

**Cochran, Patricia (DCOZ)**

---

**From:** Don Malnati <donmalnati@mmgdevelopment.com>  
**Sent:** Monday, December 19, 2016 10:15 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** BZA #19374, Dupont Circle Citizens Association

Dear BZA,

I am writing in opposition to the appeal of the Dupont Circle Citizens Association, BZA case #19374.

DC zoning has interpreted cellars as non-FAR space for many years, and given the shortage of housing (particularly less expensive housing), it is folly to lower the density allowed. This is also a direct hit at the property value of the building, which will be detrimental to any and all property owners in DC. Also, what is to be gained by making this change? Only “more exclusiveness” for the housing areas to which it is applied—this is in direct opposition to the Comprehensive Plan. Please consider these points!

Sincerely,  
Donald Malnati  
4725 Wisconsin Ave. NW, Suite 275, Washington, DC 20016  
202 415 2577  
donmalnati@mmgdevelopment.com