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Mr. Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Washington, DC 20001

Dear Mr Jordan,

My house is 4511 MacArthur, which is within the 200 foot radius of 4529. I received notice of the application by Mr. Hashim Hassan to tear down 4529 and replace it with a four-unit apartment building, case number 18553

I strongly oppose this application.

Changing the use of that lot from single family to four family will have a detrimental effect on our neighborhood. It will have a very negative impact on the two adjoining single family homes. It will replicate the situation my house is in next to a three story townhouse.

I say this as a graphic designer with a strong sense of what is both beautiful and practical. Mr Hassan's plan is neither. I bought 4511 for its period charm and space for attractive landscaping. I design it and take care of it personally. Both front and back yards always look really good

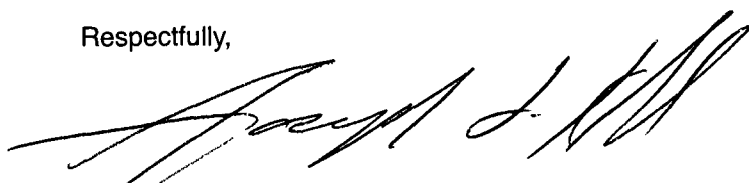
Unfortunately, immediately next to me is a row of six townhouses, built before I bought, to replace a Citi Service gas station. Getting rid of the station was a blessing – I wouldn't have bought if it was still there. But the townhouses are owned by absentee landlords, and the management company keeps them in shabby condition. The short front yards are heavily shaded by large trees that should never have been planted there. The liriopse doesn't grow because the maintenance company doesn't water it and the tenants don't either. This kind of poor maintenance is repeated at about half the apartments in our area. One more is too much.

My house is one in a row of five all built between 1898 and 1930. We're long time neighbors, our houses are all remodeled, our yards look good. Next to us is this shabby set of townhouses. Not good.

There are other reasons to oppose this new construction: more traffic, poor modernist design, a building that's way too tall. Bottom line for me is we don't need another apartment building.

I urge the BZA to deny this application on May 21st.

Respectfully,



Joseph L. Kolb

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18553
EXHIBIT NO. 26