Dupont Circle Citizens Association
P.O. Box 18162
Washington, DC 20036

D.C. OFFICE OF ZONING
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January 15, 2002

Ms. Jerrily Kress
Board of Zoning Adjustment
Government of the District of Columbia

Reference: The Application of the Tutorsky Mansion Docket No. 16823

Dear Ms. Kress,

On behalf of the Board of Directors of the Dupont Circle Citizens Association, I write to you about our opposition to the variance request by the owner of the Tutorsky Mansion, a Bed and Breakfast at 1720 16th Street. The variance requests an increase of sleeping rooms from six, allowed by the Municipal Regulations {203.8}in an historic district, to eleven sleeping rooms.

An increase of five sleeping rooms plus the owner's stated intentions to provide catering services for special events, receptions and private parties would further exacerbate the well known lack of adequate parking in the neighborhood. We feel the related business activities of managing a larger bed and breakfast establishment along with catering services will also include an increase in material and food deliveries and employee traffic. Riggs Place, the abutting side street to the building, and the back alleys will become intolerably congested making access to the residential homes very difficult.

We oppose the increase in the number of sleeping rooms in excess of those allowed under the Municipal Regulations for the following reasons. The scarcity of parking spaces and increased traffic will be further acerbated by more Bed and Breakfast guests, delivery trucks, employee traffic, the business of catering for special events, receptions and private parties and people attending the special events.

We ask for party status in this matter.

Thank you for your consideration.

Donna Hays /s/
Zoning Chair
Dupont Circle Citizens Association.
(202) 265-5606

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BZA
Case No. 16823
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.25