

RECEIVED  
D.C. OFFICE OF ZONING

2018 OCT 19 10:12:30

To: District of Columbia Board of Zoning Adjustment

**RE: BZA Case No. 19823**

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

Dear Chairman and Members of the Board,


I have been a resident of this neighborhood for 24 years living in the 3700 block of Yuma Street NW and love the neighborhood and am concerned about the proposed development 2 blocks from my house for the following reasons:

**The project is too big for the lot.**

- Sunrise is asking for an exception to allow a Continuing Care Retirement Community to reside 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 does not 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. Yuma Street has a **truck limit of 1.25 ton.**

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 and remember **Yuma street has a 1.25 ton truck limit.**

Sincerely,



Francis O'Dunne  
3712 Yuma street NW  
Washington DC 20016

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19823  
EXHIBIT NO.65