

Daniel S. Wilson  
3901 Alton Place NW  
Washington, DC 20016

October 16, 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

Dear Chairperson Hill and Members of the Board

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

I live across the street from the project site in a single family detached house. This is a quiet residential neighborhood where people tend their gardens and there are tree-lined streets. The streets are narrow.

The project is far too big for this neighborhood and the 3920 Alton lot. They want both a church and a Sunrise Senior Living commercial operation on one lot.

They have to get an exception to allow a Continuing Care Retirement Community to locate here at all. But in addition, they want 58% lot occupancy (when only 40% is allowed for a business such as Sunrise). They argue a church is allowed 60% by right but Sunrise is not a church and churches do not move in 121 people, 75 staff and 24/7 operations including 28-ton trucks and 30-foot box trucks. Plus, a 7-ton shuttle multiple times a day. In essence, this block of Alton Place would be monopolized by Sunrise's operation. It would be very difficult, perhaps impossible, for families to continue to live on the lots immediately surrounding the Sunrise operation.

In order to allow their desired volume of use, they are asking for variances to build 4 stories when no one is allowed more than 3 stories, not even a church. Plus, they plan a penthouse that doesn't count as a story. They are asking for elimination of a required 8-foot side yard setback, which will result in their building sitting on the property line that they share with the National Park Service but also allows more people to live in the building.

Plus, they ask for a special exception for a 13 foot PLUS retaining wall, when only 4 feet is allowed for a retaining wall in a residential zone. The CCRC will bring 20 trucks a week to the site, including large trucks next to single family homes.

No parking plan has been offered to show how the 250-seat church and the 121 residents plus 70 staff will share the 66 spaces being proposed. They say they will tell people who cannot find parking in their garage to go find metered parking several blocks away. Right – that will happen. They currently rent about half their parking lot to an unrelated private business.

Wisconsin Avenue Baptist Church (WABC) has 18 congregants. It is not expanding. WABC does not need more space for religious activities. WABC will occupy only approximately 13% of the building. WABC is in search of a congregation.

Please deny this project's request for all these exceptions and variances to residential zoning.

Sincerely,  
*Dan Wilson*

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19823  
EXHIBIT NO.61