

November 9, 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:

I live just at the 200ft distance from the proposed development.

I am not against the concept of siting a senior facility at the location but rather the scale/intensity of the one proposed by Sunrise on that particular site.

1) As you are aware, the site is a transition zone from single-family homes to a more commercial area. Typically, such transition zones are fashioned by creating a series of increasingly higher structures going away from the single-family sites and toward the commercial area. A form-based zoning code has great examples of this and it is what Arlington (VA) did so nicely decades ago with the transitions from its single-family residential areas to its Metro station sites.

2) The Sunrise proposal is out of scale for such a transition zone and should not be allowed in its current form on that site. Both the mass (lot coverage) and height of the proposed structure are out of scale with what is appropriate at the site.

3) I am under the impression that Sunrise is stipulating that they cannot create a financially viable facility with a smaller number of beds. I find that argument irrelevant to the issues at hand.

4) I find Sunrise's proposal disingenuous; they are attempting to skirt the current law by riding the coattails of the zoning permitted to a church. As a citizen, that leaves a bad taste in my mouth.

5) Lastly, is there is any safeguard to prevent the church portion of the proposed development from being sold to Sunrise at a later date so that they can convert that space into part of their senior facility?

In summary, for the reasons stated above, I believe that a special exception should not be granted for the proposed Sunrise development.

I apologize for not attending the meeting to state my concerns.

Sincerely,

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Submitted on 11/9/2018 by:

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