

3 October 2018

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington DC 20001

RE: BZA Case No. 19823

Request Party Status re Wisconsin Avenue Baptist Church--Sunrise Senior Living, 3920 Alton Place, NW

Maam/sir:

I request party status in the above matter. My responses to the BZA Form 149 are below.

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?

I live within a block of the proposed development. The construction and subsequent occupancy and maintenance of the oversized commercial structure that is envisioned for Sunrise will irrevocably change the quality of life for my neighborhood. This is a great D.C. neighborhood of families and friends. The expected traffic, noise, and obtrusiveness associated with this for-profit enterprise will dramatically diminish the quality of life for all neighbors, particularly those of us in closest proximity to this large and out-of-place structure.

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

I own the property at 3820 Yuma Street NW and have lived here since 2010.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?

I live at the corner of Yuma and 39th Street, within 200 feet of the Baptist Church property.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?

The proposed corporate development (with a fraction of the floor space set aside for the church) will drastically change the character of a family-friendly Tenleytown neighborhood that is perhaps the best in DC.

First, the size of the proposed development is grossly out of proportion to the many single-family homes that occupy the same and adjacent blocks. The requests by Sunrise for multiple exceptions to zoning rules highlight that the dimensions of the planned entity are entirely inconsistent with the neighborhood.

The influx of staff and visitors without adequate parking on-site promise to burden the surrounding blocks with out-of-area cars parked in the neighborhood at all hours of the day every day. In parallel, we expect a dramatic increase in traffic and noise in the neighborhood around this for-profit development,

severely degrading the identity of the neighborhood which heretofore has been friendly to pedestrians as well as families with small children.

I am also immediately worried about possible impacts of the proposed construction on the structural integrity of the homes in neighborhood, including my own that was built circa 1930.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.

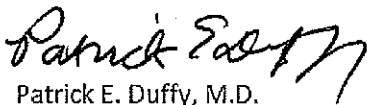
I am disconcerted that a for-profit entity would seek dramatic exemptions to existing zoning regulations in order to construct a commercial enterprise whose size and occupancy is completely out of proportion to the surrounding neighborhood. Allowing this enterprise to proceed portends that other profit-seeking enterprises will further over-develop this area with exemptions to existing BZA regulation, leading to the inevitable degradation and decimation of the neighborhoods that make this area of DC one of the great places in the world to live.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

I live on the block adjacent to the proposed commercial development by Sunrise, and I am hoping to live here for the rest of my life. Separate from the disruption and potential damage to my home during construction of the Sunrise high-rise, the traffic, noise, parking, and general disturbance that will forever ensue will alter the character of the neighborhood in an abiding and negative manner. Further, if ANC and BZA deem that this profit-seeking enterprise merits waiver of existing zoning laws, we can expect that other developers will pursue exemptions to construct equally inappropriate structures in Tenleytown. The wonderful quality of life in Tenleytown will be destroyed.

I designate Andrea Forster to represent me in this matter. She has the authority to bind me in this matter.

Sincerely,



Patrick E. Duffy, M.D.
3820 Yuma Street NW
Washington DC 20016