1987 MAY -6 PM 12: 12
ZONING SECRETARIAT,
DISTRICT OF COLUMBIA

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ZONING COMMISSION

* * *

In the Matter of:	
A ZONING COMMISSION SPONSORED CASE TO AMEND SECTIONS 202 AND 203 OF THE DISTRICT OF COLUMBIA MUNICIPAL REGULATIONS, TITLE II ZONING.	Case Number: 86-29

Wednesday, April 27, 1987

District Building
Room 9
1350 Pennsylvania Avenue, N.W.
Washington, D. C. 20004

The above-entitled matter came on for hearing at 11:45 p.m.

BEFORE:

LINDSLEY WILLIAMS, CHAIRMAN
MAYBELLE T. BENNETT, COMMISSIONER
MR. WHITE, COMMISSION

ALSO PRESENT:

JOE BOTTNER, ACTING ADMINSTRATOR FOR D. C.
EDWARD CURRY, ACTING EXECUTIVE DIRECTOR
NATE GROSS, OFFICE OF PLANNING
ANNSCHUYLER, OFFICE OF PLANNING

BZA
Case No. 17079
EXHIBIT NO. 69

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 69

MILLER REPORTING CO., INC.
507 C Street, N.E.
Washington, D.C. 20002
(202) 546-6666

President of the Logan Circle Community Association has a few comments that he would like to share and Mr. Marshall Weems and Mr. Jonathan Duell, as individual bed and breakfast hosts, will conclude our presentation by giving us insight into what the typical bed and breakfast use is in the District of Columbia.

Ms. Reed, please state your name and home address for the record, and proceed with your testimony.

MS. REED: My name is Jacqueline Reed and I live at 1310 Q Street, N.W. As stated, I am the President of Bed and Breakfast Ltd. of Washington, D.C. and I am speaking on behalf of my organization as well as Sweet Dreams and Toast -- can you hear me?

I'm sorry. I'm speaking on behalf of my organization as well as Sweet Dreams and Toast and the Bed and Breakfast League. We are the middlemen for people who want to stay in private home bed and breakfasts in Washington, D.C. and the nearby Maryland and Virginia suburbs.

We inspect houses that people call us. They contact us. They would like to become a bed and breakfast host. We go out and inspect their homes, and if they meet

the standards of cleanliness, we bring them into our system.

Conversely, the people who would like to stay in a bed and breakfast contact us and we tell them about the various homes that we represent, and we actually make all of the arrangements for them. I'd like to state in the beginning that we are not what has been coined about, we are not commercial. We are private homes. Our people are owner occupied.

There is a fear that seems to be going around that bed and breakfast is spreading. In our experience, all three reservation services have experienced a loss of hosts. As a matter of fact, the picture that we gave you as bed and breakfast last year, I'm sure that it is much less for this year. My estimate would be about 80 to 85 houses operating currently.

We took a lot of work and effort on our part to correlate information on the parking. That seems to be a big issue. According to our chart, as you have it there, I believe, we found that 82 percent of the individuals that stayed in bed and breakfasts last year did not bring a car.

We found that the majority of the people who brought a car were placed by the various services in homes that either could provide parking for these cars or that had commercial lots close by. Only 18 percent -- of the 18 percent of the guests that came were placed in homes that did not have parking for them, and these would generally be weekend reservations where the parking restrictions are lessened or someone who is taking their car with them during the day.

As you are -- I'm sure you are aware that there is a two hour parking restriction on the city, and believe me, we don't want people calling us because they got ticketed. So we are very sensitive to the parking issue.

I'd like to say that I am very proud to be a part of Bed and Breakfast. Since I have worked in the bed and breakfast business and I've spoken to the other two reservation services, we've all been in business for quite awhile.

Our group was incorporated in 1981, as was the Bed and Breakfast League, and so is Sweet Dreams and Toast. In all of that time, not one host has had anything stolen. The clientele that come to a bed and breakfast are

additional, maybe a daybed or a sleep sofa and generally this would be taken up by a child who would be in the same room with their parents.

We also have a little bit on the food licensing. In Colorado it is considered a private home and there is not a licensing requirement. These are private homes ready for company. Food is not left out in the kitchens. No one would want to be in a home -- we would hear complaints about that.

The last thing is I would like to urge the Commission to consider our alternative regulations. I think that they are very workable for us and, again, I'd like to stress that I don't believe that there have been any complaints about our organizations or any of our homes.

CHAIRMAN WILLIAMS: Why don't we complete the testimony of the entire group and then ask questions at the end, if that would be okay.

MR. SHER: Mr. Chairman, members of the Commission, I would like to, in the interest of time, just touch on a number of points that some of which have been identified in writing in the submission and some of which I would like to deal with in response to issues that have been discussed

have to be accounted for. Well, it is my belief that there are really no adverse impacts that need to be identified in terms of zoning regulations that must be addressed from this type of use.

Again, we are talking about the small scale bed and breakfast, the facility where the host resides on the premises and where there are a certain number of excess rooms available that are being used that way, and I'll get a little bit further into what those characteristics are in a little bit.

There are less than 100 of them in the entire District of Columbia. They are confined to existing residences. There are actually no more intensive use of those premises than full occupancy of the facility by a larger family would generate.

You are talking about, as we have already said, people who could conceivably have a lot of visitors if it was a family occupancy or a smaller number of visitors. We have facilities that have occupants very few nights of the year. We have facilities that are occupied a greater number of nights in the year, but they are generally not intensive facilities.

They are not generating traffic. They are not generating noise. They are not generating odor. They really create no more trash than a single family residential use of that property would generate.

There are any number of letters that have been submitted to the record by people who live in close proximity to these, by various groups of non-profit organizations that refer people to stay in them who are going to be in the city for some extended period of time. There, in our judgment, is not a sufficient basis to go to the more restrictive kind of regulation that has been proposed in this case.

In our written statement, we've dealt with a number of Comprehensive Plan issues. I'm not going to spend the time to go through those. We've put them in writing for your review.

With respect to other general planning issues, we need to remember, again, that this is the District of Columbia. It is the national capitol. It is an urban area. It is not one where generalized national regulations based on a small rural type concept really apply here.

Bed and breakfast facilities as they are being