

*John F. Canon
3905 Windom PL NW
Washington DC 20016*

15 October, 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 Mr. Chairman and Members of the BZA:

I have lived at 3905 Windom Place since I bought my house in August of 1995. During that time, there have been many changes to the neighborhood. But the residential character of the residential zone has remained constant.

When I moved into the neighborhood, I trusted the City to enforce the the zoning regulations. These regulations are a commitment that the City makes to its residents. They are a promise to protect the character of the neighborhood from intrusions of higher density development and developments that are inconsistent with the nature of the zone.

The proposed development of the Sunrise Retirement Community is an inappropriate use for the zone. It brings high density residential use, with many staff, truck deliveries, shuttle busses, trash pickups, and other nuisances to this quiet, single family, residential neighborhood. Not only is the use inappropriate for the location, but it is also inappropriate for the size and shape of the lot. There is no reasonable justification for granting this application.

There are many conditions in the zoning code that one must meet in order to justify a variance for a property modification. In my opinion, this proposed development meets none of the standards for granting a variance. The developers are simply trying to cram an inappropriate development into a lot that is too small and in an incompatible zone.

I and many of my neighbors do not want this facility in the neighborhood. The land does not support the use. Others have ably articulated why. The presence would negatively affect the right to quiet enjoyment of our property that we currently have. No benefit would accrue to the neighbors.

To approve this development is a violation of the trust that residents granted to the City and it is an uncompensated taking. It would be a taking from residents and giving to the benefit to a public corporation. It should not be approved.

Sincerely,



John Canon
Neighbor