GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

Memorandum

TO: Jerrily R. Kress, FAIA
Director
Zoning Office

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: SEP 26 2002

SUBJECT: BZA Application No. 16823 – Humberto Gonzalez

The applicant seeks approval of a use variance to convert an existing building known as Tourtorsky Mansion at 1720 16th Street N.W. If the application is granted, the applicant proposes to establish a Bed and Breakfast facility with a maximum of 11 guest rooms and four full-time equivalent employees. According to the applicant, the Mansion will host some social functions ranging from 25 to 110 guests.

The subject property is located in the Dupont Circle Historic District and the site fronts both on 16th Street and Riggs Place, which are respectively principal arterial and local streets in the vicinity of the project. We note that these streets are covered by the residential parking restriction from 7:00 AM to 8:30 PM Monday through Friday. The challenge for this type of enterprise is how to meet the transportation needs of its customers without impacting the neighboring residential area in terms of parking and service delivery.

The applicant has proposed a Transportation Management Plan to include a parking program to carry out its regular daily business as well as the special events occurring in the Mansion. The Transportation Plan reposes on an advanced information system advising potential customers of the available transportation supply serving the Metropolitan area (Metrorail and Metrobus, Taxis, Amtrak, as well as shuttle buses available from the different airports to destination in the District). As regard to the parking program, the applicant will institute a valet parking system in cooperation and

RECEIVED
D.C. OFFICE OF ZONING
2002 SEP 27 PM 3:56

BZA
Case No. 16823
Exhibit No. 83

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.83

coordination with The Atlantic Parking garage located at 1776 Massachusetts Avenue, a few blocks from the site.

This system is prevalent in many cities, including New York City and Boston and it works beautifully for customers as it relieve them from the hassle of finding a parking space in an unfamiliar area.

Another concern is related to service delivery to and from the site. The Mansion has a parking garage with a driveway off Riggs Place. To the extent that most service deliveries for this type of establishment can be handled by vans within the garage, DDOT does not foresee any negative impact due to delivery.

From a transportation perspective, DDOT endorses the proposed Transportation Management Plan and, therefore, has no objection to the project.

ATTACHMENT 1

KEY TO INTERIOR PHOTOS 1-10, OF THE TOUTORSKY MANSION

1. View from front hallway* (108) of main staircase* (104 & 105).

2. View from second floor hallway* (204) to stain glass window on main staircase landing* (105).

3. View from second floor hallway* (204) to main staircase leading to the third floor.

4. View of dining room* (107) fireplace and west window.

5. View of dining room* (107) into sitting room* (109).

6. View of dining room* (107) toward south bay window.

7. View of front parlor* (109) with fireplace.

8. View of sitting room* (109) fireplace and north stain glass window into front parlor* (110).

9. View of sitting room* (109) toward west window with view of the courtyard. Please note; in adding a staircase into the courtyard, all of the stain glass in this window will remain in tact. A doorway would be inserted, replacing the two center, clear glass panels.

10. View of the courtyard from west sitting room* (109) window.

* Indicates a room keyed to the architectural plans, followed by the room number on the plans in parentheses.