CYNTHIA A. EASTMENT
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WASHINGTON DC 20036-1503

March 6, 2002

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

RE: **Application of the Tutorsky Mansion**
Docket No. 16823

Dear Mr. Griffis,

I strongly urge the Board of Zoning to **deny** the request for a variance of operating five additional rooms at a Bed and Breakfast located at 1720 16th Street NW (Tutorsky Mansion).

I live in North West Washington on the same block as a Bed and Breakfast located at 2020 O Street (called "The Mansion on O Street"). This B&B and its connected buildings has well over 6 rooms. Like the Tutorsky Mansion, it is located in a **residential zoned** and **historic zoned** neighborhood. I will share just a few of the incidents which have occurred due to this large B&B.

The commercial trucks which make deliveries to the B&B on O Street have hit and damaged my automobiles while parked on my personal property six times, they have knocked down and destroyed a wooden privacy fence, they regularly park on my private property denying me the use of my own parking space - as recently as yesterday. The people who drive to the B&B park their cars in areas where there isn't adequate parking for the residents of our neighborhood. At times the guests of the B&B have been boisterous and disruptive during the daytime as well as in the evening as well as into the early morning hours. The commercial delivery trucks and the cars of the guests double park, park illegally and block streets disrupting traffic.

I could go on for pages listing the problems that this large B&B with over six rooms has caused in our neighborhood. But instead I ask you to consider the fact that like the Mansion on O Street, the Tutorsky Mansion is similarly located and that a B&B with over six rooms is not appropriate for the historic and residentially zoned neighborhood in which it is located. I respectfully request that the Board of Zoning oppose the Application of the Tutorsky Mansion.

Thank you for you consideration,
Cynthia A. Eastment
Cynthia A. Eastment

BZA
Case No. 16823
Exhibit No. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.34