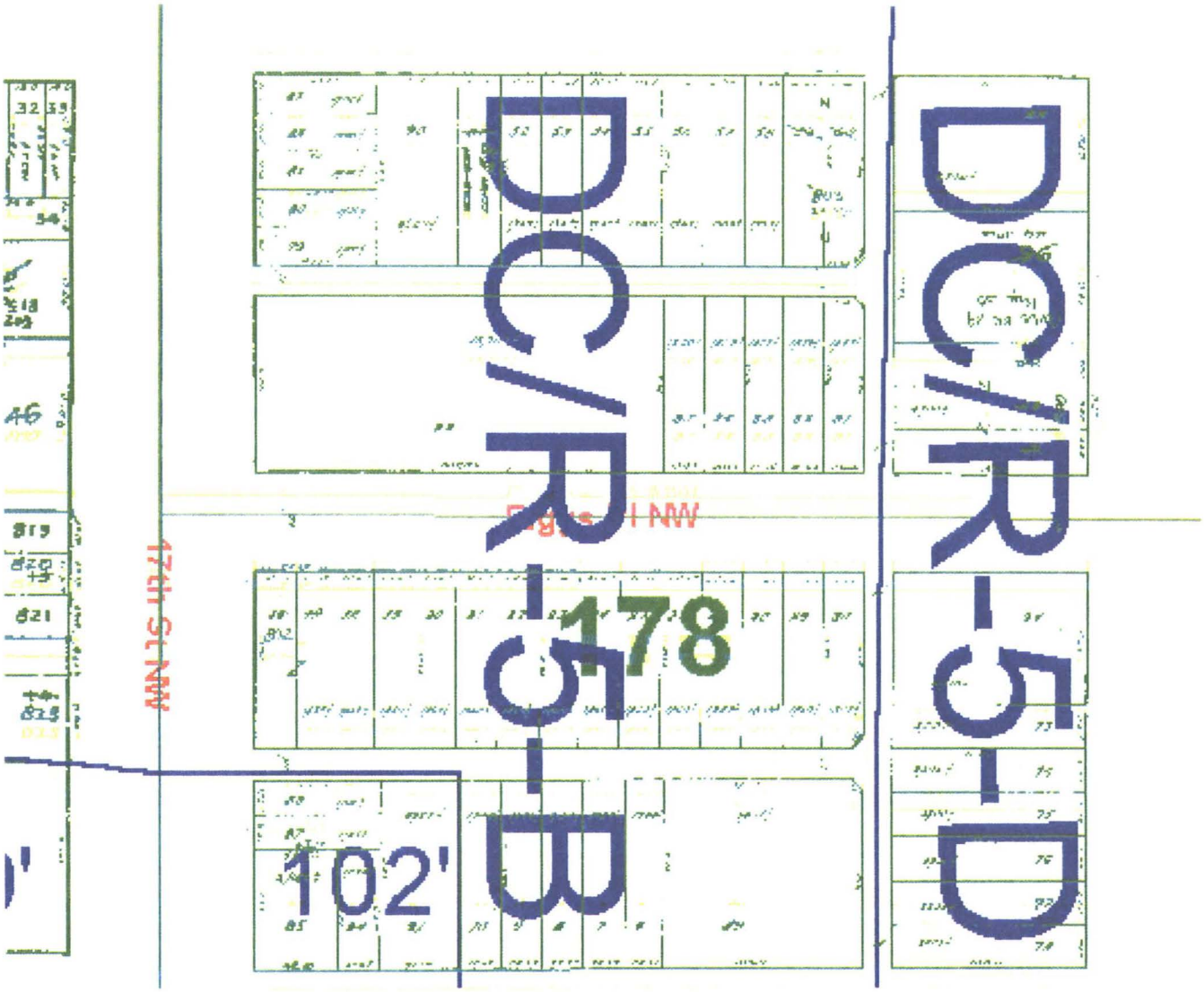


Application No. 16823 of Humberto Gonzalez

Hearing Dates: January 29, March 19, June 4 and 18, August 6, October 29 and November 12, 2002

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2 for a variance from the use provisions to allow the expansion of an existing bed and breakfast from 6 sleeping rooms to 11 or more sleeping rooms, with group or social events under section 350 at premises 1720 16th Street, N.W.

ZONING: DCOD/R-5-D District
(Dupont Circle Overlay District)

SQUARE & LOT: Square 178, Lot 800

BZA
Case No. 16823
Exhibit No. 99

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.99

OFFICE OF PLANNING:	OP recommends **CONDITIONAL APPROVAL** of the application. Exhibit Nos. 22 and 50.
d.	**The Department of Transportation is committed to attending the Nov. 12th Public Hearing to present testimony, as requested by the Board. The Department's report is located at Exhibits 83.**
HPRB:	**Letter from the Historic Preservation Office indicating their review and approval of plans that have been developed for the site.**
ANC 2B:	The ANC is **OPPOSED** to approval of the application. Exhibit No. 49

On June 4, 2002, the Board granted party status to:

- **Residential Action Coalition**
  Represented by Harriet B. Hubbard

- **Dupont Circle Citizens Association**
  Represented by James G. Hill

- **Residents of the 1600 Block of S Street**
  Anne Alvarez and Louis G. Santucci, 1612 S Street, NW
  P. Kenneth and Leslie Jadin, 1614 S Street, NW
  Barbara and Frazer Hilder, 1616 S Street, NW
  J. Adrian & Janessa R. Robinson, 1620 S Street, NW

- **Residents of the 1600 Block of Riggs Place**
  Margot Polivy, 1611 Riggs Place, NW
  Laurie Emrich, 1609 Riggs Place, NW
  Russell B. Stevenson, Jr., 1612 Riggs Place, NW
  Max and Vickie Bruff Salas, 1610 Riggs Place, NW

- **Advisory Neighborhood Commission 2B is automatically a party to the case. Vince Micone, Chairperson, is the ANC's representative.**

The Board determined that the order of cross-examination would be:

1. ANC 2B
2. Residential Action Coalition
3. Dupont Circle Citizens Association
4. S Street residents are to be represented by P. Kenneth and Leslie Jadin
5. Riggs Place residents are to be represented by Margot Polivy

At the start of the October 29th hearing, Harriet B. Hubbard requested that the application be dismissed, with prejudice, because there are still substantial problems with the indifference of the Applicant and the numerous attempts by the community to resolve the issues. The Board, by consensus, denied Mrs. Hubbard's request.

Except for the following, the Board concluded hearing the case:

The parties are to provide written comments by **NOVEMBER 4, 2002** to the Department of Transportation for a response to its supplemental traffic report. [The questions were filed with the Office of Zoning in a timely manner.] Additionally, the Department of Transportation is to be available to respond to questions when the hearing continues. The Board instructed the Office of Planning to coordinate this activity. The Board scheduled the hearing to be **CONTINUED on NOVEMBER 12, 2002, at 9:30 a.m.**

When the hearing continues, the Applicant's attorney, Cynthia Giordao is scheduled to present rebuttal and closing arguments. Ms. Giordano indicated that she needs 30 to 40 minutes for her presentation.

Board Members Participating: Geoffrey H. Griffis, Anne Mohnkern Renshaw, David A. Zaidain, Curtis L. Etherly, Jr. and Carol J. Mitten[2].

[2] **Carol J. Mitten was not present at the October 29, 2002 public hearing.**