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4519 MacArthur Blvd NW  
Washington, DC 20007

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May 12, 2013

Board of Zoning Adjustment  
441 4th Street NW, Suite 200/210 S  
Washington DC, 20001

Attn: Richard S. Nero, Jr.

Re: BZA Application #18553  
4529 MacArthur Blvd NW

Members of the Board of Zoning Adjustment,

I am the resident and home owner of 4519 MacArthur Blvd, a single family detached house located 2 doors from the 4529 MacArthur Blvd. property

I write to state my strong opposition to the plans presented by Hashim Hassan to tear down the existing single family residence and construct an apartment building.

This end of the block now consists of 3 single family detached houses: mine, 4525, and 4529 on the corner at Q Street. To the east of my house are 6 townhouses and then another 5 single family detached houses.

All of the 8 single family detached houses were built at approximately the same time around 1930 and were representative of the architecture of that period. This basic architecture still remains in all 9. The house at 4529 had had a positive renovation some 15 years ago and maintained the atmosphere of the rest of the block.

The adjoining Q Street has all single family detached houses up to Foxhall Road.

This configuration and architecture is consistent with the vast majority of houses found all along MacArthur Blvd and is without question a very important part of what makes MacArthur Blvd so attractive to so many.

It is true that there are now several older apartment buildings in proximity but a graceful balance of houses and apartment buildings is still maintained. In part, because all of these apartment building were built many years ago. So the charm of our location is still maintained.

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18553

EXHIBIT NO. 30

If Hashim Hassan is granted his desire to tear down his house and build an apartment building:

1. Our line of houses will be broken as will the existing desirable balance. And having an apartment building towering over the adjacent properties can do nothing but reduce the value and desirability of these houses.
2. I will suffer a direct negative impact as the 3 houses on our end will be cut down to only 2 and then flanked by an apartment building. These 3 houses together are needed to maintain the graceful line. Cutting us down to 2 will leave 4519 and 4525 sitting like lame ducks - lost in the middle of an apartment building and the 6 townhouses. Thus rendering my house and 4525 less desirable. Less desirable leads to a drop in our property values.
3. These existing 3 homes are each substantially set back thus affording fairly good size front lawns. And front lawns are certainly an enhancement to these houses and well as to the overall neighborhood.
4. The alley behind these 9 houses and townhouses is flanked by a park and thanks to DC government, has had further improvements over the past years. Thus rendering our alley quite attractive. Hashim Hassan's plans include tearing down the existing garage and replacing it with a concrete parking lot for 4 cars. A parking lot with 4 cars is not exactly what one would call appealing. Currently, a car can park in the garage or in the driveway - a driveway which is hardly even noticed due how it is situated.
5. Although Hashim Hassan would be providing the 4 parking spaces for his tenants, a tenant may have more than one car and if not that certainly have guests who need to park. This would mean parking on the street. Parking on the street ? Where? MacArthur space is very limited thus leaving Q street. Where as on Q Street it is already very difficult to find a space to park. Q street is used by the homeowner's there, their guests as well those visiting the park and the Hardy Recreation Center.

Most of those who will be affected are very permanent residents here and take great pride in maintaining there homes and take great pride in this area of MacArthur. I purchased my home in 2011 but had previously rented it for 10 years. I knew this is where I belonged and I love it here...and as it is currently situated.

As an owner, I am now actually able to do all the improvements I had dreamed of before. Having a design background, I feel I have the ability to make my house quite attractive. So far, for example, the front lawn had been quite shabby to say the least and now it is being totally re-landscaped with a new lawn and numerous trees and scrubs.

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I do all of this now not only for me, but also to help improve the overall appearance of our block. And how one's house is seen is not only by that house itself but also by the those houses in immediate proximity. It is called curb appeal.

There are plans to improve 4525, the house next to me, so then we would have our nice little row of 3 houses. But with an apartment building at the end ..there goes the nice line of other 3 houses cutting it down to 2 stuck between the 6 townhouses and that apartment building.

Not very attractive and certainly not very desirable for some future purchaser.

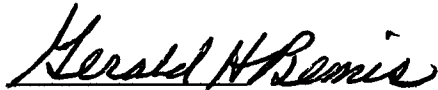
The result - the property values of 4519 & 4525 goes DOWN!

As you know, there has been a petition signed by over 100 neighbors opposing this proposed project. 100 home owners is practically the entire neighborhood !!!!

If so many people are opposed, how can it be right to allow the construction of an apartment building for the sole pleasure and profit of 1 person ?

The answer is quite clear - It cannot be right !

Thus I appeal to you to not approve Application #18553 and to deny Hashim Hassan from tearing down the exiting house and building an apartment building.



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