COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20001

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SHARON AMBROSE
Councilmember-Ward 6

December 1, 2003

2003 DEC -4 PM 1:25

Board of Zoning Adjustment
441 Fourth Street, NW - Suite 210 South
Washington, D.C. 20001

Re: BZA Case #17079, Application of Mark Lee Phillips.

Dear Board Members:

Since last year, I have received many complaints from the majority of neighbors of the Bed and Breakfast at 417 A Street, SE, about the proposal first to build and then to expand this Bed and Breakfast, that is owned and operated by Mark Lee Phillips. The complaints ranged over a large number of topics, including concerns about the appropriateness and truthfulness of the applicant in obtaining the building and home occupation permits, the lack of parking spaces and Mr. Phillip's claim of receiving a waiver from DCRA for off-street parking with an inappropriate reliance on parking permits from MPD, and the noise and disturbance of neighbors due to the increase of late evening and early morning traffic – but what it all boils down to is a seriously adverse impact on the neighborhood to which the neighbors have strongly objected.

Now, Mr. Phillips would seek a special exception from the BZA to increase the number of sleeping rooms under his home occupation permit. The neighbors oppose this; the ANC in which the Bed and Breakfast sits opposes this; and I would like to add my voice in opposition to expanding this Bed and Breakfast in particular and this kind of use in an historic district. While B&B's can contribute to the character of a residential neighborhood, they also can cause disruption in the neighborhood, particularly when they expand beyond 2 rooms and do not provide adequate parking and safeguards for neighbors from noise and other disturbances, as here. This is a topic I believe the District needs to revisit in the zoning code as well.

I would like the record of this matter to reflect that I oppose the grant of a special exception in this case to increase the number of sleeping rooms under this home occupation permit and urge the BZA's rejection of this application. Thank you for your consideration of this matter.

Sincerely,

Sharon Ambrose

Councilmember Sharon Ambrose, Ward 6
Chair, Committee on Consumer and Regulatory Affairs

BZA
Case No. 17079
Exhibit No. 77

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 77