February 19, 2002

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District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Washington, DC 20001

Re: BZA Application No. 16815 – Mixed-Use Development at 2412R 17th Street, N.W. – Support of Application

Dear Sir or Madam:

I hereby wish to explain to the D.C. Board of Zoning Adjustment my support for this project. This support is based on the need to increase the number and types of residential units in the Adams Morgan neighborhood and the ability of this project to provide an expanded and appropriate home for the Patricia M. Sitar Center.

I believe that the proposed project is an excellent adaptive re-use of the Colortone Printing Press Building. Some members of the community think that this project is too large for the site, I do not agree with them. I believe that in order to provide marketable residential units, some construction is necessary on top of the existing building. I also disagree with concerns that have been raised about traffic. I don't see how a fourteen unit residential building and the Sitar Center (where most of the students and staff walk to the Center) can create huge amounts of traffic. I don't believe that the project will create any adverse traffic or parking impacts in the neighborhood.

Finally, I believe that the developer has shown good faith in working with the neighborhood and trying to satisfy the concerns of various members of the community. I hope that the BZA will approve this project and consider the views that I have expressed in this letter.

Sincerely

Michael Malarkey

MICHAEL MALARKEY
2428 17TH ST NW

BZA
Case No. 16815
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16815
EXHIBIT NO.31