1612 S Street NW
Washington, DC 20009
March 3, 2002

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Mr. Geoffrey H. Griffis
Board of Zoning Adjustment, Chair
414 4th St. NW
Suite 210-S
Government of the District of Columbia
Washington, DC 20001

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

I, Anne Alvarez, of 1612 S Street NW, would like to request party status to appear at the scheduled hearing March 19, 2002 for the above stated application. I will appear as an opponent of the application unless matters are resolved in a binding agreement which is now in negotiation between the community and Mr. Gonzalez (and those negotiations will not be resolved prior to your application deadline). I will not be represented by counsel.

I should be granted party status for the following reasons:
(1) I own a house which is in such close proximity as would be affected by any variance.
(2) I reside at this house and have done so for almost thirty years.
(3) I am an immediate neighbor, share an alley with the property and both of us are within square 178. My property is 45 feet from the Tutorsky property.
(4) I see environmental impacts (parking problems for the additional guest and worker cars; service delivery problems for linens, food, and so on which could block streets or alleys, trash disposal problems for possible 25 people daily), and social impact with business activity adversely affecting our residential life with noise, congestion and so forth, as well as economic decline with property values dropping for adjacent homes.

Although the variance is not requesting permission to hold events at this site–at least it doesn't so state in our notice--we fear that such activities may be an adjunct of this proposal and could have an even more disastrous effect on our community with even worse parking, noise, delivery, and traffic problems that are endemic when a private home becomes a "party" or "event" home. We are well aware of the catastrophic results of two other nearby bed and breakfast homes where their b&b status led them to hold other activities. The small home-occupied business then becomes a big business—like a hotel or conference center-- which is incompatible with our peaceful and quiet residential neighborhood.

I am also concerned that Mr. Gonzalez or other future owners may apply for and obtain a liquor license. He states in his application that he would like to serve liquor; but in his submitted document for the neighbors to support his application, he fails to make any commitment on liquor at all, although the liquor license was the first item of business we discussed with him and which we submitted as a critical area in order for us to come to an agreement..

BZA
Case No. 16823
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.30

We have lived here for many many years, and we lived here before this area became trendy or even pricey. Yes, it's nice to have it appreciated by others, but we saw its charm long ago and do not want the very special quality that people find so attractive to be violated or sacrificed by those who now want to bring a more "downtown" aspect to the area. And yes,, I'd like to see the Tutorsky Mansion restored and appreciated as the Tutorskys did years ago, but not at the expense of the scale and quality of life which we all struggled to attain here.

I am hopeful that Mr. Gonzalez can operate his B&B in a fashion and scale that will enable us to continue with our neighborhood lifestyle. We need proper safeguards established and they also need to be enforced. And that is what I hope will be the result of the hearing.

Thank you for your consideration.

Sincerely yours,

Anne Alvarez

Anne Alvarez