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1611 Riggs Place NW
Washington, DC 20009
March 4, 2002

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

Re: Application of the Tutorsky Mansion Docket No. 16823

I, Margot Polivy, of 1611 Riggs Place 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. I am a lawyer and 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 more than 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 approximately 45 feet from the Tutorsky property.
4) I see environmental impacts such as 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 a possible 25 people daily;a negative social impact with business activity adversely affecting our residential life with noise, congestion, and so forth; as well as an economic decline of the area with property values dropping for adjacent homes.

I am also concerned that this bed and breakfast site might turn into an event site; in fact, Mr. Gonzalez has said it is his intention to hold events.. We are well aware of the catastrophic results to the community from two other nearby B&B homes and feel that these events could further harm our tranquil neighborhood with even worse traffic, noise, trash, and other problems, making this commercial enterprise even more disastrous than this variance request would lead us to anticipate.

I have been involved in a number of meetings with Mr. Gonzalez and met with him at the Tutorsky Mansion and listened to his original proposal for working with the neighbors. I have also seen the agreement that his lawyer drew up, allegedly based on the earlier promises, and believe that the original promises have been abandoned. I have very little faith that the neighbors will be able to negotiate a fair agreement, with the differences being so disparate between what was originally promised and what Mr. Gonzalez's attorney proposed.

Thank you for your consideration.

Sincerely yours,

Margot Polivy

Margot Polivy

BZA
Case No. 16823
Exhibit No. 39

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.39