



DONOHUE & STEARNS, PLC

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December 10, 2018

Via IZIS

Board of Zoning Adjustment for the
District of Columbia
441 4th Street, N.W., Suite 200S
Washington, D.C. 20001

Re: BZA Application No. 19823 – 3920 Alton Place, N.W.
Applicant's Post-Hearing Submissions

Dear Members of the Board:

On behalf of Wisconsin Avenue Baptist Church (“WABC”) and Sunrise Senior Living, the applicants in the above-referenced case, we hereby submit the following materials requested by the Board of Zoning Adjustment (“Board” or “BZA”) at the conclusion of the hearing on November 14, 2018.

1. Additional Perspective Renderings of the Proposed Building. Attached are two perspective renderings of the proposed project from two pedestrian vantage points: (i) the corner of 39th and Yuma Streets, N.W., looking northwest toward the building with the existing house in the foreground; and (ii) the corner of 39th Street and Alton Place, N.W., looking southwest toward the building with the existing house in the foreground. (See Attachment A). The renderings are shown as compared to existing conditions. All new plantings in these images, including new street trees bordering the project site (Lot 14 in Square 1779), are shown at the five-year growth rate after planting. These renderings demonstrate how the project fits comfortably within the residential scale and quality of the neighborhood and blends seamlessly with the adjacent houses.

2. Detail of Tree Buffer. The attached landscape drawing prepared by LSG Landscape Architects provides the schedule of plantings and notes regarding specimen selection. (See Attachment B). As indicated on this drawing, the landscape buffer will consist of American arborvitae and American holly, which are supplemented with shrubs (Japanese holly, Blackhaw viburnum, and winter jasmine) and ground cover (Pennsylvania sedge and lirioppe). The large evergreens will be approximately 10-12 feet in height when planted and will grow approximately 12 inches a year for the first five years. A perspective rendering (Attachment C) showing the through driveway looking south illustrates the new landscape buffer and ample side yard setback from the houses to the east from Alton Place, N.W. A comparison of the existing and proposed conditions shows a significant increase in the distance between the 39th Street neighbors' properties and the new facility, from approximately 19.8 feet to 36 feet. This increase in the setback allows for the lush landscape buffer and greater air circulation. This dense landscaping will provide an immediate green buffer to neighboring properties that will fill in more as it grows.

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3. Matter-of-Right Option. As requested by the Board, attached is a plan showing a matter-of-right (“MOR”) option that does not require any zoning relief. (See Attachment D). This MOR option depicts a church with 60 percent lot occupancy and occupied space up to a height of 60 feet and three stories, plus a steeple/architectural embellishment. Pursuant to 11-D DCMR § 207.2, spires, domes, minarets and other similar architectural embellishments are exempt from the height limitations.

4. Shadow Studies. Included with this submission are shadow studies for the existing church, the proposed facility, and a matter-of-right church at 60 percent lot occupancy and a height of 60 feet, plus architectural embellishments. (See Attachment E). As shown by these studies, there will be no material effect on adjacent houses 75 percent of the time. Shadows will increase over current conditions at 4:00 p.m. only during the spring and fall equinox, and the winter solstice, when total darkness occurs approximately 50 minutes later. Significantly, a matter-of-right church would cast the same or greater shadows than the proposed facility at these same times of year. Consequently, the proposed facility does not create any undue adverse impact when compared to a matter-of-right church.

5. AutoTURN Diagrams. The attached AutoTURN diagrams (Attachment F), prepared by the applicants’ traffic consultant, Gorove/Slade Associates, demonstrates that the 22-foot shuttle bus used for residents of the Sunrise Senior Living facility can make turns into and out of the semi-circular drive. AutoTURN diagrams also show the ability of passenger vehicles to properly maneuver into and out of the property.

Respectfully submitted,

DONOHUE & STEARNS, PLC

By: 
Mary Carolyn Brown

Attachment

cc: Maxine Brown-Roberts, OP (via email)

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing letter and attachments were served
December 10, 2018, via email, on the following:

Tenleytown Neighbors Association
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