

October 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, Ste 200S
Washington DC 20001

Re: BZA Case No 19823 - Wisconsin Avenue Baptist Church – Sunrise Senior Living,
3920 Alton Place NW Wash DC 20016

The proposed development of this retirement community at the end of my street (a block away) is certainly not what I bought into 29 years ago. It will destroy the haven of a quiet neighborhood inhabited by friendly neighbors (many with very small children) all of whom know one another thanks to our annual Block Party (for the last 24 years) as well as the Progressive Dinner held during the holidays for almost as long a time period.

The project is too big for the lot: 1) They are not only seeking an exception to allow a Continuing Care Retirement Community to locate on a residential lot but also:

- 2) 58% occupancy when only 40% is allowed for a business such as Sunrise
- 3) for 4 stories when no one is allowed more than 3, not even the church. Plus, they plan a penthouse that doesn't count as a story.
- 4) for elimination of a required 8ft. side yard setback, which will result in their building sitting on the property line that they share with the National Park Service
- 5) for a 13 foot plus retaining wall, when only 4 feet is allowed for a retaining wall in a residential zone.
- 6) and no parking plan has as yet to be disclosed to show how the 250-seat church and the 121 residents plus 70 staff will share the 66 spaces in the proposal.
- 7) Sunrise insists they must have 121 residents in 68 units and no less.
- 8) Sunrise says they will bring 20 trucks to the site every week, including a 7-ton shuttle multiple times a day and several 28-ton food and linen delivery trucks.

At present Wisconsin Avenue Baptist Church, which is not located on Wisconsin Avenue, has 18 congregants. It is not expanding. WABC does not need more space for religious activities. Thus they will occupy approximately 13% of the proposed building. Currently, the church rents out

about half their parking lot to a private management business so most of the cars in the lot are not an indication of people engaged in church activities.

I urge you to vote against this travesty which would destroy a precious section in this the second oldest neighborhood in Washington.

Sincerely,

JG Six

Juliet G. Six
3807 Alton Place NW, Washington DC 20016