1609 Riggs Place NW
Washington, DC. 20009

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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 Number 16823

I, Laurie Emrich, owner of 1609 Riggs Place NW, would like to request party status, and to be represented at the scheduled hearing on June 4,2002 by my life partner, Gael Murphy, for the above stated application. I/Gael will appear as an opponent of the application. I will not be represented by counsel.

I believe I should be granted party status for the following reasons:

- I own the house immediately across the alley from the mansion, and as such would be strongly affected by any variance.
- I have owned it since 1979, and have lived there for many years.
- The entire length of my rowhouse is a mere fifteen feet from the Tutorsky property, and is the closest townhome to the Tutorsky mansion. My garden is directly across from his. Being so close I would be greatly affected by the following environmental impacts :
    a. increased competition for parking spaces due to the additional guests and associated workers. I have two open parking spaces behind my home which I am certain guests would try to park in, despite the private property signage on my fence.
    b. The alley would often be blocked by service vehicles for linen, food service, extra trash disposal and pickup, etc.
    c. Increased noise of clients, events, and all the associated employees and service providers

Although the variance request notice is not asking permission to hold events at this site, we have reason to believe that this is an integral part of the business plan for the B&B. Traffic, party noise, parking issues and delivery problems would be substantially exacerbated by frequent events.

Though we are close to downtown, our street, Riggs Place, is quite quiet, and very residential. I knew Mr. Toutorsky and his wife, and have always loved the mansion and its garden. I, as other neighbors, wish to see it kept up, and don't object at all to a small B&B operating there. However at this time with a request for "11 or more sleeping rooms" including reported exercise and media rooms, this is actually a small, boutique hotel. To add to that the prospect of holding events, leads all the closest neighbors to our concern. If, in addition, Mr. Gonzalez or other future owners may apply for and obtain a liquor license, these things would be very disruptive to the neighborhood, and really harmful to our lifestyle.

Thank you for the opportunity to express my views. I look forward to the opportunity to participate, with standing, in the upcoming hearing.

BZA
Case No. 16823
Exhibit No. 48

Laurie Emrich, owner
1609 Riggs Place, N.W.

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.48



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|---|---|---|---|
| **To:** | Ms. Kress | **From:** | Laurie Emrich |
| **Fax:** | 202 727 6072 | **Phone:** | |
| **Pages:** | 2 including cover form | **Date:** | May 21, 2002 |
| **Re:** | | | |

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My request for standing case # 16823

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