

3804 Alton Place, NW
Washington, DC 20016
October 20, 2018

Board of Zoning Adjustment
441 4th Street, NW
Suite 200 S
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 writing in opposition to the Sunrise project at 3920 Alton Place, NW (BZA Case 19823).

I live on Alton Place in Tenleytown, about one block from the Wisconsin Avenue Baptist Church (WABC). The proposed project by Sunrise will destroy the fabric of my historic neighborhood by eliminating the existing church and introducing a massive building that will loom over adjacent homes. The building will be an eyesore, and out of character in our 100 year old subdivision, named Armsleigh Park.

The R1B zoning on the site was created to encourage and preserve the character of this small family neighborhood, and it allowed for a church. It is unjust for Sunrise to take advantage of church zoning in order to erect this enormous facility, completely unallowed by the current zoning

In addition, WABC's closest neighbors fear damage to their homes caused by pile driving and the construction of underground parking. All these neighbors live in small homes on tree-lined residential streets (Alton Place, 39th Street and Yuma Street).

The introduction of heavy trucks and frequent ambulances to this neighborhood will further destroy our peaceful community. The construction and subsequent use of the building will cause widespread effects and create an unwanted precedent.

This Tenleytown neighborhood houses middle class families, but Sunrise caters to wealthy individuals and families who can afford high rents at a senior facility. Most of us in this neighborhood could not afford to live at this Sunrise facility. It seems gentrification is coming to Ward 3.

Board of Zoning Adjustment
District of Columbia
CASE NO.19823
EXHIBIT NO.63

Please do not grant any zoning exceptions or variances to the Sunrise project at 3920 Alton Place, NW. I believe that this church, if it must be demolished, should be replaced by another church or by single family housing, such as is allowed by the R1B zoning

Preserving zoning is the best way to preserve a neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Mary Alice Levine". The signature is written in black ink on a light-colored, slightly textured background.

Mary Alice Levine
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