

**OUTLINE OF TESTIMONY OF WILLIAM BONSTRA,
FAIA, PRINCIPAL, BONSTRA HARESIGN ARCHITECTS**

1. Introduction
2. Description of existing building
3. Description of site and surrounding area
 - a. Zoning
 - b. Historic preservation
3. Description of three alternate development scenarios
4. Description of variance relief necessary for parking and loading under each scenario
5. Discussion of variance test
 - a. Exceptional situation/condition affecting the property
 - b. Strict application of the Zoning Regulations would impose a practical difficulty
 - c. No substantial detriment to the public good and no substantial impairment to the intent, purpose or integrity of the Zoning Regulations
6. Description of roof structure relief necessary
7. Discussion of special exception test
 - a. Full compliance would be unreasonable
 - b. No adverse effect on the intent and purpose of the regulations, or on the light and air of adjacent buildings
8. Conclusion

William J. Bonstra, FAIA, LEED AP

Managing Partner

Bonstra | Haresign ARCHITECTS

Bill Bonstra is the founder and managing partner of Bonstra | Haresign ARCHITECTS. After distinguishing himself at several notable Washington firms, he founded the firm in 2000 and has designed prominent and award-winning landmarks such as the American Chemical Society Headquarters, Solo Piazza, The Tapes Condominium, Villaggio Condominium, Q14 Condominium, and The Studio Theatre, among others. These projects contribute contemporary design to the traditional architecture of the nation's capital. Mr. Bonstra's work has been recognized by the American Institute of Architects and other leading industry groups for exemplary design and project implementation.

He and his work have been featured in *Residential Architect*, the *Washington Post*, *ArchitectureDC*, *The AIA Guide to the Architecture of Washington*, DC-Sixth Edition, and in the Second Edition of James Goode's *Best Addresses*. Internationally, his work has been published in well-known design magazines such as *BRAVACASA*, *Aspekti* and *Idealen Dom*. Mr. Bonstra is a recognized expert in the areas of adaptive reuse, historic preservation, contemporary design, and zoning and building code analysis. As a mentor to young architects, he frequently participates in lectures and juries at leading institutions such as The University of Maryland, The Catholic University of America, and Virginia Tech Alexandria Center.

Selected Project Experience

Q14 Condominiums

Washington, DC

28 unit multi-family residential, retail, underground Parking, 65,000 SF

SoLo Piazza

Washington, DC

77 unit hi-rise multi-family residential, 110,000 SF

The Tapes Condominium

Washington, DC

5 unit multi-family residential loft, 10,000 SF

1600 North Capitol Street, NW

Washington, DC

85 unit multi-family residential, retail (PUD Project)

Benning Station

Washington, DC

180,000 SF Office, retail, residential, underground Parking

801 Virginia Avenue, SE

Washington, DC

Retail, office, 20 unit multi-family residential, 28,000 SF

The Studio Theatre

Washington, DC

Theater Renovation and Expansion, 55,000 SF

The American Chemical Society Headquarters

Washington, DC

Commercial office building, 110,000 SF

701 Lamont Lofts

Washington, DC

38 unit multi-family residential loft, adaptive reuse

CITTA 60 Condominiums

Washington, DC

27 unit multi-family residential, adaptive reuse

Professional Registrations

DC MD VA, and NCARB LEED AP

Professional Affiliations

American Institute of Architects
DC Chapter
National Building Museum
U.S. Green Building Council
National Trust for Historic Preservation
Latrobe Society
DC Zoning Taskforce
Council of Advisors, UMD
School of Architecture - Real Estate
Development Curriculum
Lambda Alpha International
District of Columbia Building Industry
Association

Urban Land Institute

District of Columbia Preservation
League
Past Chair LCCA Historic Preservation
Review Committee
Past Director Greater Washington Boys
and Girls Club
Past President Maryland Architecture
Alumni Chapter

Education

University of Maryland
Bachelor of Architecture 1983
(With Honors)

Residential Project List



10th & V Street, NW

44 Unit Multi-Family Condominium, Washington, DC

The Palermo

Multi-Family Residential, Washington, DC

617 Jefferson Street, NW

Multi-family Residential, Washington, DC

624 8th Street, NE

6 Luxury Duplex Townhouse Units, Washington, DC

701 Lamont Lofts

38 Unit Multi-family Residential, Washington, DC

The Admiral, 801 Virginia Avenue, NW

20 Unit Residential / Mixed Use Project, Washington, DC

804 Taylor Street, NW

26 Unit Condominium Conversion, Washington, DC

The Majestic Apartments

38 Unit Multi-Family Residential Renovation, Washington, DC

CITTA 50 Condominiums

28 Unit Multi-Family Residential, Washington, DC

1534 16th Street, NW

Multi-Family Residential, Washington, DC

1547 7th Street, NW

7 Condominium Units in a Historic Arts & Crafts Building
Washington, DC

1600 North Capitol Street, NW

64 Unit Multi-Family Residential (PUD Project), Washington, DC

1636 Kenyon Street, NW

Multi-Family Residential, Washington, DC

1638 R Street, NW

Mixed Use, Residential Lofts / Retail / Office, Washington, DC

1813 13th Street, NW

Multi-Family Residential, Washington, DC

1822 New Hampshire Avenue, NW

Multi-Family Residential, Washington, DC

1840–1846 Vernon Street, NW

Restoration and Modification of Historic 26 Unit Condominium
Washington, DC

3619 Georgia Avenue, NW

16 Unit Condominium and Retail, Washington, DC

The Angelina Condominiums

Interior / Common Space / Facade Renovation, Washington, DC

The Biltmore

Restoration of Historic 1912 24-unit Apartment Building
Washington, DC





The Celsius

19 Unit Multi-Family Residential, Washington, DC

Drake Place

58 Multi-Family Dwelling Units in Townhouses, Washington, DC

The Eden

9 Unit Multi-Family Residential, Washington, DC

Erie Lofts

11 Unit Multi-Family Residential, Washington, DC

The Ivy

14 Unit Multi-Family Residential, Washington, DC

Parker Flats at Gage School

Three Building Historic Renovation, 92 Condominium Units
Washington, DC

Logan Park, 1616 11th Street, NW

11 Unit Multi-Family Residential, Washington, DC

The Lofts at 2424

6 Unit Mixed-Use Residential / Office / Restaurant
Washington, DC



The Meridian

14-Unit Multi-Family Residential, Washington, DC

Macedonia Apartments

35-Unit Affordable Multi-Family Residential, Arlington, VA

Ontario Court

Affordable 26-Unit Multi-Family Residential, Washington, DC

Q14 Condominiums

28-Unit Multi-Family Residential, Washington, DC



The Shelton

94 Unit Rental Apartments, Arlington, VA

SoLo Piazza

77 Unit High Rise Multi-Family Residential, Washington, DC

The Tapes Condominium

5 Unit Multi-Family Loft Residential, Washington, DC

Town Run Commons

32 Condominium Lofts, 10 Live-Work Units with Artist Studios
Shepherdstown, WVA

Villaggio Condominiums

14 Unit Multi-Family Residential, Washington, DC



Metro Plaza at Wheaton Square

125 Unit Condominium Complex, Washington, DC

The Viya

16 Unit Multi-Family Residential, Washington, DC

Woodley Wardman

44 Unit Multi-Family Residential, Washington, DC



Design Awards

		<i>"Q14 Condominiums has a decidedly modern mein, but it fits the scale and proportions of the commercial buildings on one adjacent street and the traditional row houses on another"</i>
		Builder's Choice Awards Jury on Q14 Condominiums
National Awards		
2008	Residential Architect Design Awards - Merit Award	
	Adaptive Reuse Category	
	701 Lamont Lofts, Washington, DC	
	Builder's Choice Awards	
	Infill Category	
	Q14 Condominiums, Washington, DC	
Regional Awards		
2008	AIA Potomac Valley Chapter Awards – Merit Award	
	The Tapies Condominium, Washington, DC	
	AIA Potomac Valley Chapter Awards – Merit Award	
	701 Lamont Lofts, Washington, DC	
2007	AIA DC / Washingtonian Residential Design Awards	
	The Tapies Condominium, Washington, DC	
	AIA Potomac Valley Chapter Awards – Honor Award	
	Multi-Family Residential Category	
	Q14 Condominiums, Washington, DC	
	AIA Potomac Valley Chapter Awards – Honor Award	
	Institutional Category	
	The Studio Theatre, Washington, DC	
	AIA DC Chapter Awards - Award of Merit	
	Villaggio Condominiums, Washington, DC	
2005	AIA DC Chapter Awards - Catalyst Award	
	The Studio Theatre, Washington, DC	
	Washington Business Journal - Best Real Estate Deals 2005	
	Catalyst Award	
	The Studio Theatre, Washington, DC	
	Maryland/DC NAIOP Awards of Excellence	
	The Studio Theatre, Washington, DC	
1996	WBC Craftsman Awards	
	The American Chemical Society Headquarters, Washington, DC	
1995	AIA DC Chapter Awards	
	The American Chemical Society Headquarters, Washington, DC	
1987	AIA DC Chapter Awards	
	816 Connecticut Avenue, NW, Washington, DC	

Significant Publications



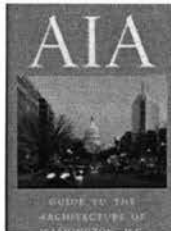
Real Estate Review
"The Design Process in an Urban Context"
 William J. Bonstra, AIA, LEED AP

Q14 Condominiums
 Washington, DC



DC Modern Luxury
"Living Large"
 Tiffany Jow

The Tapies Condominium
 Washington, DC



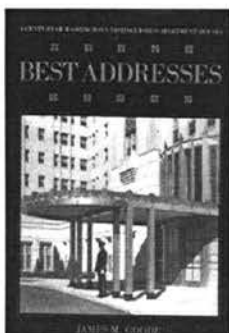
AIA Guide to the Architecture of Washington, DC
 G. Martin Moeller Jr.

The Studio Theatre, Washington, DC
 The Tapies Condominium
 Washington, DC



DC Metro Urban Diary
"Industry Insight: Bonstra | Haresign ARCHITECTS"
 David Loeb sack

Bonstra | Haresign ARCHITECTS
 Washington, DC



Best Addresses, A Century of Washington's Distinguished Apartment Homes
 2nd Edition
 James M. Goode

SoLo Piazza, Washington, DC



DC Metro Urban Diary
"Logan Circle Condo Begins Sale Today"
 David Loeb sack

CITTA 50 Condominiums
 Washington, DC



Builder Magazine
"Builder's Choice 2008"
 Nigel F. Maynard

Q14 Condominiums
 Washington, DC



URBANLAND
"LANDWRITES: Doing Adaptive Reuse"
 Mary Konsoulis

701 Lamont Lofts
 Washington, DC



Residential Architect
"Residential Architect: Design 08 Awards"
 Cheryl Weber

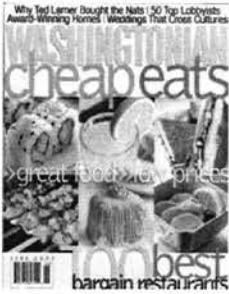
701 Lamont Lofts, Washington, DC



Home & Design
"House of Glass: A Thoroughly Modern Penthouse Reflects It's Historic Surroundings"
 Sally Kline

1212 M Street, NW
 Washington, DC

Significant Publications



Washingtonian Magazine
"Living Spaces"
Ellen Ryan

The Tapies Condominium
Washington, DC



The InTowner
"Gentrification Accompanies
Historic Preservation in Adams
Morgan; New Projects Featuring
Excellent Design Applauded But
Tenants' Rights at Risk"
Anthony L. Harvey

Q14 Condominiums
Washington, DC



Washington Spaces
"What's Around the Corner?"
Sherry Moeller

Q14 Condominiums
Washington, DC



DC Modern Luxury
"The Radar Realty
Lofty Ambitions"
Drew Armstrong

701 Lamont Lofts
Washington, DC



ARCHITECTURE DC
"Excellence Rewarded"
Denise Liebowitz

The Tapies Condominium
Washington, DC



ARCHITECTURE DC
"Architecture Ahead"
Tabitha Kinlon

701 Lamont Lofts
Washington, DC
10th & V Condominiums
Washington, DC



DC Modern Luxury
"The Radar Realty"
Drew Armstrong

SoLo Piazza
Washington, DC



ARCHITECTURE DC
"Award Winning Architecture"
Michael Tardiff

The Studio Theatre
Washington, DC
Villaggio Condominiums
Washington, DC



DC Modern Luxury
"The Radar Realty"
Drew Armstrong

The Ivy
Washington, DC



**BRAVACASA Magazine
Bulgarian Edition**
Aha-Mapur Nonoba

Villaggio Condominiums
Washington, DC



Express: The Washington Post
"A Worldly Viewpoint"
Kate Ghiloni

The Lofts at 2424, Washington, DC

Significant Publications



Aspekti /Aspects Magazine (Bulgaria)
 "Washington, DC - Condominiums with a European Touch"
 Kaurh Anaepob

Villaggio Condominiums
 Washington, DC



The Washington Post
 "Area Theaters Shape the Future with Homes Intended to Give Their Art an Added Dimension"
 Nelson Pressley

The Studio Theatre
 Washington, DC



Nash Dom/Our Home Magazine (Bulgaria)
 "Penthouse - Glass Box in the Sky"

1212 M Street, NW
 Washington, DC



The Washington Post
 "Cityscape, Bringing Out The House, For Studio Theatre's Expansion, A Promising Premier"
 Benjamin Forgey

The Studio Theatre
 Washington, DC



Idealen Dom/Ideal Home Magazine (Bulgaria)
 "Villaggio - European Flavor in Washington, DC "
 Kaurh Anaepob

Villaggio Condominiums
 Washington, DC



ARCHITECTURE DC
 Architecture Ahead
 "Glass Box in the Sky, Review: Bonstra Architects' Penthouse"
 Ronald O'Rourke

1212 M Street, NW
 Washington, DC



Washington Spaces
 "Divine Dining" - Feature Article
 Trish Donnally

SoLo Piazza
 Washington, DC



The Washington Post
 "Cityscape, Up-To-Date Tradition, William Bonstra Rounds Out the Past"
 Benjamin Forgey

SoLo Piazza
 Washington, DC



The Washington Post
 "From Showrooms to Showplaces"
 Debbi Wilgoren

The Lofts at 2424
 Washington, DC



The Washington Post
 "Big Squeeze Play on 16th Street, Just 21 Feet Wide, and 8-story High-Rise Project is Raising Eyebrows"
 Sandra Fleishman

The Tapes Condominium
 Washington, DC

Significant Publications



The Washington Post
"Cityscape, Frank Gehry, Clearing
a Path"
Benjamin Forgey

The Tapies Condominium
Washington, DC



The Washington Post Magazine
"Building Blocks, Architectural De-
tails that Make a House look like a
Home"
Susannah Gardiner

SoLo Piazza
Washington, DC



DC Magazine
"Renovation for Resale?"
Hannah McCann

The Tapies Condominium
Washington, DC