November 24, 2003

Richard B. Nettler, Esq.
Jeannine Rustad Zigner, Esq.
Robins, Kaplan, Miller & Ciresi, LLP
1801 K Street N.W, Suite 1200
Washington DC 20006

Re: BZA Application Number 17079
417 A Victorian Townhouse

Dear Sir or Madam:

We write to express our support for the 417 A Victorian Townhouse bed and breakfast and their request to expand their rooms to a total of four or six rooms.

We love having 417 in our neighborhood. It was most convenient when our son was born January 2003 and we had a continuous stream of visitors. Both sets of parents stayed at 417 and absolutely loved it. Some may complain that having a bed and breakfast may negatively affect parking. That is bunk. If our parents didn't stay there they would have stayed with us. Either way, there would be another car parked on A Street.

I strongly urge the council to do what is right and allow 417 to expand to its full capacity of four (or hopefully six!) rooms. They are a wonderful and most welcome addition to my neighborhood.

Sincerely,

Chip Kuhn + Jennifer Kuhn

Chip and Jennifer Kuhn
653 A Street, SE
202-544-4006

17079
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Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 70

CHAMPS

Capitol Hill Association of Merchants and Professionals

December 1, 2003

Richard B. Nettler, Esq.
Jeannine Rustad Zigner, Esq.
Robins, Kaplan, Miller & Ciresi, LLP
1801 K Street N.W, Suite 1200
Washington DC 20006

Reference: BZA Application Number 17079

The Capitol Hill Association of Merchants and Professionals (CHAMPS) strongly supports the bed and breakfast business FourSeventeen – A Victorian House in its effort to increase the number of rooms available for guests. Bed and breakfast operations such as FourSeventeen are an essential component to the Hill neighborhood's wonderful and eclectic fabric.

Bed and breakfasts, by their nature, exist in residential areas and add to the vitality of the local neighborhood. Unlike hotel guests, guests of bed and breakfast operations often arrive by public transportation and spend their time enjoying area cultural and tourist attractions overlooked by the more hurried traveler. In FourSeventeen's case, most past guests have stayed there when visiting family in the Hill neighborhood.

It is important that the Hill be a part of the District's overall effort to enhance the city's ability to be more welcoming to tourists and new residents alike. To impede FourSeventeen's effort to enhance its inviting venue of hospitality would be most unfortunate and would be counter to the goal of enhancing the quality of life for **all** of Capitol Hill – a goal shared in CHAMPS' mission statement.

Capitol Hill also is home to a large historic district. Guest homes taking in sojourners have existed in the Hill area for quite a long time, and historically guest homes and residents have had to 'live' together. We would hope that any conflicts that currently exist between FourSeventeen bed and breakfast and its immediate neighbors could be reasonably resolved and we hope that all conjecture of anticipated negative impact of increased business would be offset by reasonable judgment.

FourSeventeen needs to be able to expand the number of its guest rooms and expand its welcome to Hill family, friends and tourists and, in turn, their extra accommodations will expand the viability of their business, the local economy and the community – all at the same time. Capitol Hill is an historic, beautiful and inviting destination attracting a myriad of visitors and denizens alike. CHAMPS supports FourSeventeen in its attempt to foster that ideal.

Sincerely,

Rob Gabany

Rob Gabany
Executive Director

BZA
Case No. 17079
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Roy and Julie Harris
221 5th Street, SE
Washington, DC 20003

November 24, 2003

Richard B. Nettler, Esq.
Jeannine Rustad Zigner, Esq.
Robins, Kaplan, Miller and Ciresi, LLP
1801 K Street, NW
Suite 1200
Washington, DC 20006

RE: BZA Application number 17079

Dear Sir:
We are writing to express our support of the proposed increase in the number of sleeping rooms at the FourSeventeen Bed and Breakfast as reflected in application number 17079. FourSeventeen is a wonderful addition to our neighborhood. Mark and Keith have done a fantastic job renovating the property. The house has been beautifully restored both inside and out and is surrounded by lovely gardens. It is one of the nicest looking properties in the neighborhood and has been meticulously maintained since it opened as a B & B.

As a Bed and Breakfast, FourSeventeen offers local residents an opportunity to treat out of town guests to a truly unique stay in an area that is not well served by hotels. Our parents stayed at FourSeventeen over the holidays last year and they enjoyed it very much. We consider any inconvenience created by the expansion of the services provided by FourSeventeen to be trivial compared to the benefits of having such a wonderful resource nearby. We hope you approve the application so that we and other residents of Capitol Hill will be able to offer friends and relatives a stay at Fourseventeen as a special indulgence to make their visit to Washington a memorable one.

Sincerely,

Roy J. Harris

Julie M. Harris