MICHAEL & MELEVA LOVENDUSKY
4927 MacArthur Boulevard NW
Washington DC 20007
8 November 2002

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Geoffrey H. Griffis, Chairman
Board of Zoning Adjustment
Government of the District of Columbia
441 Fourth Street NW Suite 410
Washington DC 20001

RE: BZA # 16852; St. Patrick'sSchool; 4925 MacArthur; Property Devaluation

Dear Chairman Griffis and Members of the Board:

At the hearing October 8, the Board requested evidence that property values would be depressed upon location of a middle school at 4925 MacArthur Blvd. While difficult to calculate when realtors and economists agree the District is experiencing a valuation "bubble", the following establishes the devaluation of nearby and adjacent properties. The DC Office of Tax and Revenue noticed Lovendusky of a Year 2003 Real Property Assessment 49% higher than the 2002 Lovendusky residence assessed value. Lovendusky appealed on the primary basis that the location of a middle school would constrain appreciation of nearby properties. Specifically, Lovendusky wrote:

> We respectfully appeal your…increase in our residence's 2003 assessed value based on Equalization to two sets of properties plus one special fact, as follows.
>
> **Special Fact**: St. Patrick's Episcopal Day School in January 2003 (sic) purchased 4925 MacArthur Boulevard NW, immediately next to our house. Commencing this autumn, the School proposes to educate 60 students of the Seventh and Eighth Grades with 12 faculty and staff, permanently varying the residential designation of the property for commercial (sic) purposes. See DC Board of Zoning Adjustment Case No. 16852. The result will be 5,400 additional vehicular and 10,800 additional pedestrian visits per year to the house immediately across Ashby Street from ours. This commercial use will have an immediate and substantially deleterious impact on the value of our home.

Lovendusky Appeal to DC Office of Tax and Revenue re Square 1399 Lot 0818 (3/26/02),

On August 18, the Office of Tax and Revenue reduced the 2003 valuation for our residence, lessening the increase to 39%.

Sincerely,

BZA
Case No. 16852
Exhibit No. 339

Board of Zoning Adjustment
District of Columbia
CASE NO.16852
EXHIBIT NO.339

Certificate of Service

I hereby certify that on 8 November 2002, a copy of the foregoing was sent by electronic or regular mail to the following:

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