

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: Wisconsin Avenue Baptist – Sunrise Senior Living

Dear Chairperson Hill and Members of the Board

I write to you in strong opposition to the zoning exceptions being sought by Wisconsin Avenue Baptist Church.

We chose to move to Alton Place because it is a place where our kids (8 and 11) and us can have clean air, open space, and quiet, safe streets. We love the community atmosphere, the way people walk the streets and chat with each other. This projects threatens these things.

The sheer amount of noise, pollution, and truck and car traffic it would cause would forever change the character of the neighborhood for the worse.

The applicant is seeking major, inappropriate exception

- A commercial building on a residential lot.
- For 58% lot occupancy (when only 40% is allowed for a business such as Sunrise).
- For 4 stories when no one is allowed more than 3 stories, not even a church. Plus, they plan a penthouse that doesn't count as a story.
- For elimination of a required 8-foot side yard setback, which will result in their building sitting on the property line that they share with the National Park Service.
- For a 13 foot PLUS retaining wall, when only 4 feet is allowed for a retaining wall in a residential zone. The CCRC will bring 20 trucks a week to the site, including large 28 ton trucks and 30 foot box trucks. Plus there would be a 7-ton shuttle multiple times a day.
- For a 13 foot PLUS retaining wall, when only 4 feet is allowed for a retaining wall in a residential zone.
- And no parking plan has been offered to show how the 250-seat church and the 121 residents plus 70 staff will share the 66 spaces being proposed.

Sunrise insists they must have 121 people in 68 units and no less.

Sunrise says they will bring 20 trucks to the site every week, including a 7-ton shuttle multiple times a day and several 28-ton food and linen delivery trucks.

Wisconsin Avenue Baptist Church has 18 congregants. It is not expanding. WABC does not need more space for religious activities. WABC will occupy only approximately 10% of the building.

Please do the right thing and do not allow this development to happen.

Yours,

A handwritten signature in black ink that reads "Alice Clapman". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Alice Clapman
3814 Alton Pl. NW
Washington, DC
202-230-4043