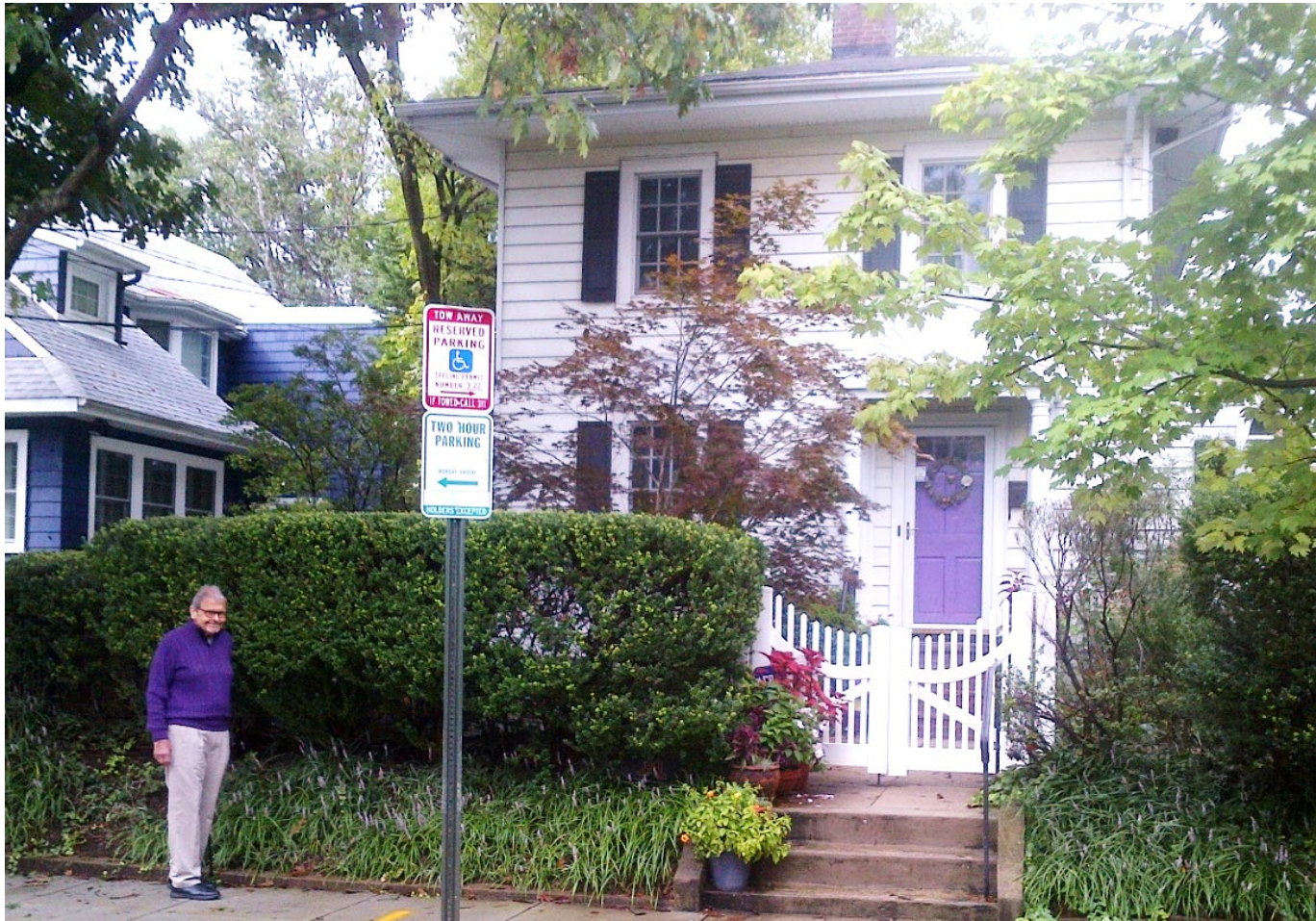
# Alton Place, from WABC's property



# Alton Place home – from WABC



# Alton Place across from church



# 39<sup>th</sup> Street homes that share property line with WABC

