

November 12, 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

LETTER IN OPPOSITION – Virginia Singer

Dear Chairperson Hill and Members of the Board:

I am writing to protest the Sunrise Development of the property at 3920 Alton Place. I have reviewed the many versions of their plans for this small R-1-B zoned property and it is clear that the building as currently planned, is simply too large for the property.

It will cover all the land, with a small courtyard in the center that only the residents can see or use. It puts a steep ramp immediately behind the homes on 39th street. It requires many large trucks entering Alton and leaving on Yuma, two very narrow streets. And it looms over the neighborhood, 4 stories tall, plus a penthouse on top -- all this on a lot that is zoned for 6 or 7 single family homes. The community could support a smaller, more environmentally responsible continuing care facility, but not this behemoth.

While I feel that this development is totally wrong for this property, I am quite in favor of the church, its programs and its place in the community. I am a retired school teacher and worked in the ESL (English as a second language) program, which Wisconsin Avenue Baptist Church sponsored through their City Gate Organization. The program ended abruptly several years ago but I would welcome a chance to participate if the program should resume.

Because I was often in the building, I know that there are many classrooms, as well as a very large sanctuary, a playground and a parking lot. The church owns the property and could sell or develop the open space should it need money for building improvements, without partnering with a group that would require limiting the churches work in the neighborhood—no child care services permitted by Sunrise and, so far, no hope for ESL classes or other services that the church once provided. I assume that because Sunrise would take all the land there would not be any outdoor space available for a childcare organization and I think that outdoor space may be a requirement to license such an activity.

I encourage you to retain the zoning requirements and deny the Sunrise request to build on this property. It would not only impinge upon the neighborhood, it would be on top of the Metro tunnel and butt up against National Park property.

Thank you for your attention.

Virginia Singer
3806 Albemarle Street, NW
Washington, DC 20016

Board of Zoning Adjustment
District of Columbia
CASE NO.19823
EXHIBIT NO.112