WISCONSIN AVENUE BAPTIST CHURCH

SUNRISE SENIOR LIVING

3920 ALTON PLACE, NW (SQUARE 1779, LOT 14)
BZA SUBMISSION 24TH OCTOBER 2018

COVER SHEET

ALTON PLACE, NW (FRONT YARD) 16.6' 51.8' 20' 11.9' Ø 63.9' RAMP MEASURING POINT = 387.20' PLATFORM 39TH STREET, NW (SIDE YARD) LIFT PROP. PROP. BENCH (TYP.) WALL PROP. BUILDING 0' SIDE YARD PROP. 12' X WISCONSIN AVENUE BAPTIST CHURCH AND SUNRISE SENIOR LIVING 30' LOADING ZONE PROP.-36' SIDE YARD TENLEY CIRCLE, NW 12' PROP. BIKE RACK (TYP.) YUMA STREET, NW (REAR YARD) -CENTERLINE OF YUMA STREET (25' SETBACK DRAWN BASED ON DCOZ SUBTITLE B, SECTION 318.8) LEGEND PROPERTY LINE DRIVEWAY DIRECTIONAL FLOW DOORWAY ENTRANCE

ZONING DATA:

Address 3920 Alton Place NW

Religious

 Square
 1779, Lot 14

 ZR16 District
 R-1-B

	REQUIRED/ALLOWED	PROVIDED	RELIEF REQ'D
USE			1124.5
Religious	Permitted	250 Seat Church	
CCRC	Special Exception	86 Units	Special Exception
SITE AREA			
Site Area	5,000 sf	35,443 sf	
LOT OCCUPANCY			
Religious	21,265 sf (60%)	Combined Religious / CCRC	
Other	14,177 sf (40%)	20,397 sf (57%)	Variance
BUILDING HEIGHT			
Religious	60 ft	40 ft	
Other	40 ft	40 ft	
Number of Stories	3 Stories	4 Stories	Variance
PENTHOUSE			
Penthouse Height	12 ft; 1 story	12 ft; 1 story	
Penthouse Setback	1:1 setback	1:1 setback	
Penthouse Area	1/3 roof area = 6,066 sf	3,400 sf	
SETBACKS	100	75	
Rear Yard (Yuma St)	25 ft	45.4 ft	
Front Yard (Alton PI)	Within Range of Existing	Complies	
Side Yard (West)	8 ft	0 ft	Variance
Side Yard (Vvest)	8 ft	36 ft	Variance
oldo Tara (Edot)		30 K	
PERVIOUS AREA	500/ 61 -		
	50% of lot	50% of lot	
COURTS			
Open Court Width	2.5 in/ft height (6 ft min) = 10.4 ft	48 ft	
AUTOMOBILE PARKING			
	1 per 2 units after 4 units		
CCRC Multi-Unit	(86 units = 41 spaces)		
Institutional, Religious	1 per 10 seats in sanctuary (250 seats = 25 spaces)		
Total	66 spaces	66 spaces	
BIKE PARKING			
	1 LT per 3 units		
CCRC Multi-Unit	(86 units = 29 LT spaces)		
CONC. Mail Crit	1 ST per 20 units		
	(86 units = 4 ST spaces)		
	1 LT per 7500 sf		
Institutional Policious	(14,177 sf = 2 LT spaces)		
Institutional, Religious	1 ST per 2500 sf (8 min)		
	(14,177 sf = 8 ST spaces)		
Total	31 LT and 12 ST	32 LT and 12 ST	
	78 SEMESTED 104-568	ASAMONA RECT SELVED	
LOADING			
	One berth (12 ft x 30 ft) with	One berth (12 ft x 30 ft) with	
CCRC Multi-Unit	loading platform (100 sf and 8	loading platform (100 sf and 8 ft	
Residential	ft wide) and one service	wide) and one service delivery	
	delivery space (10 ft x 20 ft)	space (10 ft x 20 ft)	
RETAINING WALL			
Maximum Height	4 ft	13 ft	Special Exception

ZONING COMPLIANCE DATA



Wisconsin Avenue Baptist Church



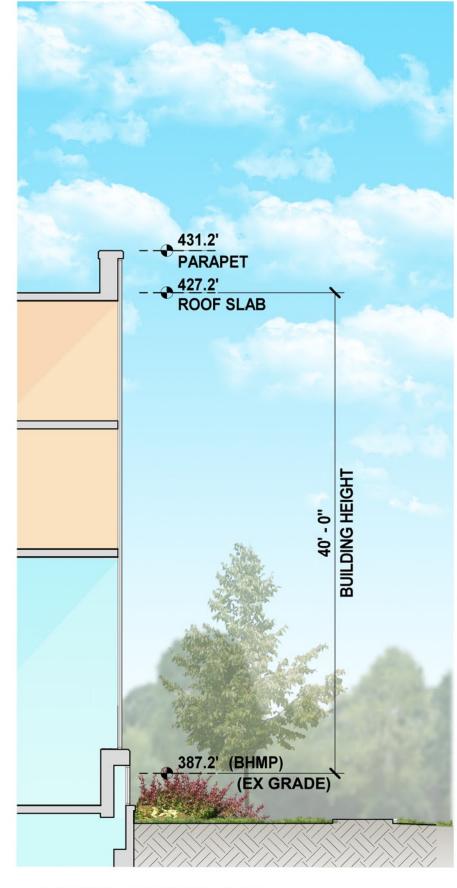


Special Exception

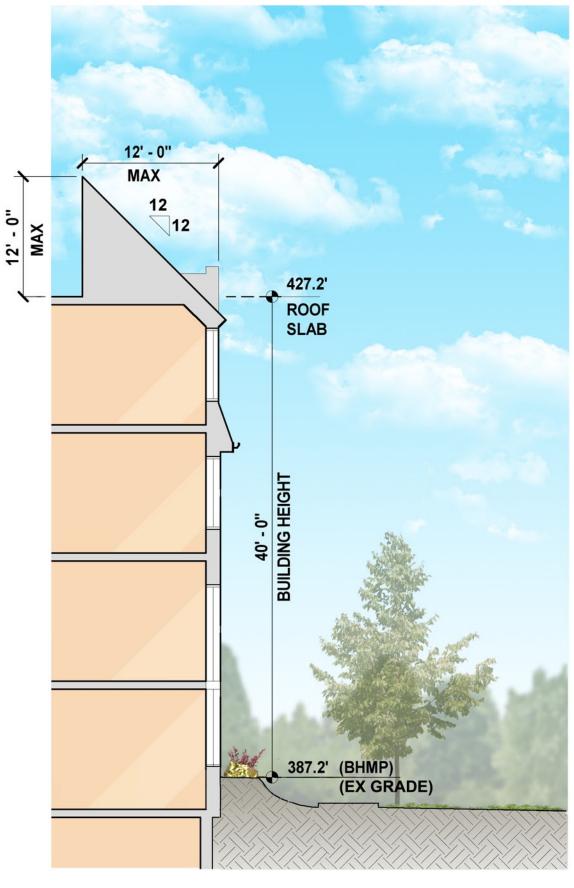


EXISTING SITE AERIAL

1.1



1 - SECTION THRU WISCONSIN AVE BAPTIST CHURCH



2 - SECTION THRU SUNRISE SENIOR LIVING



YUMA STREET, NW

ZONING COMPLIANCE

Wisconsin Avenue Baptist Church













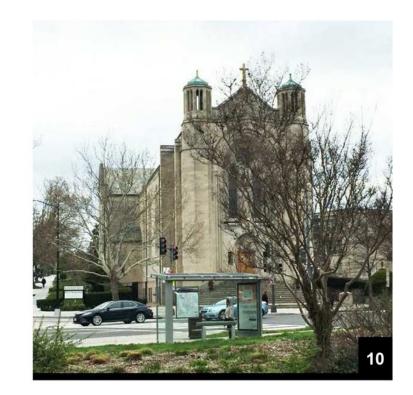






































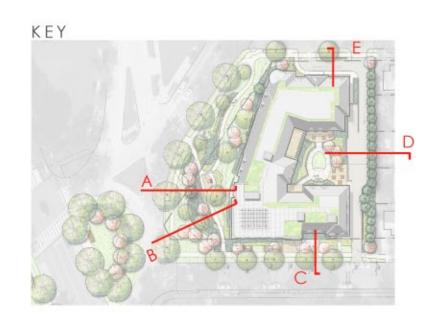


LANDSCAPE PLAN



2.0









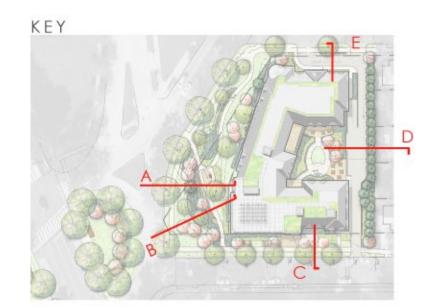
LANDSCAPE SECTIONS





SECTION D





LANDSCAPE SECTIONS





PERSPECTIVE A







PERSPECTIVE B

