

BOARD OF ZONING ADJUSTMENT
441 Fourth Street, NW, Suite 211-S
Washington, DC 20001

Case No. 18738 – 4527 MacArthur Boulevard, NW

Testimony of Gerald H. Bemis
Owner of 4519 MacArthur Blvd NW
Property Adjacent to 4527 MacArthur Blvd NW

June 3, 2014

Chairman Jordan and members of the Board,
It is my understanding that the Board of Zoning Adjustment can grant special exceptions if it will not tend to affect adversely the use of the neighboring property.

I present below how the construction of the proposed building would, indeed, affect my property adversely.

List of Adverse Affects:

The building is just too large !

a.

Mine is a small bungalow-style house with only 1527 Sq Ft.

The proposed building is at least 8' taller than my house.

And my house does not have a full 2nd floor. My 2nd floor is comprised of a high slanted roof with a dormer in the front and back.

The proposed building has not only a full 2nd story but it also has an attic above that making it's height appear even greater.

The new structure will tower over my house !

b.

It is over 28' longer than my house, my house being only 45' long whereas the proposed building would be 73'10" long.

As a result of its immense size it will overpower, and dwarf my house.

c.

In addition, based on Plan A02, it appears that the building will extend approximately 10 ½' beyond the front of my house making my house appear even smaller.

This combined with the townhouses on the other side of my house which also extend well beyond the front of my house, my house will become isolated, boxed in between the 2 neighboring buildings.

I have put a great deal of work and money into my house to make it more attractive in the front. I have turned a dull, innocuous looking house into an attractive one that gets noticed and this is evidenced by all the complements I have received ! And this has also substantially increased my property value.

But with the proposed building, my house will become hardly noticed. It's curb appeal will diminish and my house will become less appealing resulting in a depreciation of its property value ! In addition, not many people would be interested in buying a house next to an apartment building and this will lower my resale value further !!!

Other adverse affects it will have include:

1. It will reduce the amount of natural light coming to my property.
During the day, it's mere size will block the mount of natural light on the adjacent side of my property.
2. The amount of noise coming from a 5 unit apartment building will be much greater than that coming from a single family home.
My bedroom and my office on that side !

eg: -noise from 2 air conditioners on the ground on my side running day
 and night; developer seems think that the proposed wall between our
 properties will reduce the sound when in fact the wall may increase
 the amount of sound as the sound may reverberate between his building
 and my house.
 -noise will also be heard from the 3 air conditioners on his roof on my side.
 -potential noise from music
 -noise from 5 cars coming and going day & night
 (a vegetative wall will not help very much)
 -noise from construction will be much greater than the noise of construction
 of a single family home !!!!!

3. My air quality will be reduced
 -by the exhaust fumes of 5 cars !
 -during demolition and construction, a great deal of dirt will be in the air;
 this would be much less with the construction of a single-family home
4. It will have too many windows
 a.
 I will loose my privacy in my back yard.
 Currently my back yard is basically private - I will loose that privacy with all those
 windows overlooking my back yard.

b.

At night, will cast too much light onto my property;
currently my back yard is quite tranquil with subtle lighting;
with all those windows and light at night, that tranquility will be destroyed

5. There will be added lighting in the back likely including lighting for the parking area.
This will cast even more light onto my back yard.

I was very fortunate to have been able to purchase my property well below market value.

I would never had been able to afford it at market value.

Having rented it before for 10 years, I knew that the house needed a lot of work but that was OK with me because this what I like to do - improving old houses. I had always wanted a house like this and now at age 69, I finally have one.

But I also purchased my house with the expectation that the neighboring houses would remain single family and not turn into apartments. Had I known that an apartment building was to be built next door, I likely would not have purchased it.

I did not purchase this house as an investment - I purchased it to be my home.

But I also needed a house in which I could increase its property value. I am not a person of great financial means so having such a house is my security blanket.

But if the proposed building is approved, that security blanket will diminish.

I have attached photos of my house to show it size and also to show just some of the work we have done so far. Photos 1 & 2 show the front of the house, before and after. Photos 3 & 4 show the back of the house, before and after.

I thank you for the consideration of my serious concerns,



Gerald H Bemis

EXHIBITS



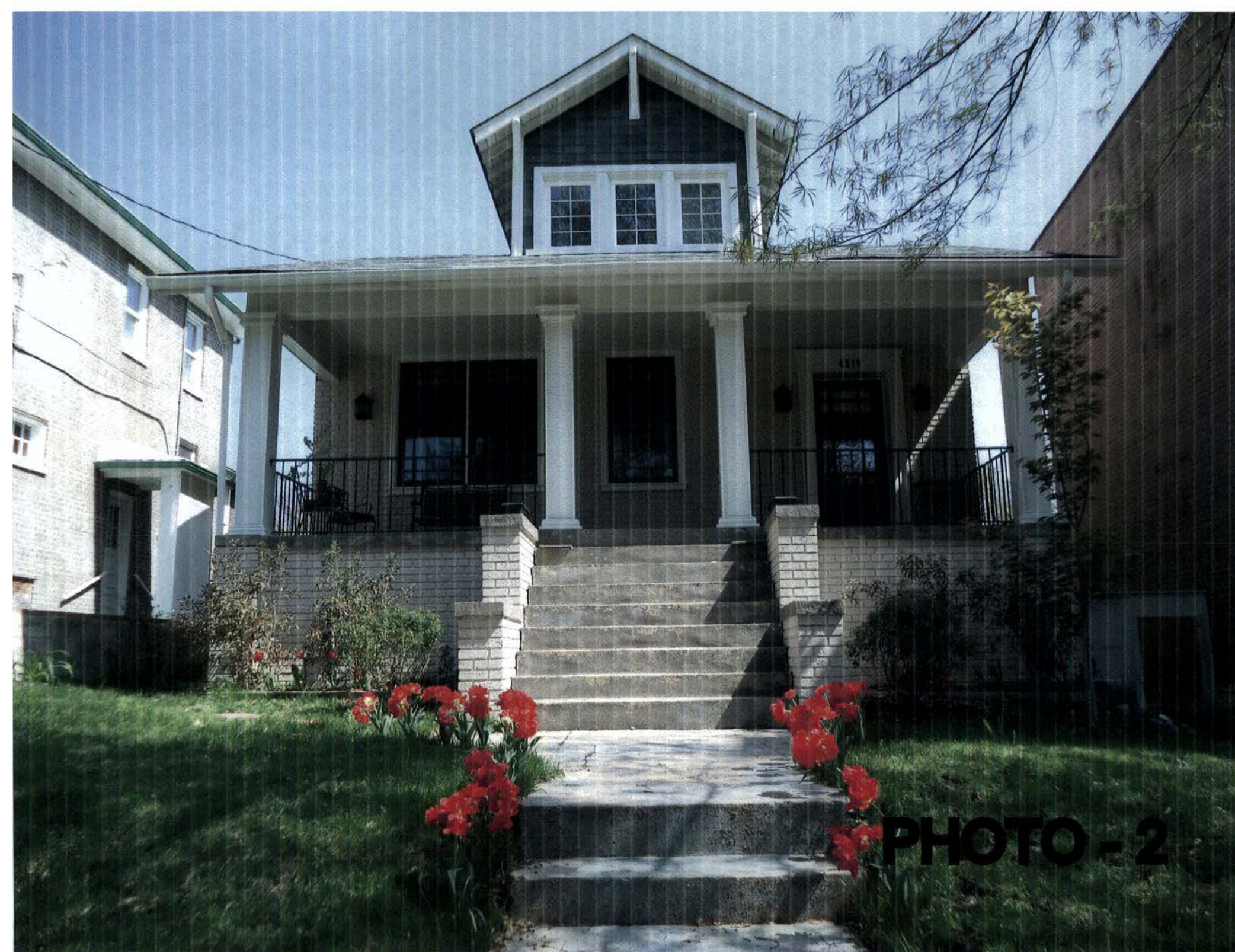




PHOTO-3



PHOTO - 4



HEARING NOTICE - PHOTO 1



HEARING NOTICE - PHOTO 2,

**Michel Chevalier
Stresemannstr. 262
22769
Hamburg
Germany**

April 18, 2014

To whom it may concern,

In October 2013 I put up my mother's house and property at 4527 Mac Arthur Blvd. for sale, with Thomas Corcoran of Long & Foster acting as agent. We received four serious bids for the property, and my mother and I considered both the prices offered and intentions of the prospective buyers.

Mr. Siamak Kashani offered the second-highest bid and stated to our agent that his intention was to live in the house, after remodeling it. The only structure he mentioned tearing down was the garage located at the north-east end of the property. Another team of bidders offered \$75,000 dollars more than Mr. Kashani, and communicated their intention of tearing down the buildings on the property in order to build an apartment complex.

We concluded the sale of the property at 4527 Mac Arthur Blvd. to Mr. Kashani based on his representation of his plans at that time, favoring him over the bidders who offered us a higher sum. My mother and I believe, based on decades of living at the location, that the modest size of the property makes it only adapted to single-family housing. The kind of development Mr. Kashani is now seeking approval for would create disharmony with the structures on the block and on neighboring Q street, and would also not be liveable for future tenants or condominium owners, in our view.

Michel Chevalier