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9 October 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

Dear Chairperson Hill and Members of the Board

I am adamantly opposed to the Sunrise Corporation's plan to take over the land, zoned R-1-B, now solely occupied by the Wisconsin Avenue Baptist Church.

Sunrise's application for the many zoning exceptions/variances almost says it all. If zoning regulations mean anything, this number, variety, and substantive nature of each should tell you loud and clear that you should not approve this venture. I bought into this fabulous neighborhood almost 31 years ago. I bought my house here, 270.2 feet from the Church's property line, because it seemed like, and is, an amazingly bucolic place to live in close proximity to all that Wisconsin Avenue has to offer. As presented, the Sunrise project will shatter this.

It's size is completely out of proportion to the land it wants to occupy. While the Church by right can take up 60% of its land, a profit-making corporation may not. Rather, pursuant to zoning regs, it's supposed to occupy just 40% of land where the land has been zoned R-1-B. In other words, the only way Sunrise could even begin to contemplate occupying that space was to join forces with the Church, pretending to be some kind of building partner. In fact, and according to the Sunrise plan, the current Church building will be demolished, and Sunrise will build an out-of-proportion building, in both height and land occupation, only about 10% of which will actually be occupied by the Church. This is clearly a sham, and this zoning body should not, and must not, acquiesce to it. If you do, you will be insulting the legislative/regulatory process that you and other zoning officials found necessary to implement in order to protect DC residents from over- and inappropriate-development.

Further, and aside from the destruction many of us believe will occur to our homes as construction takes place should this inappropriate-for-the-neighborhood-project be eventually approved-- many were built in the 1920's, including mine, and some in the 1950's -- the amount of traffic should this project go thru will increase significantly. I am sure there will be more -- these figures are Sunrises' -- but for arguments sake, at least 20 heavy trucks a week, or at least 40 trips round trip, will barrel along our

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fairly quiet streets going to and from this \$10,000 a month facility. There will be underground parking for about 60 cars. According to Sunrise, at least 70 full time staff and who knows how many part-timers [interestingly, Sunrise has left out that number] will mostly drive to work, somewhat less for night shifts. They will park on the streets, if the Sunrise on Connecticut Avenue is any indication: according to staff there, they are not allowed to park inside the facility. Visitors, doctors, family, private duty aides, people scouting out a place for their elderly relatives, etc. – all of this and then some will be added to clutter and congest, effectively destroying the peace and tranquility of this R-1-B neighborhood. This will be the beginning of the end of what is known as Tenleytown.

Try to imagine a Sunrise growing and then operating a block from where your kids play, where you walk your dogs, where you try to park as close to your home as possible. I asked a Sunrise executive who lives in the suburbs, Bethesda, directly across from a park, whether it'd be okay to build a Sunrise there: he refused to answer.

Most of my neighbors overwhelmingly oppose this project, and many have and will address other reasons for your saying “no.” For me, let the above suffice for now. Please: do not be complicit in ruining my community. Please, and particularly in light of the sham that this application is, deny all of Sunrise’s requests for zoning exceptions and variances.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nina Kraut', with a long horizontal stroke extending to the right.

Nina Kraut