

October 16, 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

I live on the same block from the project site and less than 50 feet from the site.

I have lived here since 1984 and love my neighborhood. This neighborhood is zoned R-1-B single family detached and is in a neighborhood conservation area.

The project is too big for the lot. Even Sunrise says they need 1.5 acres and the lot is half that size. They propose to locate both a church and a Continuing Care Retirement Community on the same lot. Sunrise insists they must have 121 people in 86 units and no less.

They seek not only for an exception to allow a Continuing Care Retirement Community to locate on a residential lot but also variances:

- 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 special exception 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.
- 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.

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.

Sincerely,
Judy Chesser
3901 Alton Place NW
Washington, DC 20016

Board of Zoning Adjustment
District of Columbia
CASE NO. 19823
EXHIBIT NO. 60