DUPONT CIRCLE CITIZENS ASSOCIATION

established 1922

PO Box 18162 **Washington, DC 20036**

February 25, 2002

Mr. Geoffrey H. Griffis
Board of Zoning Adjustment, Chair
441 4th Street, NW
Suite 210 -S
Government of the District of Columbia
Washington, DC 20001

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

Dear Mr. Griffis,

On behalf of the Board of Directors of the Dupont Circle Citizens Association, I am writing 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 aggravate 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 grow worse 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.

To address concerns connected with this expansion, a Voluntary Agreement that will convey with the property is currently being negotiated with the owner by ANC2B, the Zoning Committee of DCCA, and many neighbors of the Mansion, to cover issues such as liquor, parking, events, trash, deliveries, lighting, construction/expansion, and enforcement. If the

BZA
Case No. 16823
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.29

Agreement is negotiated to all the parties' satisfaction, we may be able to drop our opposition to the expansion. In the meantime, we are seeking "Party Status".

We ask for "Party Status" in this matter and provide the following information required by the Zoning Regulations.

1. Dupont Circle Citizens Association ("DCCA")
   P.O. Box 18162
   Washington, DC 20036

2. DCCA requests to appear and participate as a party.

3. DCCA will appear as an opponent of the application.

4. Counsel will not represent DCCA.

5. DCCA should be granted party status for the following reasons. DCCA is a civic organization of over 1,000 members, which has been active for 78 years working to preserve the residential qualities of the Dupont Circle neighborhood. DCCA meets monthly and publishes a monthly newsletter. The Tutorsky Mansion is located within DCCA's boundaries and area of interest. In recent years DCCA has analyzed and helped to resolve such community issues as The Phillips Expansion, the Mansion on O Street, ABC license requests, and JR's expansion. DCCA also represents the Dupont Circle community in other areas, such as, environmental concerns, public safety including the restoration of the Dupont Circle Resource Center, ABC issues, public space issues, education, and historic preservation.

Thank you for your consideration.

James G. Hill
Chair
Zoning and Public Space Committee
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