DUPONT CIRCLE CITIZENS ASSOCIATION

established 1922

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Geoffrey Griffis
Chair, Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, NW, Suite 210 – S
Washington, D C 20001

October 30, 2002

RE: BZA Case 16823, Application by Humberto Gonzalez for a variance from the use provisions to allow the expansion of an existing bed & breakfast from 6 sleeping rooms to 11 sleeping rooms at 1720 16th Street, NW (Square 178, lot 800).

Dear Mr. Griffis:

Because the hearing on the referenced case on October 29 was delayed by approximately 3 hours, I was unable to testify as an opponent in this case. In lieu of my testimony, I am writing this letter to you and will hand deliver it to your offices today. I would be glad to answer any questions you or the other BZA Commissioners might have on the letter's contents. I can be reached at 202.232.7259 or on email at gilhill1910@aol.com.

I reside at 1910 "S" Street, NW and have lived there for 10 years. I serve as the 2nd Vice President of the Dupont Circle Citizens Association (DCCA) and also as Chair of it's Zoning Committee. I have seen the tragic consequences of a poorly regulated bed & breakfast development at the "Mansion on O" and am vitally interested in preventing this sort of development from ever happening again in the Dupont Circle neighborhood.

The *Dupont Circle Citizens Association (DCCA)* is a civic organization of over 600 members which has been active for 80 years to preserve the residential character of the Dupont Circle neighborhood. The property in question is located within the DCCA's boundaries and area of interest.

I have read the "Proposed Conditions for Bed & Breakfast Variance at 1720 16th Street, NW" supplied to me by Cynthia Giordano, Mr. Gonzalez lawyer. Although I find them acceptable in most respects (e.g., historic preservation), conditions on 3 vital issues are not addressed:

1. Liquor License(s)
2. Expansion
3. Enforcement, Mediation, and Liaison with the Community

BZA
Case No. 16823
Exhibit No. 93

Board of Zoning Adjustment
District of Columbia
CASE NO.16823
EXHIBIT NO.93

For this reason, the Dupont Circle Citizens Association (which has been granted party status by the BZA) opposes this variance. The DCCA could support the variance if the BZA required a list of conditions stated in such a way to meet the concerns of the Dupont Circle neighborhood. DCCA is pleased with Mr. Gonzalez' efforts to preserve the exterior and interior of this property (the Tutorsky Mansion).

Yours truly,

James G. Hill
2nd Vice President and Chair of the Zoning Committee
Dupont Circle Citizens Association

Cc
Mike Fasano, DCCA President

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