

October 20, 2018

The Honorable Frederick L. Hill, Chairperson  
Members of the Board  
Board of Zoning Adjustment  
441 4th Street SW, Suite 2008  
Washington DC 20001

Re: BZA Case No. 19823  
Wisconsin Avenue Baptist Church – Sunrise Senior Living  
3920 Alton Place NW

Dear Chairman Hill and Members of the Board:

As a 41-year resident of Tenleytown, I urge you to reject Sunrise's application for multiple zoning exceptions and variances in this case. Approval of Sunrise's application will result in the construction of a large senior residential facility in the same block as, and immediately adjacent to, a group of relatively small single-family homes.

Approval of Sunrise's application will also enable a multi-billion-dollar multi-national enterprise to evade the zoning restrictions that would normally apply to its project by wrapping itself in the mantle of a small 18-member church. Both as a citizen and as a churchgoer, I am offended by Sunrise's attempt to pass its project off as one to which the zoning regulations regarding churches should apply.

The building Sunrise proposes will be for all practical purposes a for-profit residential facility and not a church: that reality is illustrated by the fact that the residential portion of the building will house 121 residents and occupy 90 percent of the building, while the church, which currently has 18 members, will occupy 10 percent of the building.

I urge you to preserve the single-family nature of the neighborhood, and the underlying integrity of the zoning regulations, by rejecting Sunrise's disingenuous attempt to construct a starkly out-of-scale facility that will irreparably disrupt a long-established neighborhood of relatively small single-family homes.

Very truly yours,

*Walter C. Schumann*

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