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October 4, 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

Dear Chairperson Hill and Members of the Board

Re: BZA Case No. 19823

Wisconsin Avenue Baptist Church – Sunrise Senior Living 3920 Alton Place NW

This letter is to express my **strong opposition** to the above project. I have lived at 3805 Yuma St NW for 41 years; my home is one block away from the back of the proposed development. I adore my neighborhood, which offers the best of urban living – walkability and access to public transport combined with the quiet, greenery and fresh air of the residential streets. The Sunrise-WABC project threatens the stability of my neighborhood.

My own experience with Sunrise Senior Living has been positive, as some 12 years ago they provided competent assisted living to my late husband at their Connecticut Avenue location. So this is not a knee-jerk opposition to Sunrise. It is to state that the proposed project is simply **wrong for that location** for many reasons:

Sunrise is a for profit organization using the church to obtain zoning variances and other benefits reserved specifically for churches. WABC will only occupy some 10% of the proposed gigantic building, yet Sunrise is asking for an exception to place a Continuing Care Community on a residential lot, at a **58% lot occupancy** when only 40% is allowed for a business such as Sunrise, with **4 stories** when not even churches are allowed more than 3 stories. They wish to eliminate a **required 8 foot** side yard setback, place a **13 foot PLUS** retaining wall when only 4 feet are allowed in a residential zone and more.

Equally troubling is the **lack of a parking plan** for a 250 seat church and 121 residents plus 77 staff who will share 66 spaces. Sunrise expects **20 trucks per week**, including a 7-ton shuttle multiple times per day and several 28-ton food and linen delivery trucks driving in and out of a residential block of single family homes. This will surely disrupt the entire Tenley Circle neighborhood for many blocks around.

Thank you very much for your attention to this matter.

Sincerely,



Vita Hollander

Board of Zoning Adjustment
District of Columbia
CASE NO. 19823
EXHIBIT NO. 54