

RECEIVED  
D.C. OFFICE OF ZONING  
2/26/2013

**BEFORE THE BOARD  
OF ZONING ADJUSTMENT  
FOR THE DISTRICT OF COLUMBIA**

**APPLICATION OF  
JONATHAN M. GROSSMAN**

**BZA APPLICATION NO. 18487  
HEARING DATE: FEBRUARY 26, 2013**

**STATEMENT OF THE APPLICANTS**

**I.  
NATURE OF RELIEF SOUGHT**

This statement is submitted on behalf of Jonathan and Michelle Grossman (the "Applicants") in support of their application to the Board of Zoning Adjustment for the following variance relief from the requirements of the Zoning Regulations pursuant to 11 DCMR § 3103.2: (i) a variance from the floor area ratio limitation under subsection 402.4; (ii) a variance from the lot occupancy requirements under subsection 403.2; (iii) a variance from the minimum rear yard requirements under subsection 404.1; and (iv) a variance to increase the existing nonconforming aspects of the building under subsection 2001.3.

**II.  
JURISDICTION OF THE BOARD**

The Board of Zoning Adjustment (the "Board") has jurisdiction to grant the variance relief requested herein pursuant to Section 3103 of the District of Columbia Municipal Regulations ("Zoning Regulations"). 11 DCMR § 3103.

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18487  
EXHIBIT NO. 33

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18487  
EXHIBIT NO.33

### III. BACKGROUND

#### A. Description of the Site and Existing Building

The subject property is zoned R-5-B and is identified as Lot 0095 in Square 0153. The property fronts on the east side of 18<sup>th</sup> Street, NW, and is the third lot south of the corner of 18<sup>th</sup> and S Streets, NW. The property is rectangular in shape and measures 18 ft. wide by 52 ft. deep, with 936 sq. ft. of land area. Abutting Lot 0095 to the east (rear) is Lot 805, which contains a large multifamily apartment building, with an accessory parking lot in the rear. The parking lot abuts the rear yard of the Applicant's property. Lot 0095 is one of the few lots in the square that has no access to the public alley that bisects the square.

The subject property is improved with a three-story residential two-family dwelling that was built as a matter of right in the late 19<sup>th</sup> or early 20<sup>th</sup> century. The owners and their two daughters occupy the three stories above grade as a residence, while the cellar is a one-bedroom rental unit.

The first floor of the property has an unusual layout that includes (front to back): (1) a small bay window; (2) an 8x7 ft.<sup>1</sup> breakfast nook that can only seat four adults; (3) a 7.5x9 ft. galley kitchen; (4) a 13x11 ft. living room that can only comfortably accommodate seating for four people; (5) a powder room; and (6) a 9.5x6.5 ft. room leading to the rear door that is largely cut off from the rest of the house and has little practical use. See Exhibit A.

The second floor of the property consists of the master bedroom, a laundry room, two closets, an irregularly shaped 8x6.5 ft bathroom and hallway leading to a 9.5x7 ft outdoor deck. See Exhibit B. The third floor includes a bathroom and three bedrooms, one of which is so small (8x5.5 ft) that it can only be practically used as an office or a nursery. See Exhibit B.

---

<sup>1</sup> This and all other room measurements are approximate.

The cellar apartment includes a bedroom, a full bathroom, a kitchen, a living room and a dining area. See Exhibit C. The dining area, covering the southern half of the rear of the floor, extends nearly even with the rear wall of the northern half of the house. As a result, the "L" shape present on the first floor is largely filled in at the cellar level.

#### **B. Practical Problems With The Existing Building**

The existing building size and room layout creates a number of practical problems for the applicants.

- i. **No Dining Room.** The small size of the first floor combined with the existing layout does not provide for room for a dining area, other than the breakfast nook, which can only seat four adults.
- ii. **Wasted Space in Back Room.** The 7.5x9.5 room in the northeast corner of the house is practically unusable for anything other than an oversize hallway leading to the rear door.
- iii. **Very Small Living Room.** The small size of the first floor combined with the existing layout results in a living room that can only comfortably accommodate seating for four people.
- iv. **Poor Light on the First Floor.** Given that the property is built as an attached interior row house, access to light is difficult. The existing design exacerbates this problem because the back room is largely cut off from the rest of the house. As a result, fully half of the rear access to light does not transition into the rest of the house. In addition, access to light is limited by the adjacent and larger row house to the south, which extends eastward 13 feet beyond the rear wall on the subject property, along on the common side wall. See Exhibits D and E.
- v. **Very Small Master Bathroom.** The master bathroom is irregular shaped and only approximately 50 square feet, which makes it nearly impossible for two adults to use at the same time. In addition, it is not large enough to accommodate a bathtub, so only has a stall shower.
- vi. **Poor Outdoor Space.** The property has a rear patio at grade, but the multifamily apartment building to the east uses the space adjacent to the patio to store its garbage. See Exhibit F. The resulting rats, flies, and odors make the patio practically unusable. In addition, the property has a small deck on the second floor, but this is barely large enough to seat four people. See Exhibit G.

vii. **Problematic Landing on Second Floor.** The stairs connecting the first and second floors not only leads to the main second floor hallway, but also to a second hallway that leads to the deck. See Exhibit B (2<sup>nd</sup> floor plan) and Exhibit H (photos of landing). The landing space where the steps and the two hallways come together is insufficient, which requires someone walking between the deck and the second floor to step over the top step of the stairs. This creates a potentially dangerous situation in which someone could injure themselves. This is of particular concern to the Applicants because they have small children living in the home.

### **C. The Proposed Project**

The Applicants propose to extend the rear walls of both the first and second floors, which would allow for a substantial reconfiguration of the first floor, an expansion of the master bathroom on the second floor, and an extension of the second floor deck to the full width of the house. They also propose to add an open spiral staircase from the second floor deck to grade with an additional landing outside of the rear door of the first floor.

As to the first floor, the Applicants propose to move the rear wall back to a uniform location that is consistent with the adjoining residence to the south. See Exhibit A. This would entail moving the northern half of the rear wall back three feet and the southern half back 13 feet. The kitchen would be moved to the rear of the house, which would allow for a moderately sized dining room that could comfortably seat six adults and a moderately sized living room with seating for six. In addition, in order to maximize light on the first floor, applicants propose to vault the kitchen ceiling an additional four feet and to substantially expand the windows on the rear wall. The combination of these alterations will allow a greater amount of natural light into the first floor of the dwelling.

As to the second floor, the Applicants propose to move the rear wall back (east) a modest three feet in order to provide adequate space to expand the master bathroom and to expand the deck to the entire width of the house. See Exhibit B. The deck would be identically sized to the kitchen below it and would be raised four feet above the floor of the second floor to

accommodate the kitchen's vaulted ceiling. In addition, the proposal eliminates the hallway leading to the deck and instead provides access to the deck via an open spiral staircase that would lead to both the rear door of the first floor and the patio at grade. As a result, there would be no access to the deck from the second floor.

Because the first floor and the cellar share a rear wall, the applicant's proposal would also extend the cellar back three feet. The northern half of this space would be used as storage space accessed from the outside and the southern half would enlarge the existing dining area by approximately 25 square feet. See Exhibit C.

#### **D. Description of Required Zoning Relief**

When the Zoning Regulations were enacted in 1958, the subject property became nonconforming as to each of lot occupancy, floor area ratio and rear yard setback. As a result, in order to add even one square foot of living space to the dwelling, variances are required as to each of these elements, as well under subsection 2001.3 to increase the existing nonconforming aspects of the building.

- i. **Lot Occupancy.** The current lot occupancy of 79% exceeds the applicable 60% limitation under subsection 402.4. The Applicants proposal to move the rear wall back three feet would increase the lot occupancy to 86.5%. In addition, the open spiral staircase may occupy up to an additional 28 sq. ft., which would bring the lot occupancy to 89.5%.
- ii. **Floor Area Ratio.** The current FAR of 2.03 exceeds the applicable maximum FAR of 1.8 under subsection 403.2. The Applicants proposal to move the first and cellar floor rear wall back three feet, fill in the "L" on the first floor, move the rear wall back three feet on the second floor, and extend the deck along the entire width of the house, would increase the FAR to 2.4.
- iii. **Rear Yard Setback.** The current rear yard setback of ten feet is below the applicable minimum required setback of 15 feet under subsection 404.1. The Applicants proposal to move the rear wall back three feet would reduce the rear yard setback to seven feet. In addition, the open spiral staircase may, at its closest point, extend to as close as one foot from the rear property boundary.

iv. **Increasing the Existing Nonconforming Aspects of the Building.**  
Because the building is already nonconforming as to lot occupancy, FAR and rear yard setback, a variance is needed under subsection 2001.3 to undertake the proposed project.

#### IV.

#### **THE APPLICANT MEETS THE TEST FOR VARIANCE RELIEF**

##### **A. Standards for Granting Area Variances**

Under D.C. Code §6-641.07(g)(3) and 11 DCMR 3103.2, the Board is authorized to grant an area variance where it finds that three conditions exist:

- (1) the property is unusual because of its size, shape or topography or other extraordinary or exceptional situation or condition;
- (2) the owner would encounter practical difficulties if the zoning regulations were strictly applied; and
- (3) the variance would not cause substantial detriment to the public good and would not substantially impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

See French v. District of Columbia Board of Zoning Adjustment, 658 A.2d 1023, 1035 (D.C. 1995) (quoting Roumel v. District of Columbia Board of Zoning Adjustment, 417 A.2d 405, 408 (D.C. 1980)); see also, Capitol Hill Restoration Society, Inc. v. District of Columbia Board of Zoning Adjustment, 534 A.2d 939 (D.C. 1987); Clerics of St. Viator vs. District of Columbia Board of Zoning Adjustment, 320 A.2d 291 (DC 1974) (exceptional situation standard applies to buildings as well as to land). As discussed below, the variances requested meet all three prongs of this test.

##### **B. The Property is Affected by an Exceptional or Unusual Situation or Condition**

There are a number of exceptional or unusual conditions affecting this property. First, the lot is only 52 feet deep. The vast majority of lots on the square, and indeed in the neighborhood, are 90 feet deep. See Exhibit I (map of Square 153) and Exhibit J (map of

immediate neighborhood). If the subject lot were of this normal depth, the proposed building size would conform with each of the lot occupancy, FAR and rear setback requirements. In other words, even after the proposed expansion, the Applicant's house will be smaller than most other homes on the square.

Second, unlike the vast majority of other lots on the square that extent to an alley in the rear, the rear of the subject property abuts a parking lot affiliated with a multifamily building. As a result, the expansion of the rear of the Applicant's home does not impact other residents in the same way that similar expansions of most other houses on the square might.

Third, unlike most of the properties on the other similarly small lots on the square, the subject property does not already occupy 90-100% of the lot. See Exhibit I, lots 0140, 0060, 0811, 0121 and 0120. Even when compared to the two homes to which it is attached, the subject property is small. The property on lot 0094, to the immediate south, has all four floors built out to the spot to which Applicants seek to extend their cellar and first floor. In addition, this property has a deck that extends to the property line. As a result, the Applicant's neighbor to the south has lot occupancy of 100%, a FAR of 2.73 and a rear setback of 0 feet. Even after the proposed expansion, therefore, Applicants residence would have a significantly smaller lot occupancy, FAR and rear setback than their neighbor. Applicant's neighbor to the north (lot 0096) also has a larger house than Applicants because the "L" on that house is thirteen feet wide compared to nine feet on the subject property.

In sum, the subject property is unique or unusual because it is one of the smallest houses on one of the smallest lots on the square, backs onto a parking lot, and, unlike the properties on other small lots, does not already occupy in excess of 90% of the lot.

**C. The Strict Application of the Zoning Regulations Will Impose a Practical Difficulty**

As discussed above, there are a number of practical difficulties with the Applicant's home that they cannot remedy under a strict application of the zoning regulations.

- i. **No Dining Room and Very Small Living Room.** If the zoning regulations are strictly applied, there is nothing that the Applicants could do to remedy these problems. There is simply not adequate floor space to fit a kitchen, a modest living room and a functional dining room on the first floor. Moving any one of these three elements to the second or third floor in order to create adequate space for the other two elements on the first floor is not a viable option, and would create a practical difficulty. All three elements are traditionally part of the "public living space" of a dwelling. It would be inappropriate to bring guests to the second or third floor for either the living room or dining room, where the more "private" bedroom and bathroom areas are located, and it would be impractical to have the kitchen on either of these two levels. Moreover, this would reduce the area in the dwelling for bedrooms.
- ii. **Wasted Space in Back Room.** The dwelling's back room is simply too small to be of any practical use, particularly because it must also provide for access to the back door. If the zoning regulations are strictly applied, this problem cannot be remedied.
- iii. **Poor Light on the First Floor.** The problems with light on the first floor can only be remedied by eliminating the "L" shape of the rear of the house and moving the rear wall back to get access to light that is currently blocked by Applicants neighbor to the south. Strict application of the zoning regulations would prohibit these solutions.
- iv. **Very Small Master Bathroom.** Without moving the rear wall of the second floor back a modest three feet, it would be practically difficult for Applicants to expand their master bathroom in a meaningful way. The proposed plan for the second floor can be executed efficiently because it does not involve a significant redesign of the floor plan nor would it require significant plumbing or electrical work. The Applicants could theoretically expand their bathroom by reducing the size of their bedroom, but because the two rooms are not adjacent, this would require such a significant redesign of the second floor, that doing so would create a practical difficulty.
- v. **Poor Outdoor Space.** Applicants have no ability to control the rats, flies and odors resulting from the garbage of the multifamily building that abuts the patio. Furthermore, the existing deck is so small that it is of limited use. Strict application of the zoning regulations would prohibit Applicants

from building the deck that would allow for adequate outdoor space and would only serve to preserve outdoor space rendered unusable by vermin.

vi. **Problematic Landing on Second Floor.** The only way to expand the landing where the steps and the two second floor hallways come together would be to cut into the (already too small) master bathroom in order to widen the hallway. The Applicant's alternative solution of providing access to the deck would be prohibited by strict application of the zoning regulations.

**D. The Limited Relief Supported by the Office of Planning Will Impose a Practical Difficulty**

By Memorandum of January 8, 2013, the Office of Planning ("OP") declared that it would not oppose certain of the relief requested by the Applicant, but did not support the full requested relief. Specifically, OP "would not oppose relief ... to allow infill construction of the open court on the dwelling first floor," but would not support relief to "extend the rear facades of the first and second floors 3-feet closer to the rear (eastern) property boundary."

There are four reasons that the limited relief supported by the OP "the Limited Relief" would impose a practical difficulty on the Applicants. First, as discussed above, the Limited Relief would not allow for an expansion of the master bathroom in a meaningful way. The proposed design of the second floor involves enlarging the bathroom, but not relocating any other rooms and can therefore be executed efficiently because it minimizes plumbing and electrical work. Under the Limited Relief, the only way to expand the bathroom would be to completely redesign the floor plan, which would require such extensive work as to be impractical.

Notably, moving the second floor exterior wall back three feet would require installation of a new structural steel I beam to carry the load of the new second floor exterior brick wall. This support beam would require a soffit beneath it and the support columns on both the north and south walls that would project into the house. These three projections can be

incorporated into a wall or other threshold dividing two rooms, but would be awkward and unsightly if they were in the middle of a room. The Applicants' plan involves incorporating the three projections associated with the support beam into the wall/threshold dividing the kitchen and the living room, leaving the kitchen with a depth of 9.5 feet, which is sufficient for a modern kitchen. The deck would then be built above the kitchen and would extend only as far as the new rear wall on the first floor level.

As a result, if the second floor is extended by three feet, the first floor must also be extended by three feet. Otherwise, applicants would be left with two very bad choices: (1) reduce the depth of the kitchen to 6.5 feet, which would only allow for a galley kitchen without the key design element of the vaulted ceiling AND reduce the deck depth to 7 feet, which is extremely disproportional to the 18 foot width; or (2) leave the kitchen depth at 9.5 feet, reducing either the living or dining rooms commensurably. The problem with the second option is that the aesthetics would be significantly compromised due to both the projections associated with the support beam bifurcating the kitchen and the elimination of the vaulted ceiling, the architectural centerpiece of the whole project, which would be made impossible because the first three feet of the kitchen would now lie below the second floor of the house.

A second practical difficulty with the Limited Relief is that it does not relieve the problem of poor light on the First Floor. If the Applicants' house continues to be set back from their neighbors' house to the south, that house, which has three stories above grade, will continue to block southern light from the rear of the Applicants' home.

Third, the Limited Relief renders the project economically impractical. The construction cost of the project as proposed is approximately \$168,500 and adds 252 square feet to the house. As a result, Applicants would be paying approximately \$669 per square foot, which is reasonably

in line with the \$586 average per square foot price of homes in Dupont Circle.<sup>2</sup> Applicants have obtained a quote for the Limited Relief and have been informed that construction costs would be approximately \$133,000. Given that the Limited Relief would add only 90 square feet, this would equate to a cost of \$1,478 per square foot, more than double Applicants' proposal and far beyond the per square foot value. As a result, reducing the scope of the project in the manner allowed by the Limited Relief would impose a practical difficulty on Applicants and should be rejected.

Finally, because Applicants' original application did not specifically state that the open spiral staircase extended to the second floor deck, the OP report did not address relief related to this element of the proposal. If the OP does not support the relief related to the open spiral staircase, this would lead to a fourth practical difficulty in that there would be no practical way to expand the landing on the second floor.

**E. Relief Can Be Granted Without Substantial Detriment to the Public Good and Without Substantially Impairing the Intent, Purpose or Integrity of the Zone Plan as Embodied in the Zoning Regulations and Map**

There will be no substantial detriment to the public good and no substantial impairment of the intent, purpose or integrity of the Zoning Regulations. The dwelling, and most all other dwellings in this square, already exceeded the zoning limitations when the Zoning Regulations were enacted in 1958. A strict application of the Zoning Regulations would mean that all of these dwelling should be removed and replaced with smaller dwellings. The square is located in a historic district, so this option, even if it was theoretically possible, is impractical. The existing dwelling is one of the smallest in the entire square, and will still be one of the smallest in the square after construction of the proposed modest addition. The proposed addition will make this

---

<sup>2</sup> See [http://www.trulia.com/real\\_estate/Dupont\\_Circle-Washington/1822/market-trends/](http://www.trulia.com/real_estate/Dupont_Circle-Washington/1822/market-trends/); Exhibit K.

dwelling compatible and commensurate with the adjacent houses to the north and south, and to the other dwellings in the square and the surrounding area.

**V.**  
**COMMUNITY SUPPORT**

The ANC unanimously passed a resolution in support of the application. See Exhibit L. In addition, the owners of both adjacent properties – lots 0094 and 0096 – have written letters of support along with the non-owner residents of lot 0096 and owners of other properties within view of the subject property including those on lots 0814, 0811 and 0123. See Exhibit M.

**VI.**  
**EXHIBITS SUBMITTED IN SUPPORT OF THE APPLICATION**

- Exhibit A: Existing and proposed first floor
- Exhibit B: Existing and proposed second floor and existing third floor
- Exhibit C: Existing and proposed cellar
- Exhibit D: Existing and proposed rear elevation and photographs of same
- Exhibit E: Existing and proposed side elevation and photographs of same
- Exhibit F: Photographs of multifamily apartment building garbage
- Exhibit G: Photograph of existing deck
- Exhibit H: Photographs of problematic landing
- Exhibit I: Map of Square 153
- Exhibit J: Map of immediate neighborhood
- Exhibit K: Graph of average price per square foot for homes in Dupont Circle (trulia.com)
- Exhibit L: ANC2B resolution in support of the Application
- Exhibit M: Letters from neighboring owners and residents in support of the Application
- Exhibit N: Resume of William Bonstra, FAIA

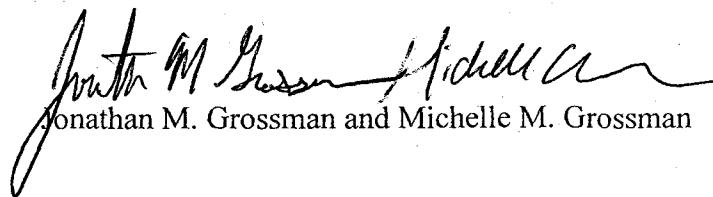
**VII.**  
**WITNESSES**

- A. Jonathan M. Grossman and Michelle M. Grossman, Applicants
- B. William Bonstra, FAIA, Expert Architect Witness

**VIII.**  
**CONCLUSION**

For the reasons stated above, the requested relief meets the applicable standards for variance relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the application.

Respectfully submitted,



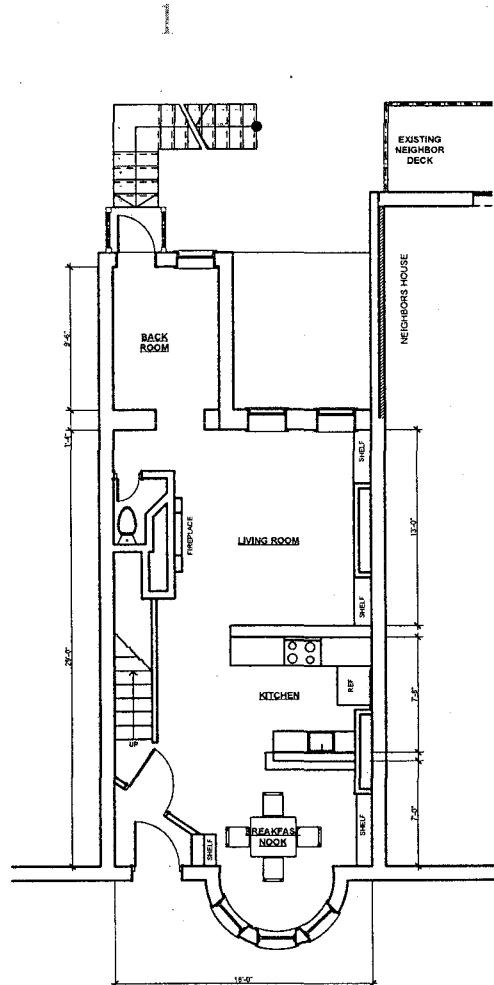
Jonathan M. Grossman and Michelle M. Grossman

## **EXHIBIT A:**

**Existing and Proposed  
First Floor**

B

A

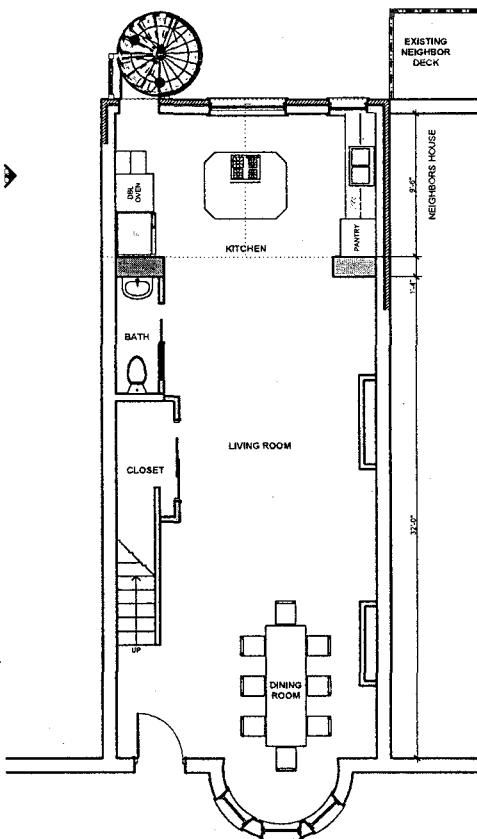


1

EXISTING 1ST FLOOR

SCALE: 1/8" = 1'-0"

2



2

PROPOSED 1ST FLOOR

SCALE: 1/8" = 1'-0"

A-102

PLANS

1751 18TH STREET NW  
WASHINGTON D.C.

SHEET 2 OF 5

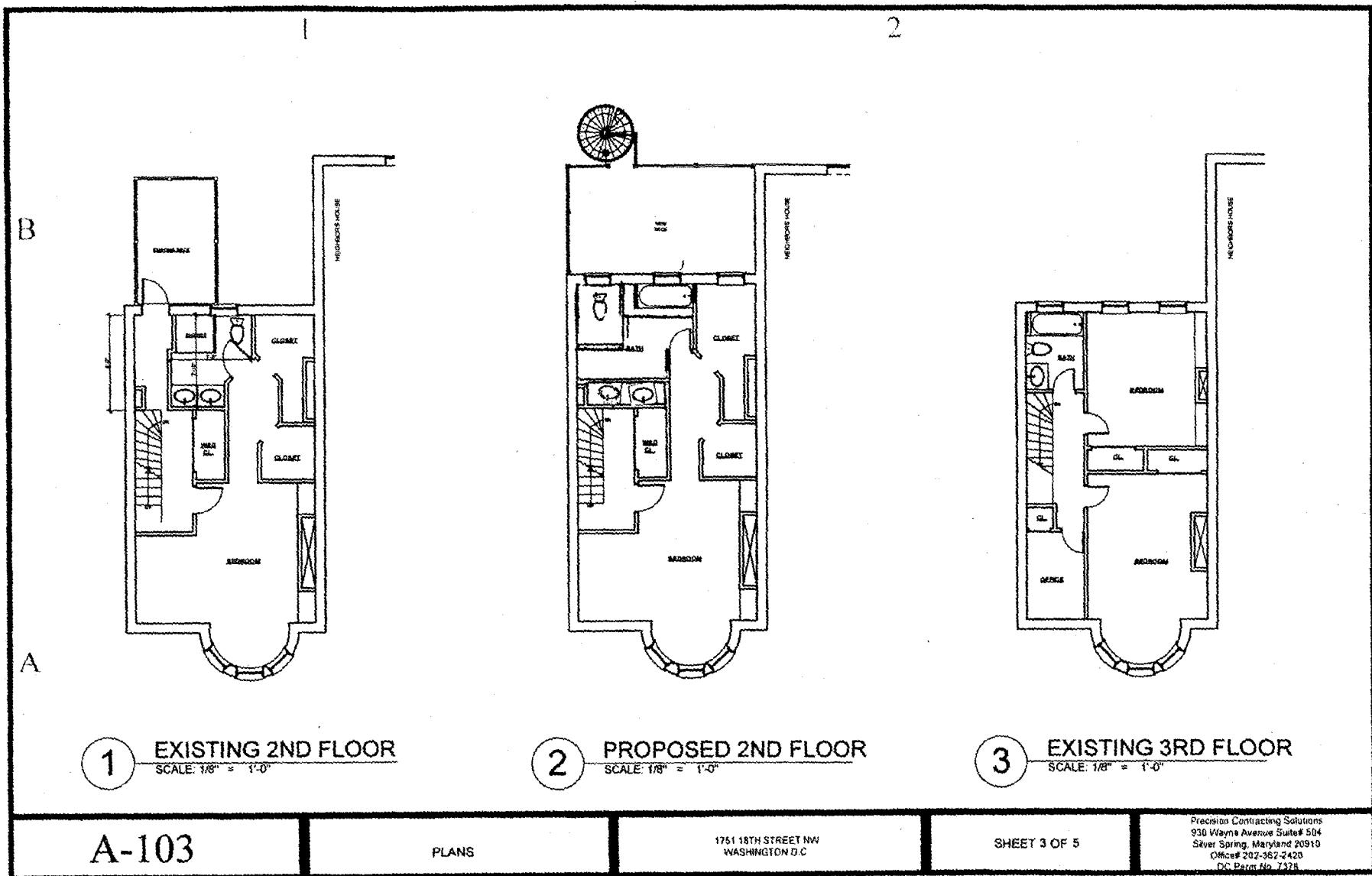
Precision Contracting Solutions  
930 Wayne Avenue Suite# 504  
Silver Spring, Maryland 20910  
Office# 202-362-2420  
DC Perm No. 7378

**EXHIBIT B:**

**Existing and Proposed**

**Second Floor and**

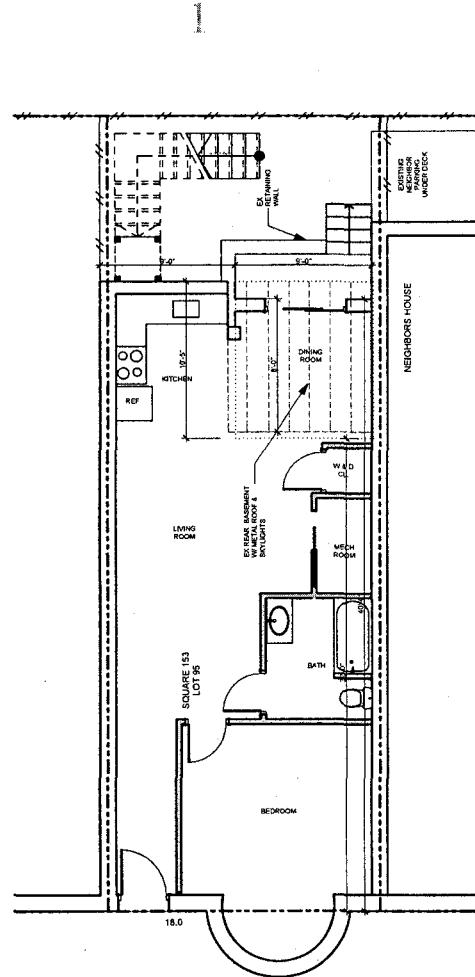
**Existing Third Floor**



**EXHIBIT C:**

**Existing and Proposed**

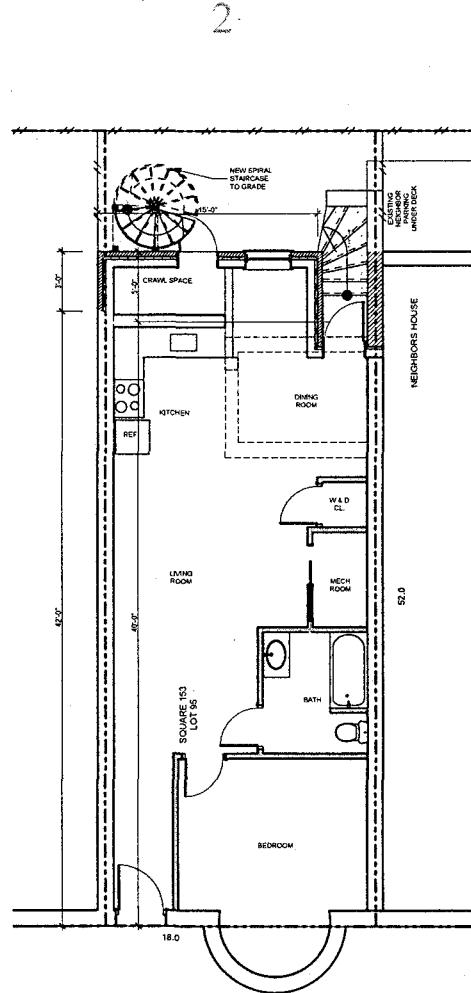
**Cellar**



1

**EXISTING CELLAR**

SCALE: 1/8" = 1'-0"



2

**PROPOSED CELLAR**

SCALE: 1/8" = 1'-0"

A-101

PLANS

1751 18TH STREET NW  
WASHINGTON D.C.

SHEET 1 OF 4

Precision Contracting Solutions  
930 Wayne Avenue Suite# 504  
Silver Spring, Maryland 20910  
Office# 202-362-2420  
DC Perm No. 7378

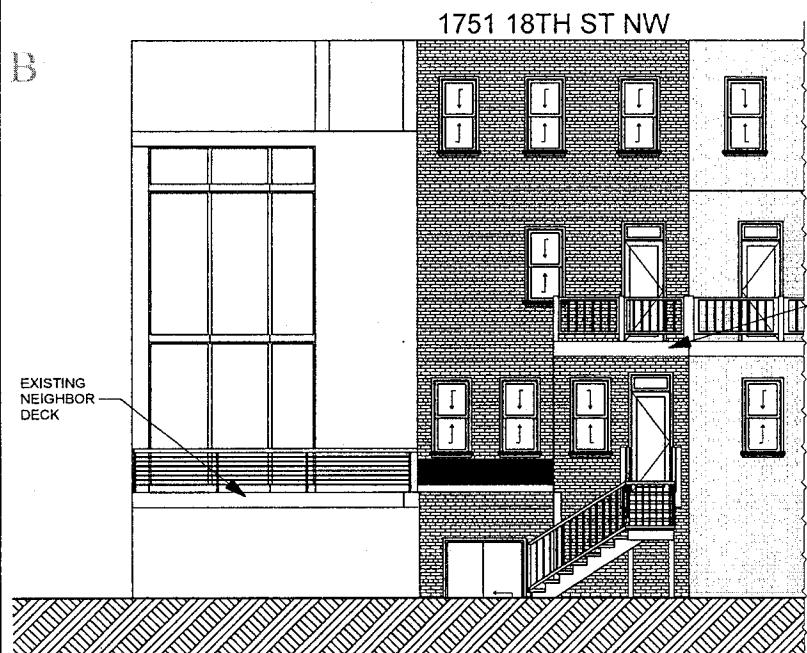
**EXHIBIT D:**

**Existing and Proposed**

**Rear Elevation and**

**Photographs of Same**

2



2

## EXISTING REAR ELEVATION

SCALE: 1/8" = 1'-0"



1

## PROPOSED REAR ELEVATION

SCALE: 1/8" = 1'-0"

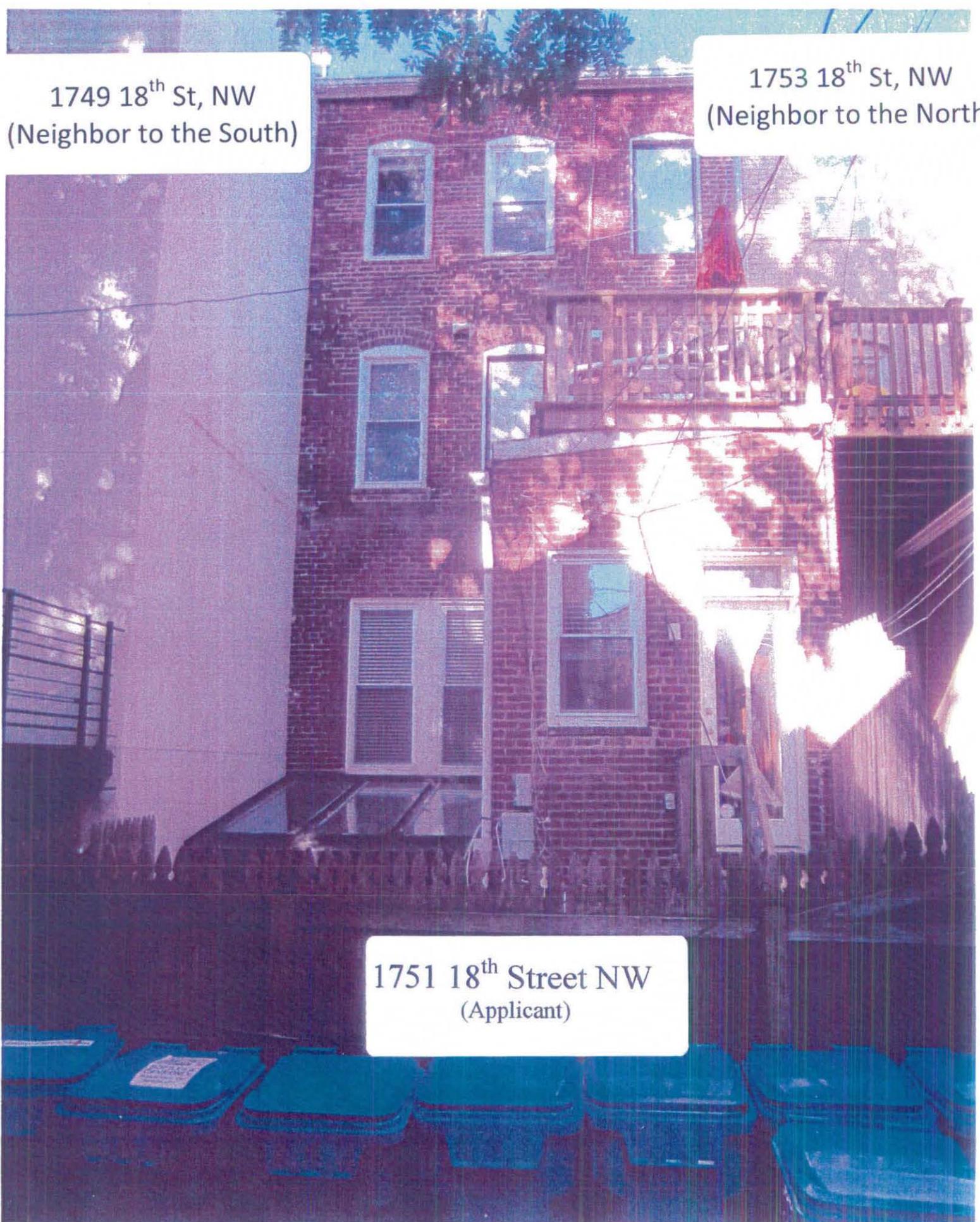
A-201

ELEVATIONS

1751 18TH STREET NW  
WASHINGTON D.C.

SHEET 4 OF 5

Precision Contracting Solutions  
930 Wayne Avenue Suite# 504  
Silver Spring, Maryland 20910  
Office# 202-362-2420  
DC Perm No. 7378

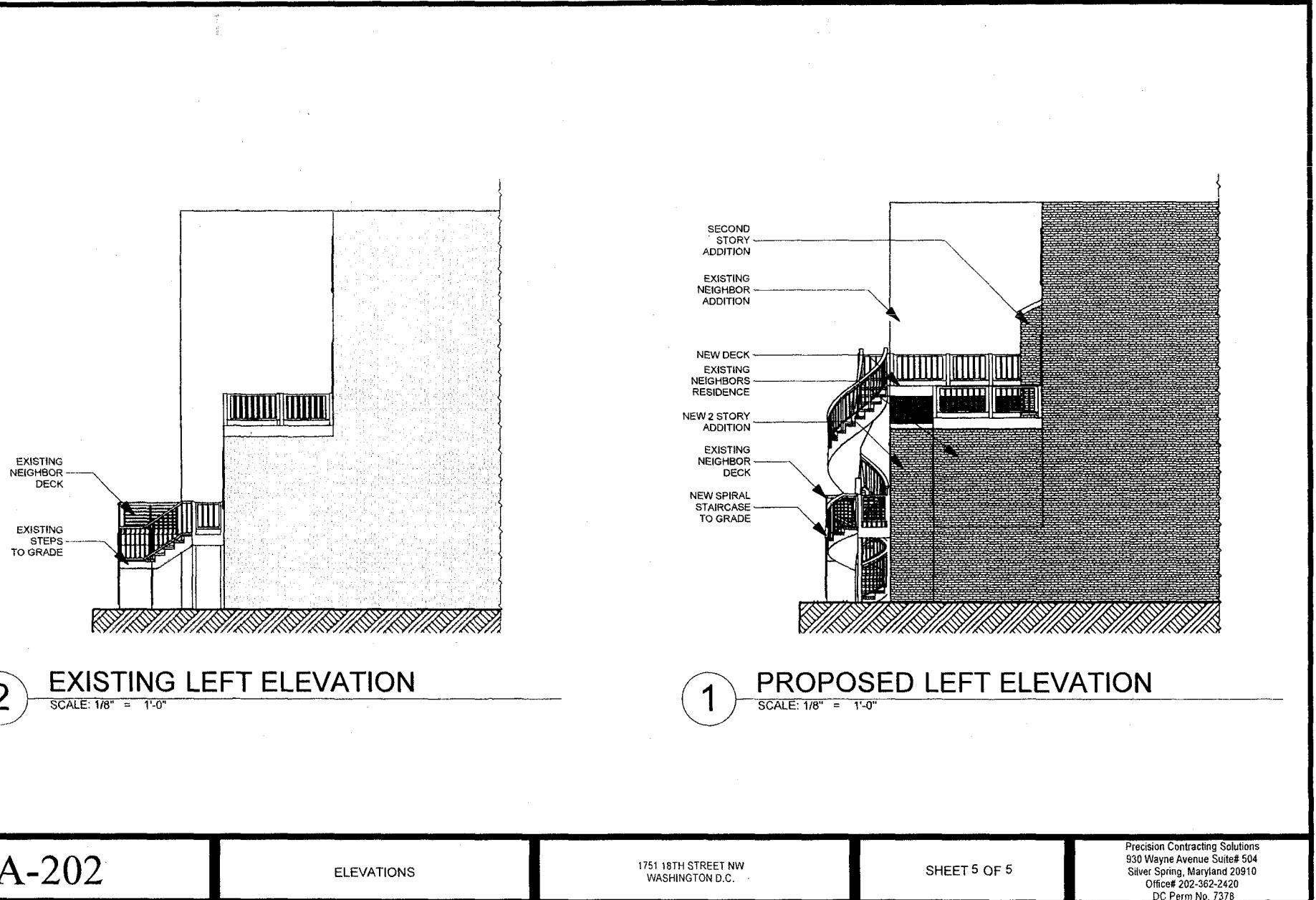


**EXHIBIT E:**

**Existing and Proposed**

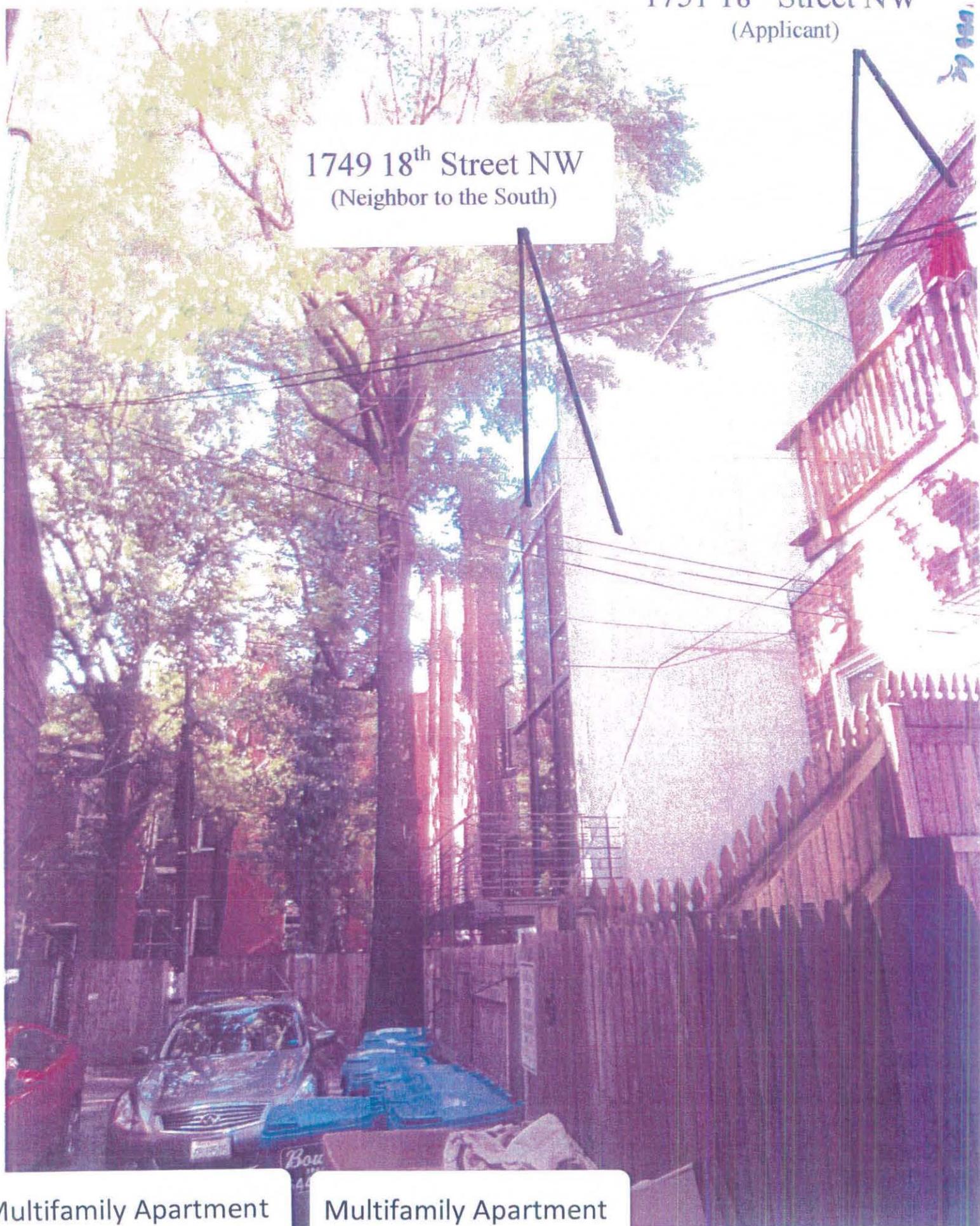
**Side Elevation and**

**Photographs of Same**



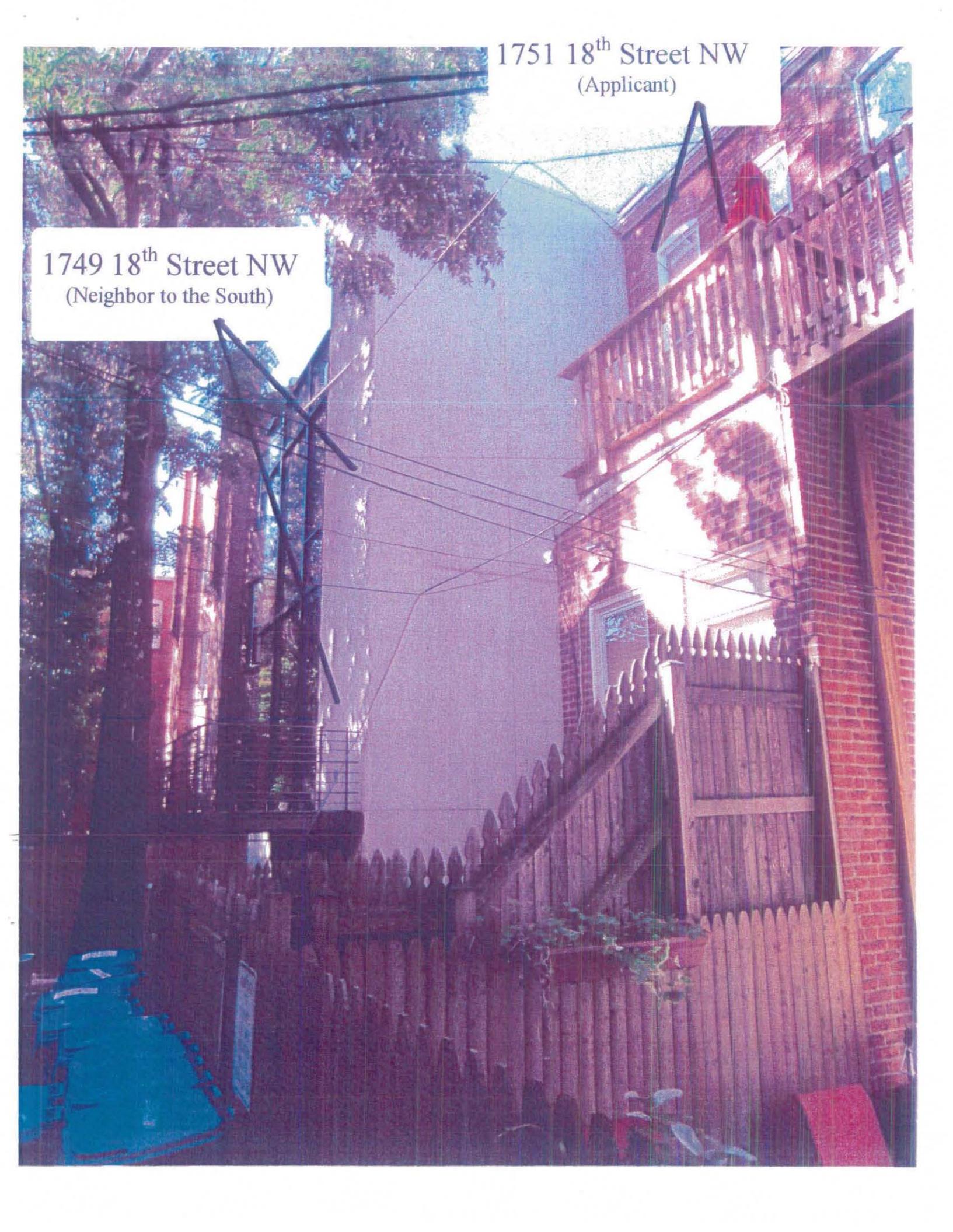
1751 18<sup>th</sup> Street NW  
(Applicant)

1749 18<sup>th</sup> Street NW  
(Neighbor to the South)



Multifamily Apartment  
Building Parking Lot

Multifamily Apartment  
Building Garbage



1751 18<sup>th</sup> Street NW  
(Applicant)

1749 18<sup>th</sup> Street NW  
(Neighbor to the South)

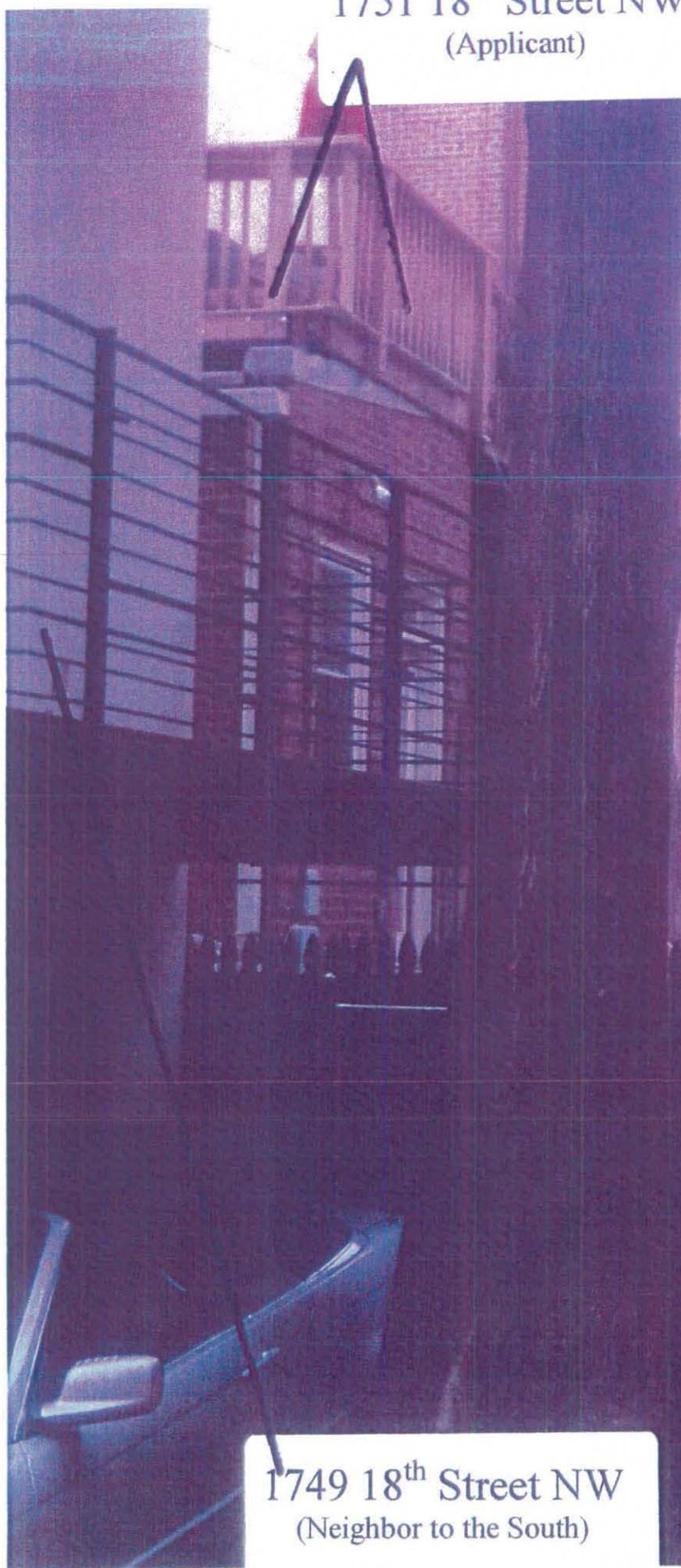
**EXHIBIT F:**

**Photographs of**

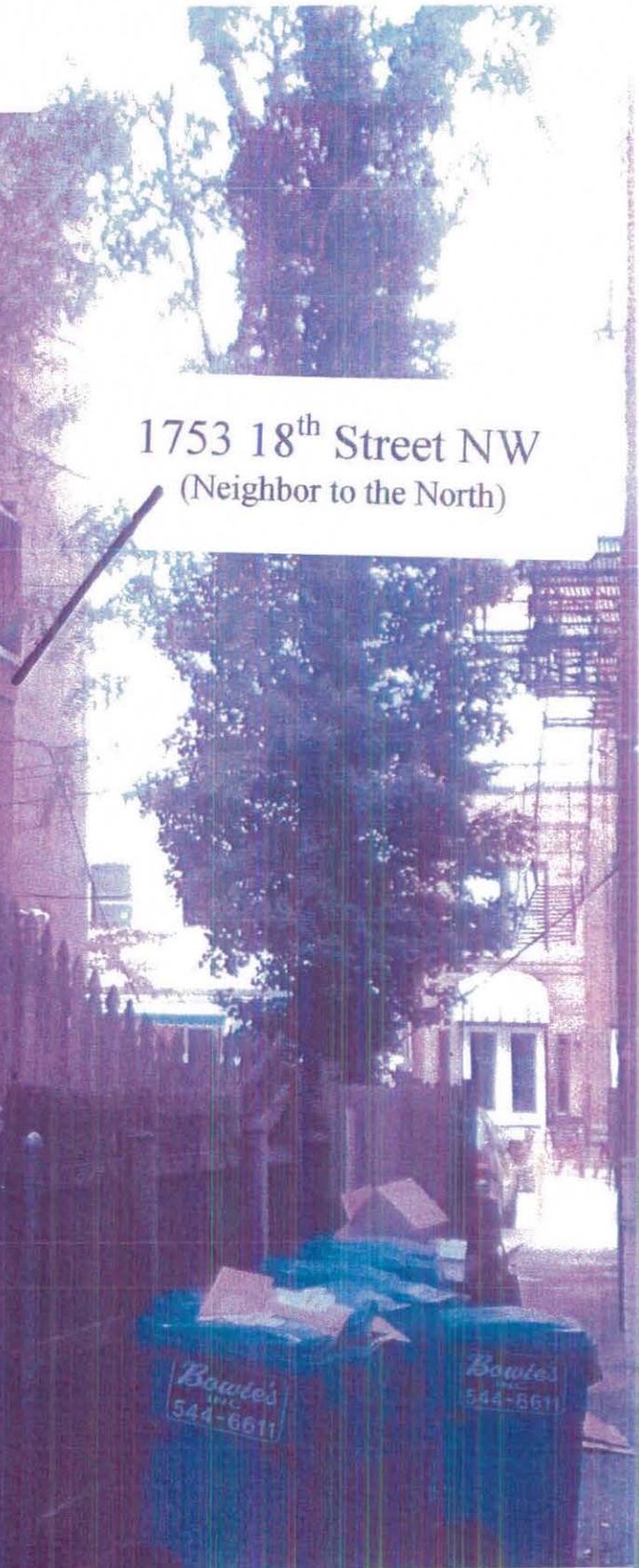
**Multifamily Apartment**

**Building Garbage**

1751 18<sup>th</sup> Street NW  
(Applicant)



1753 18<sup>th</sup> Street NW  
(Neighbor to the North)



1749 18<sup>th</sup> Street NW  
(Neighbor to the South)

Multifamily Apartment  
Building Garbage



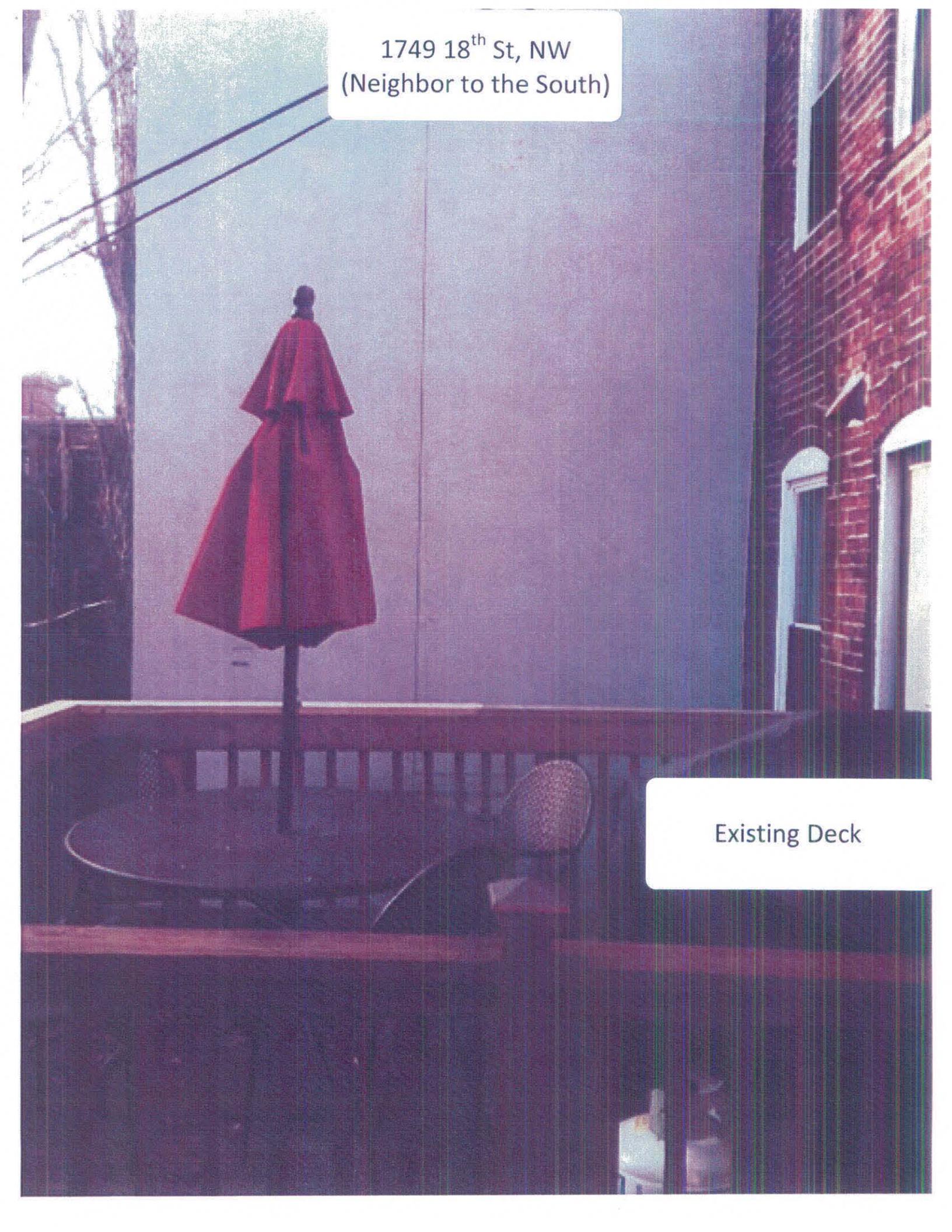
1751 18<sup>th</sup> St, NW  
(Applicant)

Multifamily Apartment  
Building Garbage

**EXHIBIT G:**

**Photograph of Existing**

**Deck**



1749 18<sup>th</sup> St, NW  
(Neighbor to the South)

Existing Deck

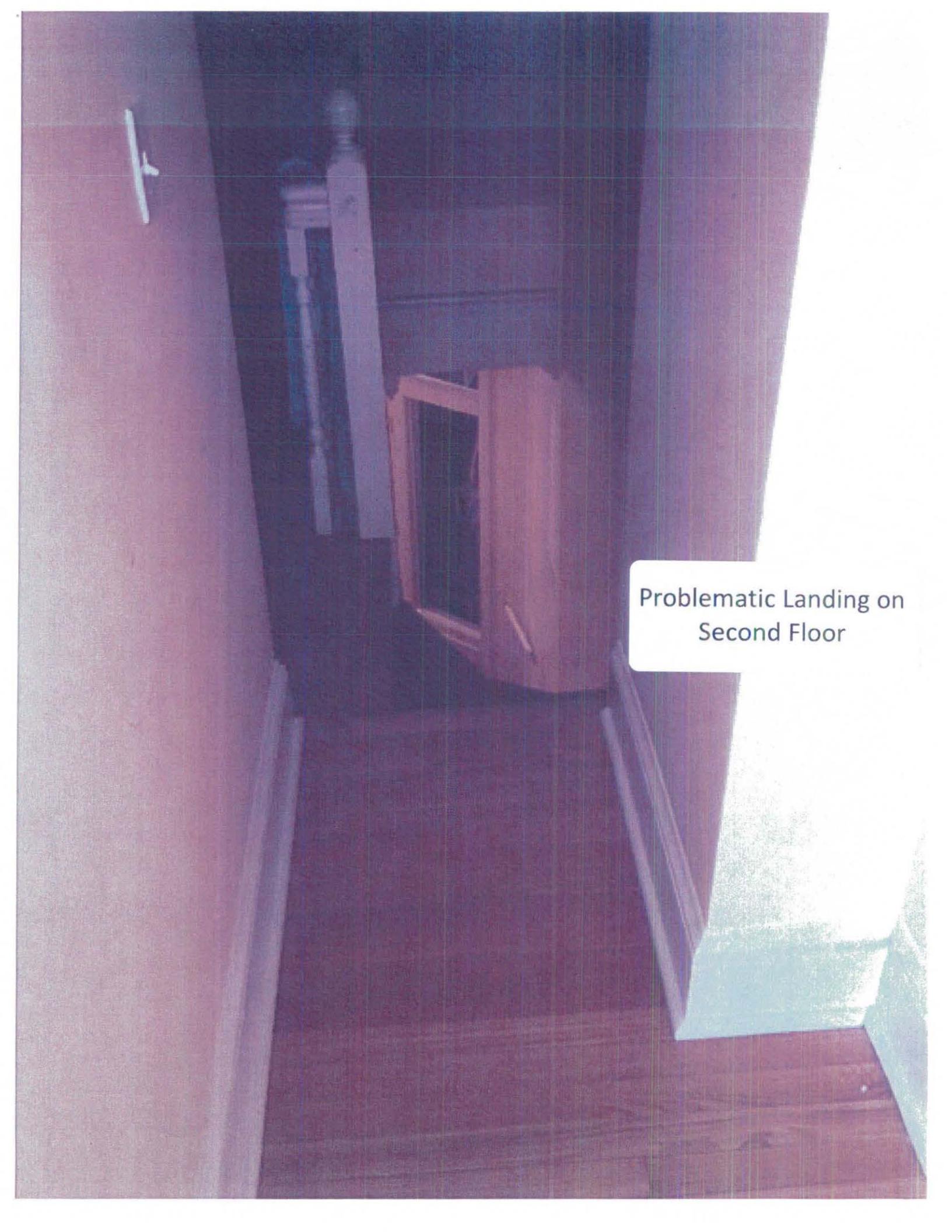
**EXHIBIT H:**

**Photographs of**

**Problematic Landing**



Problematic Landing on  
Second Floor



Problematic Landing on  
Second Floor

**EXHIBIT I:**

**Map of Square 153**

Block 153

18th St

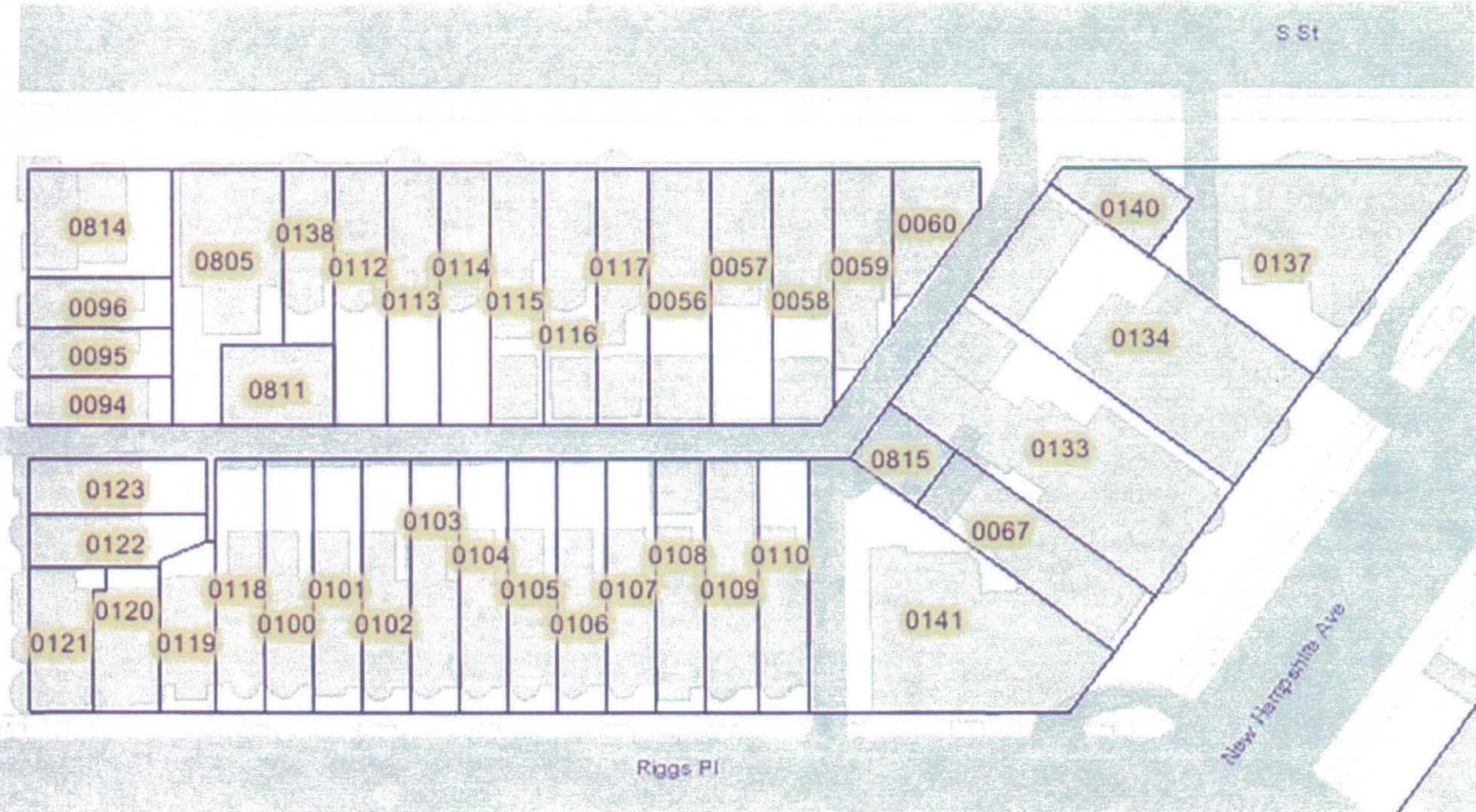
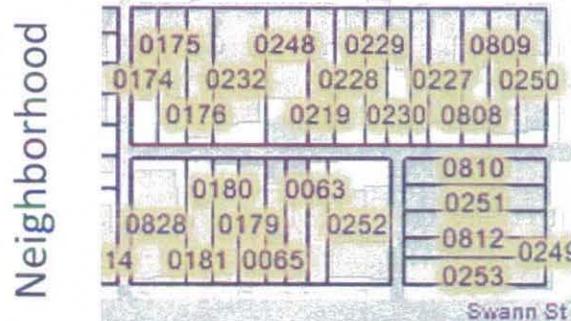


EXHIBIT J:

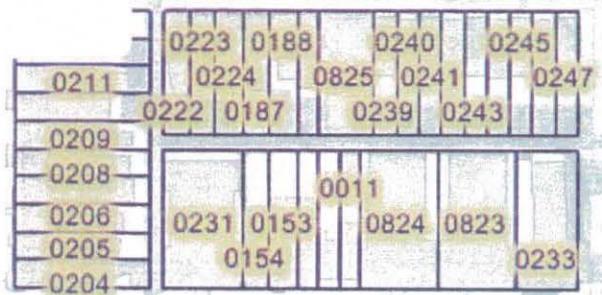
Map of Immediate  
Neighborhood

# Map of Immediate Neighborhood

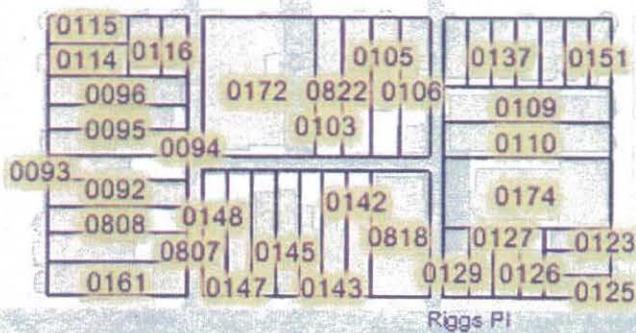
19th St



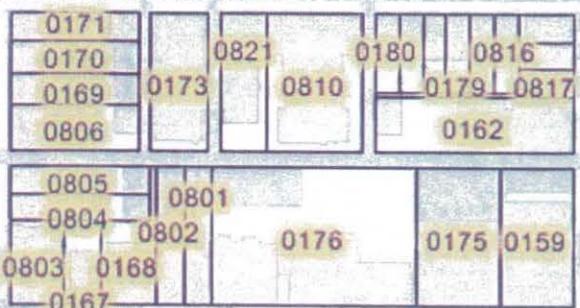
Swann St



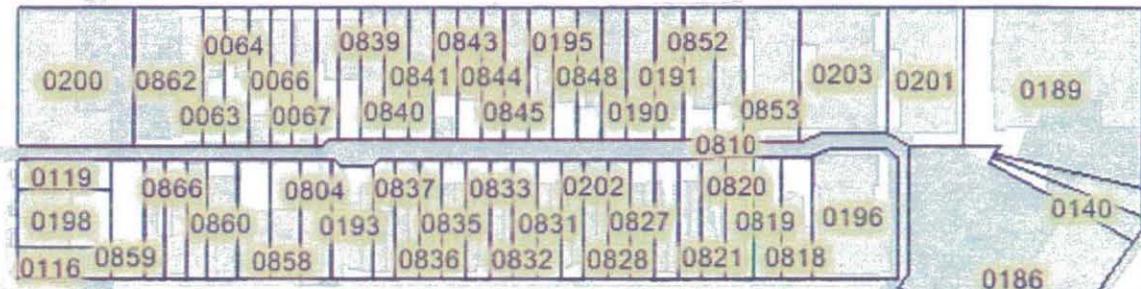
S St



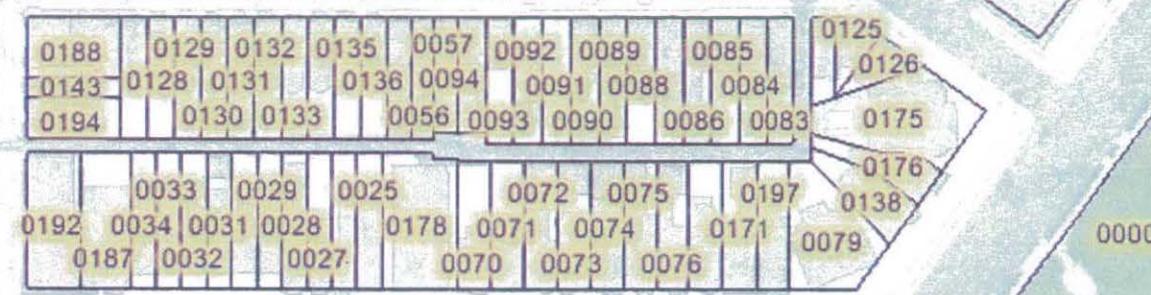
Riggs Pl



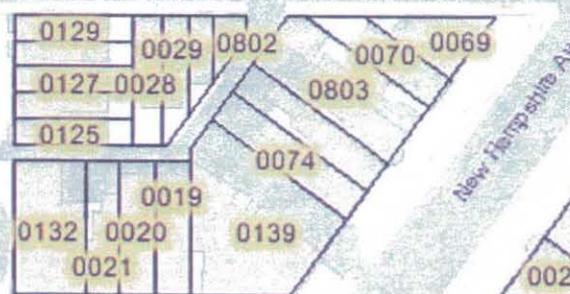
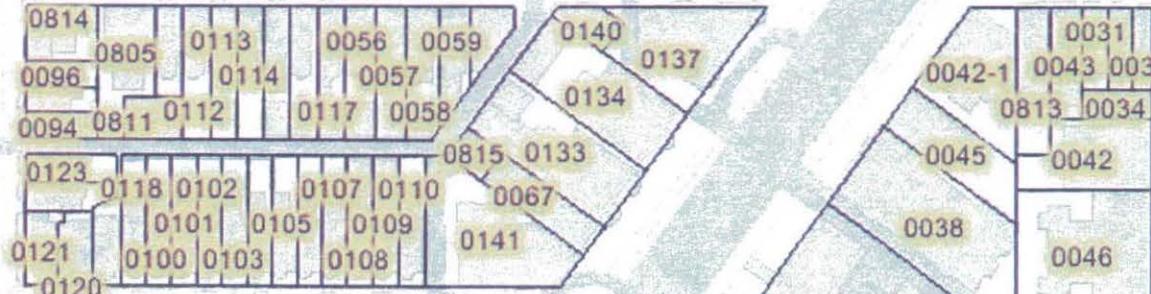
R St



18th St



17th St



New Foothills Ave

0021

0809

**EXHIBIT K:**

**Graph of Average Price  
Per Square Foot for  
Homes in Dupont Circle  
(trulia.com)**

## Average Price Per Sqft for Homes in Dupont Circle

[Embed](#)

Washington  Dupont Circle

1 yr

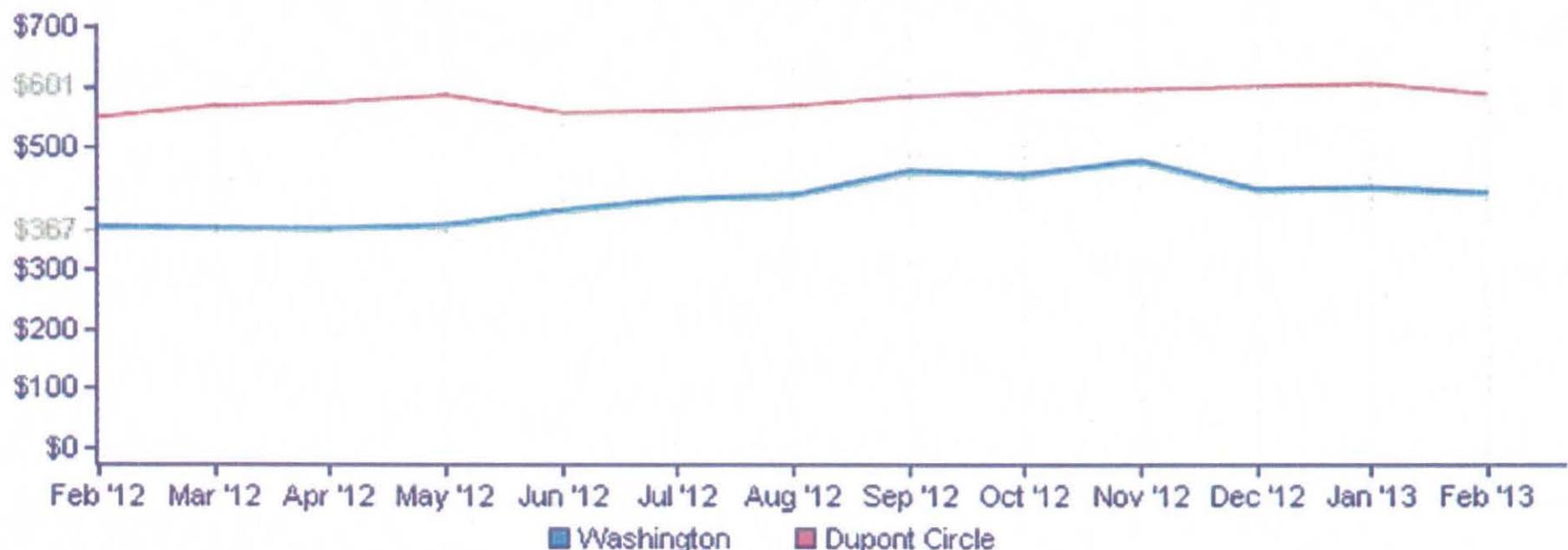
5 yr

Max

### Average Price Per Sqft

Dupont Circle | 1 year

trulia



**EXHIBIT L:**

**ANC2B Resolution in**

**Support of the**

**Application**



## GOVERNMENT OF THE DISTRICT OF COLUMBIA

### Dupont Circle Advisory Neighborhood Commission 2B

December 16, 2012

Lloyd Jordan, Chairperson  
Board of Zoning Adjustment  
441 4th Street NW  
Suite 210S  
Washington, DC 20001  
bzasubmissions@dc.gov

Re: Zoning variance request for 1751 18th Street to exceed allowable lot occupancy (2B01)

Dear Chairperson Jordan:

At its regular meeting on December 12, 2011, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With all of the Commissioners present, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0):

Whereas ANC2B acknowledges that the existing structure at 1751 18th Street, N.W. (Lot 0095, Square 153) is already a non-conforming structure that currently exceeds its Floor-to-Area Ratio (FAR) and its allowable lot coverage in zone DC/R-5-B; and

Whereas the neighbors at 1749 18th Street, 1753 18th Street, and 1754 S Street – which comprise all of the immediate neighbors – express no objection to the proposed rear addition that will increase the existing non-conforming FAR and lot coverage at 1751 18th Street; and

Whereas ANC 2B believes that the proposed increase in the current non-conforming lot coverage of 1751 18th Street would not adversely affect the light and air, general aesthetic, or character of this property or the adjacent properties in their context along the rear lot/alley;

Therefore be it resolved that ANC2B supports the proposed project, as presented, for an addition to the rear of 1751 18th Street, N.W. which will increase its FAR and lot coverage.

Be it further resolved that ANC2B’s support of this project at 1751 18th Street, N.W. is not intended to create or imply a precedent for future applications for increases in FAR and lot coverage over what is generally allowed in the DC/R-5-B residential zone. It should also not have any bearing on previous cases considered by this ANC or the Board

of Zoning and Adjustment (BZA), no matter how similar they may appear. The ANC considers each application based on its own unique characteristics.

Commissioners Mike Feldstein ([mike.feldstein@dupontcircleanc.net](mailto:mike.feldstein@dupontcircleanc.net)) and I, Will Stephens ([will.stephens@dupontcircleanc.net](mailto:will.stephens@dupontcircleanc.net)), are the representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,



Will Stephens, Chair

Cc:

[richard.nero@dc.gov](mailto:richard.nero@dc.gov)

[sara.bardin@dc.gov](mailto:sara.bardin@dc.gov)

[michellemckinneygrossman@yahoo.com](mailto:michellemckinneygrossman@yahoo.com)

**EXHIBIT M:**

**Letters from**

**Neighboring Owners and**

**Residents in Support of**

**the Application**

Anthony Anderson and William Agosto  
1749 18<sup>th</sup> St, NW  
Washington, DC 20009

December 11, 2012

To whom it may concern:

We own and live at 1749 18<sup>th</sup> St, NW (Square 153, lot 94). Our home is immediately south of, and attached to, Jonathan and Michelle Grossman's home at 1751 18<sup>th</sup> St, NW. We are aware that the Grossman's have applied for a variance to add on to the rear of their house. Although we did not need a variance since it was a replacement-in-kind, we recently completed a renovation of the rear of our house. We can say from experience that this renovation has made our home considerably more livable and has resulted in a much more efficient use of space.

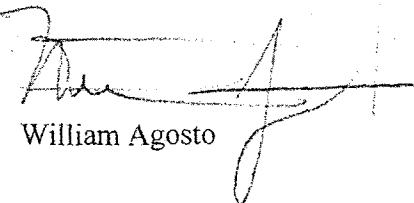
We can see the back of the Grossman's house from our home (specifically from our rear deck) and are confident that the proposed addition will not negatively impact our light, air, privacy or view or that of any of our neighbors. On the contrary, we believe that the proposed addition will improve the look of the rear of the Grossman's house by replacing a dated and aesthetically unpleasant sunroom with an exterior more in the character of the neighborhood.

As a result, we strongly support the Grossman's application for a variance and urge others to do so as well.

Regards,



Anthony Anderson



William Agosto

Frank D'Amelio  
10826 Partridge Dr.  
Waynesboro, PA 17268-9372

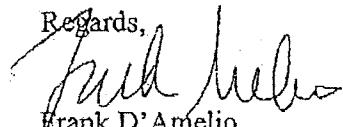
December 11, 2012

To whom it may concern:

I am the owner of 1753 18<sup>th</sup> St, NW (Square 153, lot 96). The house I own is immediately north of, and attached to, Jonathan and Michelle Grossman's home at 1751 18<sup>th</sup> St, NW. I am aware that the Grossman's have applied for a variance to add on to the rear of their house. I can see the back of the Grossman's house from my house and am confident that the proposed addition will not negatively impact the light, air, privacy or view of me or any other neighbors. On the contrary, I believe that the proposed addition will improve the look of the rear of the Grossman's house by replacing a dated and aesthetically unpleasant sunroom with an exterior more in the character of the neighborhood.

As a result, I strongly support the Grossman's application for a variance and urge others to do so as well.

Regards,



Frank D'Amelio

Dan Mindus and Katherine Mangu-Ward  
1753 18<sup>th</sup> St, NW  
Washington, DC 20009

December 11, 2012

To whom it may concern:

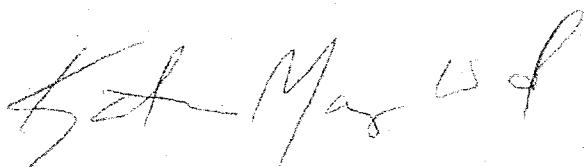
We live at 1753 18<sup>th</sup> St, NW (Square 153, lot 96) in the upstairs unit. Our home is immediately north of, and attached to Jonathan and Michelle Grossman's home at 1751 18<sup>th</sup> St, NW. We are aware that the Grossman's have applied for a variance to add on to the rear of their house. We can see the back of the Grossman's house from our home (specifically our rear deck) and are confident that the proposed addition will not negatively impact our light, air, privacy or view or that of any of our neighbors. On the contrary, we believe that the proposed addition will improve the look of the rear of the Grossman's house by replacing a dated and aesthetically unpleasant sunroom with an exterior more in the character of the neighborhood.

As a result, we strongly support the Grossman's application for a variance and urge others to do so as well.

Regards,



Dan Mindus



Katherine Mangu-Ward

Steve Meltzer and M'Ellen Candage  
1753 18<sup>th</sup> St, NW  
Washington, DC 20009

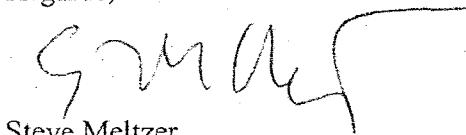
December 11, 2012

To whom it may concern:

We live at 1753 18<sup>th</sup> St, NW (Square 153, lot 96) in the downstairs unit. Our home is immediately north of, and attached to, Jonathan and Michelle Grossman's home at 1751 18<sup>th</sup> St, NW. We are aware that the Grossman's have applied for a variance to add on to the rear of their house. We can see the back of the Grossman's house from our home and are confident that the proposed addition will not negatively impact our light, air, privacy or view or that of any of our neighbors. On the contrary, we believe that the proposed addition will improve the look of the rear of the Grossman's house by replacing a dated and aesthetically unpleasant sunroom with an exterior more in the character of the neighborhood.

As a result, we strongly support the Grossman's application for a variance and urge others to do so as well.

Regards,



Steve Meltzer



M'Ellen Candage

Mary and Richard Ross  
1755 18<sup>th</sup> St, NW  
Washington, DC 20009

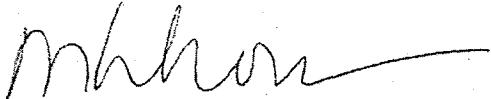
December 11, 2012

To whom it may concern:

We own and live at 1755 18<sup>th</sup> St, NW (Square 153, lot 814). Our home is two houses north of, Jonathan and Michelle Grossman's home at 1751 18<sup>th</sup> St, NW. We are aware that the Grossman's have applied for a variance to add on to the rear of their house. We can see the back of the Grossman's house from our house (specifically our kitchen window) and are confident that the proposed addition will not negatively impact our light, air, privacy or view or that of any of our neighbors. On the contrary, we believe that the proposed addition will improve the look of the rear of the Grossman's house by replacing a dated and aesthetically unpleasant sunroom with an exterior more in the character of the neighborhood.

As a result, we strongly support the Grossman's application for a variance and urge others to do so as well.

Regards,



Mary Ross



Richard Ross

Sasha Carter  
1749 18th St., NW Rear  
Washington, DC 20009

January 2, 2013

To whom it may concern:

I am the owner of, and reside at, 1749 18<sup>th</sup> St, NW, Rear (Square 153, lot 811). I am aware that my neighbors, Jonathan and Michelle Grossman, have applied for a variance to add on to the rear of their house at 1751 18<sup>th</sup> St., NW. I can see the back of the Grossman's house from my house and am confident that the proposed addition will not negatively impact the light, air, privacy or view of myself and my husband. On the contrary, I believe that the proposed addition will improve the look of the rear of the Grossman's house by replacing a dated and aesthetically unpleasant sunroom with an exterior more in the character of the neighborhood.

Regards,



Sasha Carter

Scott Struber  
Ellen Struber  
1747 18th St., NW #4  
Washington, DC 20009

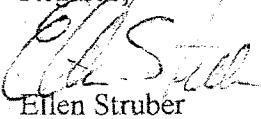
December 11, 2012

To whom it may concern:

I am the owner of, and reside at, 1747 18<sup>th</sup> St, NW #4. I am aware that my neighbors, Jonathan and Michelle Grossman, have applied for a variance to add on to the rear of their house at 1751 18<sup>th</sup> St., NW. I am confident that the proposed addition will not negatively impact the light, air, privacy or view of me or any other neighbors. On the contrary, I believe that the proposed addition will improve the look of the rear of the Grossman's house by replacing a dated and aesthetically unpleasant sunroom with an exterior more in the character of the neighborhood.

As a result, I strongly support the Grossman's application for a variance and urge others to do so as well.

Regards,



Ellen Struber

**EXHIBIT N:**

**Resume of William  
Bonstra, FAIA**

**William J. Bonstra, FAIA, LEED AP**  
Managing Partner



---

**BACKGROUND & EXPERIENCE:**

Bill Bonstra, FAIA is the founder and managing partner of Bonstra Haresign Architects LLP. After distinguishing himself at several notable Washington firms, he founded the firm in 2000 and has designed prominent and award-winning landmarks such as Citta 50, Woodley Wardman, The Erie, Q14 Condominiums, Solo Piazza, Lamont Lofts, The Tapies Condominium, and The Studio Theatre. These projects contribute exemplary contemporary design to the historic architecture of the nation's capital. For this reason Mr. Bonstra was elevated to Fellow in the American Institute of Architects in 2010, one of the highest honors bestowed to members of the architecture profession. Mr. Bonstra and his work has been recognized with over 50 national and regional awards for exemplary design, historic preservation, and adaptive re-use. He and his work have been featured in over 40 national and regional design journals and publications including the **AIA Guide to the Architecture of Washington, DC - Sixth Edition, Architectural Record, Residential Architect, Builder, the Washington Post, ULI/Urban Land, ArchitectureDC, Washingtonian Magazine**, and in the Second Edition of James M. Goode's book **Best Addresses, A Century of Washington's Distinguished Apartment Houses**. Internationally, his work has been published in well-known design magazines such as **BRAVACASA, Aspekti and Idealen Dom**. As a mentor to young architects he teaches a masters design studio at The Catholic University of America, regularly lectures at the University of Maryland in their real estate development program, and frequently participates in lectures, juries, and presentations at leading institutions such as The University of Maryland, The Catholic University of America, and Virginia Tech Alexandria Center, to name a few. Mr. Bonstra is on the Board of Directors for Cultural Tourism DC, a council appointed member for the DC Zoning Task Force and a member of the Council of Advisors at the University of Maryland for both the architecture and real estate development programs. He is Past President of the Maryland Architecture Alumni Chapter, Past Director of the Greater Washington Boys and Girls Clubs, and Past Chair of the LCCA Historic Preservation Review Committee. He received his Bachelor of Architecture degree from the University of Maryland, from which he graduated with honors. Mr. Bonstra is a member of the Cosmos Club in Washington DC.

**PROFESSIONAL AFFILIATIONS:**

- Fellow, American Institute of Architects
- National Building Museum – Corinthian Member
- U.S. Green Building Council – LEED Accredited Professional
- District of Columbia Zoning Taskforce – Council appointed member
- Board of Directors, Co-chair Sponsorship Committee, Cultural Tourism DC
- Council of Advisors, UMD School of Architecture - Real Estate Development Curriculum
- Professional Advisory Board , UMD School of Architecture
- District of Columbia Building Industry Association
- Urban Land Institute
- LAMBDA ALPHA International, George Washington Chapter
- District of Columbia Preservation League

**PROFESSIONAL REGISTRATIONS:**

- DC, MD, VA, and NCARB; LEED AP

**EDUCATIONAL BACKGROUND:**

- University of Maryland, Bachelor of Architecture, 1983, Cum Laude

# 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 Tapies 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 Tapies 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 50 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**

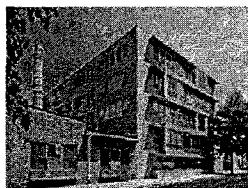
District of Columbia Preservation  
League  
Past Chair, LCCA Historic Preservation  
Review Committee  
Past Director, Greater Washington Boys  
and Girls Club  
Past President, Maryland Architecture  
Alumni Chapter

#### **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

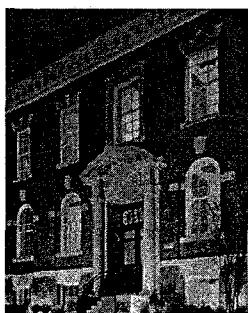
**1822 New Hampshire Avenue, NW**  
Multi-Family Residential, Washington, DC

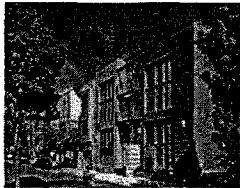
**1840-1846 Vernon Street, NW**  
Restoration and Modification of Historic 26 Unit Condominium  
Washington, DC

**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 Tapies Condominium**  
5 Unit Multi-Family Loft Residential, Washington, DC

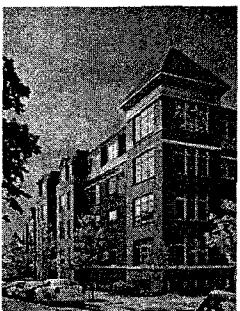
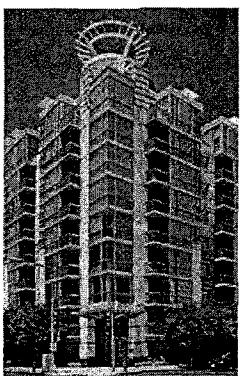
**Town Run Commons**  
32 Condominium Lofts, 10 Live-Work Units with Artist Studios  
Shepherdstown, WVA

**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

---

*“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.”*  
**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 Tapis Condominium, Washington, DC

**AIA Potomac Valley Chapter Awards – Merit Award**  
701 Lamont Lofts, Washington, DC

**2007** **AIA DC / Washingtonian Residential Design Awards**  
The Tapis 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

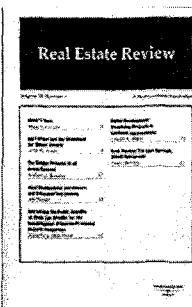
**Maryland/DC NAIOP Awards of Excellence**  
The Studio Theatre, Washington, DC

**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 Tapis Condominium  
Washington, DC



**AIA Guide to the Architecture of Washington, DC**

G. Martin Moeller Jr.

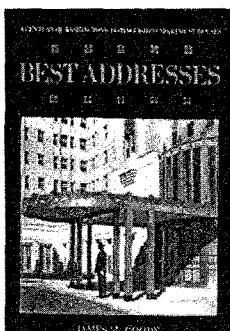
The Studio Theatre, Washington, DC  
The Tapis Condominium  
Washington, DC



**DC Metro Urban Diary**

"Industry Insight: Bonstra | Haresign ARCHITECTS"  
David Loeksack

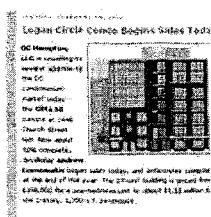
Bonstra | Haresign ARCHITECTS  
Washington, DC



**Best Addresses, A Century of Washington's Distinguished Apartment Homes**

2nd Edition  
James M. Goode

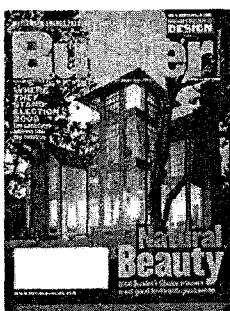
SoLo Piazza, Washington, DC



**DC Metro Urban Diary**

"Logan Circle Condo Begins Sale Today"  
David Loeksack

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 Its Historic Surroundings"  
Sally Kline

1212 M Street, NW  
Washington, DC

## Significant Publications



### Washingtonian Magazine

"Living Spaces"  
Ellen Ryan

The Tapias Condominium  
Washington, DC



### The InTowner

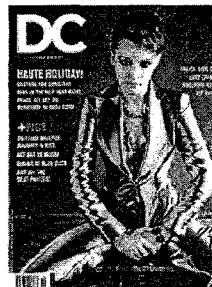
"Gentrification Accompanies  
Historic Preservation in Adams  
Morgan; New Projects Featuring  
Excellent Design Applauded But  
Tenants' Rights at Risk"  
Anthony L. Harvey

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 Tapias Condominium  
Washington, DC



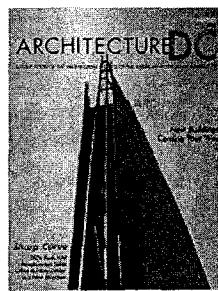
**ARCHITECTURE DC**  
"Architecture Ahead"  
Tabitha Kinlon

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



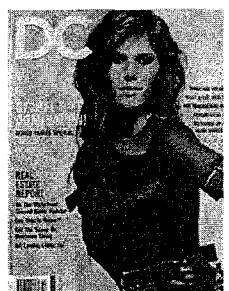
**DC Modern Luxury**  
"The Radar Realty"  
Drew Armstrong

SoLo Piazza  
Washington, DC



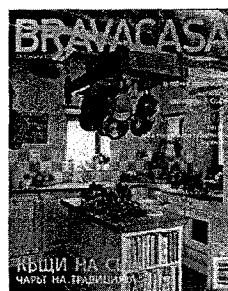
**ARCHITECTURE DC**  
"Award Winning Architecture"  
Michael Tardiff

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



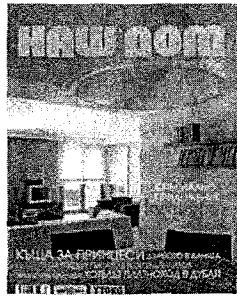
### The Washington Post

"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



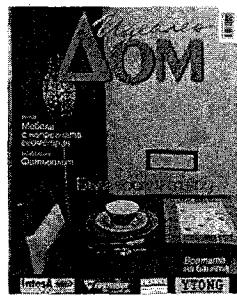
### The Washington Post

"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

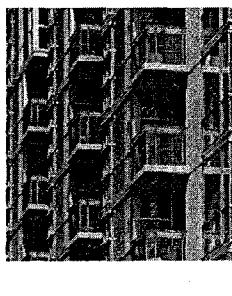
1212 M Street, NW  
Washington, DC

### Washington Spaces

"Divine Dining" - Feature Article  
Trish Donnelly



SoLo Piazza  
Washington, DC



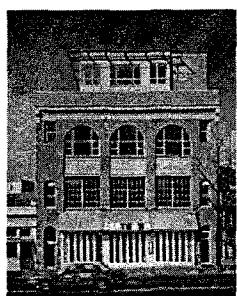
### The Washington Post

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

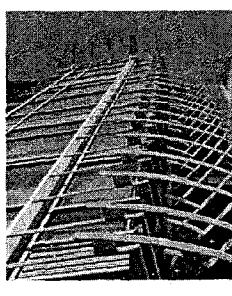
SoLo Piazza  
Washington, DC

### 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 Tapies Condominium  
Washington, DC

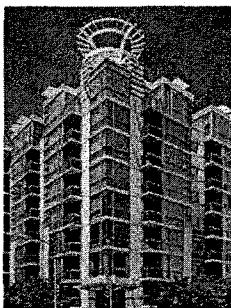
## Significant Publications

---



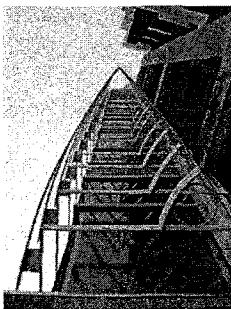
**The Washington Post**  
"Cityscape, Frank Gehry, Clearing a Path"  
Benjamin Forgey

The Tapias Condominium  
Washington, DC



**The Washington Post Magazine**  
"Building Blocks, Architectural Details that Make a House look like a Home"  
Susannah Gardiner

SoLo Piazza  
Washington, DC



**DC Magazine**  
"Renovation for Resale?"  
Hannah McCann

The Tapias Condominium  
Washington, DC