August 5, 2002

To: The Board of Zoning of Washington, DC

From: The President, Vice President, and Treasurer of the Winston Mews Condominium and all unit owners of such condominium located at 1730 16th St. NW in Washington, DC.

We understand that Mr. Gonzalez has had some negative feedback from some of the neighbors and we want to express that this is not the majority.

Winston Mews is the building located exactly next to The Toutorsky Mansion. We held a meeting and all our unit owners agreed that we are in support of Humberto Gonzalez's use of the building as a Bed and Breakfast with the following uses and conditions:

11 guest rooms
24 events per year, no more than 2 per month, up to 150 people sitting
No more than 4 employees on premises at one time
Allowed use of his courtyard for guests and events
No double parking on Riggs Pl. or the alley behind the property
No loud noises creating disturbance to the surrounding neighbors
Proper trash removal and cooperation to keep vermin away
Maintaining the grounds beautifully
Obtaining adequate valet parking for events

Mr. Gonzalez has been strongly restoring this building to what we see will become a valuable asset to not only the city, but our properties as well.

Sincerely,

Jeff Clehorn, President (202) 328-3244

Amin Shaheen, Treasurer (202)332-2733

Jeremy Perusky, Vice President 202 518 0721

BZA
Case No. 16823
Exhibit No. 78

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.78