

MICHAEL DONOVAN AND GOHAR SEDIGHI  
3900 ALTON PLACE NW ♦ WASHINGTON, D.C. 20016

November 8, 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

RE: BZA Case No. 19823 (Wisconsin Avenue Baptist Church - Sunrise Senior living, 3920 Alton Place, NW)

Dear Chairperson Hill and Members of the Board,

We are writing to express our strong concern and opposition with respect to the Wisconsin Avenue Baptist – Sunrise Senior Living proposal (BZA 19823). We believe that the zoning rules were intended to preserve the residential character of our neighborhood. The development would bring a large-scale commercial operation to our neighborhood, which is incompatible with its residential character and zoning. This would be associated with an increase in traffic, noise, and distracting lighting, which will impact the neighborhood. We currently share a property line with the Wisconsin Avenue Baptist Church and would be disproportionately affected.

This minimal screen of one line of trees and shrubbery will not (even after the many years it will take for new trees to grow) significantly reduce the noise that will be generated from the 20+ oversized trucks that will each week use the private driveway that our property line abuts. This screen is approximately 8 feet and 3 inches wide, as shown in the ANC 3E presentation on September 17, 2018. When combined with the retaining wall, it means that the driveway will be approximately 11 feet nine inches from our property line. As our home is built twelve feet from the fence, it means that our toddler's playroom would be located approximately 24 feet from this driveway, which will receive delivery trucks, guests, and a seven-ton shuttle running numerous times a day - all on a lot zoned for single family homes. We are very concerned.

The effects of this proposal would drastically change the character of Alton Place NW, transforming a quiet street lined with single-family homes to an artery for a gigantic complex that could accommodate more than 400 people. Only a more extensive buffer and a much smaller development would produce a design that would not likely become objectionable to neighboring properties because of noise, traffic, or other objectionable conditions. We are very concerned that the proposed development will turn our home into the side lot of a large commercial enterprise on a residential street.

We respectfully ask that the applicable zoning rules be respected and that no variances or exceptions be granted. The project is simply too big for the lot, which is clear in the request to receive 58% lot occupancy when only 40% is allowed for a business such as Sunrise. We strongly oppose this project as proposed. Thank you for your time and consideration of our concerns.

Sincerely,



Michael G. Donovan and Gohar Sedighi  
3900 Alton Pl. NW | Washington, D.C. 20016

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19823  
EXHIBIT NO. 102