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June 30, 2004

Geoffrey Griffis, Chairman
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

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D.C. OFFICE OF ZONING
2004 JUL -1 AM 11:24

Re: Pre-Hearing Submission – Application No. 17194
Akwaaba DC Bed and Breakfast Establishment

Dear Mr. Chairman and Members of the Board:

We are herewith submitting twenty (20) copies of the Pre-Hearing Submission for BZA Application No. 17194. Also enclosed is a check in the amount of $800.00 made payable to the D.C. Treasurer, which is the filing fee for the variance request that was not requested in the original application.

Thank you for your consideration of this application.

Sincerely,
ARNOLD & PORTER

Monique Greenwood
Owner and Applicant

Nathan W. Gross, AICP

Enclosures

BZA
Case No. 17194
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17194
EXHIBIT NO. 27A1

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

Pre-Hearing Statement of Monique Greenwood
For Special Exceptions or a Variance to Authorize
Continued Use of the Premises at 1708 16th Street, N.W.
As a Bed and Breakfast/Home Occupation

June 30, 2004

I. Nature of Relief Sought

This is an application by Monique Greenwood, the owner of property at 1708 16th Street, N.W. (Square 178, Lot 74, the "Property"), to authorize continued use of the premises as a bed and breakfast establishment. The specific request is for a special exception pursuant to §§ 203.8 and 3104 of the Zoning Regulations to increase the number of sleeping rooms in a bed and breakfast establishment from two to six rooms, and an additional special exception as authorized by § 203.10(b) to increase the number of sleeping rooms from six to eight. At the recommendation of Office of Zoning staff, the case has also been advertised as a use variance to obtain approval for eight sleeping rooms rather than six.

The Property is zoned DC/R-5-D. R-5-D is a medium-high density residential zone that allows general residential uses including apartment houses up to a maximum height of 90 feet and a maximum floor area ratio ("FAR") of 3.5 as a matter of right. (The "DC" for Dupont Circle overlay zone has no effect on this application.)

The Property is in the Dupont Circle neighborhood, is a contributing building within the 16th Street Historic District and is within the boundaries of Advisory Neighborhood Commission ("ANC") 2B, single member district 2B04.

II. Jurisdiction of the Board of Zoning Adjustment

The Board has jurisdiction to grant the relief requested pursuant to § 3104 of the Zoning Regulations.

III. The Applicant

The applicant is the owner of the Property together with her husband, Glenn Pogue. They have successfully operated Bed and Breakfast establishments ("B and B") for more than 10 years in Brooklyn, New York (the Akwaaba Mansion Brooklyn) and in Cape May, New Jersey (Akwaaba By the Sea). They are considered experts in the industry; Greenwood was the keynote speaker at the 2002 bi-annual Professional

Association of Innkeepers Conference, which attracted nearly 1,000 attendees. Greenwood and Pogue are involved and committed community members, having served on their Brooklyn Community Board, the local chamber of commerce, the tourism council and many other civic and community organizations that promote neighborhood development, historic preservation and community pride.

In late 2002/early 2003 they sold their home in Brooklyn, where they had been living, and purchased 1708 16th Street, N.W. in order to relocate back to their home town and to establish Akwaaba D.C. ("Akwaaba" means "welcome" in Ghana.) The couple and their twelve-year-old daughter will reside in the spacious basement residence and operate the main level and upper floors as the B & B.

Ms. Greenwood, whose 20-year career in publishing culminated as editor-in-chief of *Essence* magazine, intends to highlight literary themes at the Akwaaba D.C. There will be an extensive library available to guests, and each room is named after an American author and is supplied with books by that author. Authors with rooms or suites named after them include Langston Hughes, Zora Neale Hurston, Alice Walker and Walter Mosley. Occasionally, authors will stay at the Akwaaba, and Ms. Greenwood hopes to attract visitors with literary interests in this manner. The author may read from his or her works during the stay and be available to talk with other guests. Such readings, however, will only be for guests of the bed and breakfast. There will be no events at the Akwaaba for persons who are not staying there and no outside employees, as discussed later in this application.

IV. The Surrounding Neighborhood

The Property is a townhouse located on the west frontage of 16th Street, N.W. between R Street on the south and Riggs Place on the north. The location and neighborhood setting of 1708 16th Street is depicted in the "Site Location and Neighborhood Context" map in *Exhibit A* and the "Existing Zoning and Site Location" map in *Exhibit B*. Both frontages of 16th Street for several blocks to the north and south are mapped with the DC/R-5-D District. Existing development is a mixture of uses, including high-rise and mid-rise apartment buildings, townhouses, townhouses converted to apartments or rooming houses, and institutional uses.

Farther to the south along 16th Street the zoning is DC/SP-1, where the mixed-use pattern includes a larger percentage of institutional and nonprofit office uses. To the east and west of 16th Street the zoning is R-5-B and DC/R-5-B, a medium-density residential zone where existing development consists of a combination of townhouses, conversions, apartment buildings and some nonresidential uses. The C-2-B zoning along 17th Street accommodates an active retail and restaurant enclave several blocks long.

The Property is one of six townhouse structures on the subject frontage of 16th Street. Two doors to the north is a 90-foot apartment house at 16th and Riggs Place, N.W. Across the alley from the Property is a midrise apartment house at 1819 R Street.

Directly across 16th Street to the east is the very large Chastleton apartment building; the Scottish Rite Temple is farther to the north on the east frontage of 16th Street.

In general, the Dupont Circle neighborhood has a high intensity of land use and of activity level in terms of residential density, pedestrians on the street and the presence of numerous nonresidential uses as well.

V. The Subject Property, the Proposed Use and Permitting Background

The subject townhouse has four-and-one-half stories, was constructed in the 1890s and has approximately 5,500 square feet of floor area on a lot of 2,200 square feet. The basement residence and the first and second floors each have approximately 1,400 square feet of floor area. The third floor has 1,250 and the smaller top floor has 925 square feet.

The first floor is devoted to the parlor, dining room and kitchen. The second and third floors each have three bedrooms and the top floor has two bedrooms. As stated previously, the owners and family would reside in the quite spacious basement residence, and the upper floors are proposed to be the sleeping rooms in the bed and breakfast.[1]

The Property is a contributing building in the 16th Street Historic District, and the applicants have obtained a certification of historic status, a copy of which is attached in *Exhibit D*. There are four parking spaces at the rear of the house, accessed from a 15-foot-wide alley.

For the past 13 years the building has been operated as a nine-room Bed and Breakfast establishment known as The Brenton, utilizing a Certificate of Occupancy ("C of O") for a 9-room rooming and boarding house.[2] The former operators of The Brenton, Mr. Steven Haught and Mr. Ronald Sabacek, will certify the premises were utilized as a Bed and Breakfast establishment during that time period. The applicant is not aware of any complaints about the use during that long period.

Ms. Greenwood and Mr. Pogue purchased the building in February 2003, and sold their home in Brooklyn, New York, in order to do so. They intended to relocate back home to Washington, D.C. and operate a Bed and Breakfast at the premises. The couple has been in the bed and breakfast business for 10 years, both in Brooklyn and in Cape May, New Jersey. Both B and Bs are located in historic landmark districts, and Greenwood and Pogue are preservationists who have been featured on HGTV's "Restore

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[1] See the interior and exterior photographs of the building in *Exhibit C*.

[2] A copy of the 1989 C of O for this use is in *Exhibit E*. Prior to the adoption of the zoning text amendments relating to Transiency (Z.C. Order No. 614, DCR 11/3/1989), Bed and Breakfast establishments were allowed in R-4 and R-5 zones using a Certificate of Occupancy for rooming and boarding house.

America" television show and who have been the recipients of numerous awards for their restoration and community revitalization efforts.

When Ms. Greenwood went to the offices of the Department of Consumer and Regulatory Affairs ("DCRA") to transfer the Certificate of Occupancy ("C of O") into her name, a DCRA official told her that to continue operating the B & B she could not use the rooming and boarding house C of O; she would instead need a bed and breakfast license. He gave her the necessary papers and stated that a six-room Bed and Breakfast, which she intended to operate, would be allowed as a matter of right in a historic building. (DCRA staff also told her prior to her purchase of the Property that a bed and breakfast for up to eight sleeping rooms would be allowed as a matter of right.)

Greenwood and Pogue made a downpayment of $190,000 toward the purchase of the $950,000 house and spent $100,000 on renovations and an additional $100,000 on furnishings, thereby exhausting their personal finances. They hosted a grand opening party and media launch in October 2003 and planned to receive the first guests in February 2004. After an article appeared in the *Washington Post*, a staff person from the Zoning Administrator's office called to ask what kind of license would be used to operate the establishment. Greenwood explained that she was applying for a bed and breakfast license, having been told at DCRA that the rooming and boarding house C of O could no longer be used. Two staff persons explained the whole process over the telephone and confirmed again that, in a historic building, the owner-occupant could operate a B & B for up to 6 sleeping rooms as a matter of right, subject to certain other conditions as set forth in § 203 of the Zoning Regulations.

In January 2004, Ms. Greenwood completed the application forms and submitted them in person to a staff person in the Zoning Administrator's office. The staff person told Ms. Greenwood that everything looked in order and that he and a colleague would inspect the property on the following Wednesday and that the Home Occupation/Bed and Breakfast permit would be issued a few days after that. On the following Tuesday, however, the staff person called to tell Ms. Greenwood that he had just been informed that DCRA had been misinterpreting the applicable regulations for years. (In fact, several B and Bs, including the recently opened D.C. Guest House in the Shaw community, were given permits for a six-room B and B as a matter of right.) He said Ms. Greenwood would have to apply for a special exception at the Board of Zoning Adjustment ("BZA"), and that the discrepancy was brought to his attention by a former Acting Zoning Administrator who now works at the Office of Zoning.

Ms. Greenwood and Mr. Pogue then submitted the paperwork for a matter-of-right home occupation/bed and breakfast with 2 sleeping rooms, in order to have at least some minimal income. This is the Home Occupation Permit that they now hold. With only two guestrooms, however, and given the initial purchase price of the property plus the additional $200,000 invested in renovations and furnishings, the couple's economic situation is perilous and they are distraught. They need to income from at least a six-room B & B, and preferably the eight rooms requested in this application, or they will have to operate the premises as a rooming house or sell the property.

Greenwood and Pogue are experienced innkeepers who have the ability to contribute to the economic fiber of the neighborhood and city while maintaining the residential character of the Property. It has been their life dream to move back to their hometown and run a bed and breakfast with a literary theme. This work will also enable Ms. Greenwood to continue writing books, of which she has published two to date. See the magazine articles in *Exhibit G.*

VI. Special Exception – Bed and Breakfast as a Home Occupation

The proposed use requires a special exception under the Home Occupations provisions of 11 DCMR § 203. Criteria directly applicable to bed and breakfast as a home occupation are found in § 203.8, Paragraphs (a) through (h). As described below, the subject property and the proposed operational characteristics fully comply with the criteria for approval.

203.8 An owner of a dwelling may operate a Bed and Breakfast facility, offering rooms and breakfast to guests on a daily basis.

As stated previously, Monique Greenwood and Glenn Pogue are the owners of the dwelling.

203.8(a) The use shall not be permitted in a multiple dwelling.

The townhouse is currently a single-family residence that also has a Home Occupation Permit to operate a bed and breakfast having two sleeping rooms. See the copy of this permit in *Exhibit F.*

203.8(b) Breakfast is the only meal served, and is served only to overnight guests.

The applicant will strictly comply with this regulation. Breakfast will be the only meal served and will be served only to overnight guests.

203.8(c) The maximum number of sleeping rooms shall be two (2) except:

(1) Pursuant to § 203.10(b), the maximum number of sleeping rooms may be increased to four (4); or, in a dwelling that is an historic landmark or that is located in a historic district and certified by the State Historic Preservation Officer as contributing to the character of that historic district, the number of sleeping rooms may be increased to six (6);

(2) The number of sleeping rooms permitted as a matter of right or by special exception as set forth in this paragraph shall be reduced by one (1) for each person who rooms or boards in the dwelling pursuant to § 202.5.

The Applicant currently has a Home Occupation Permit to operate a matter-of-right Bed and Breakfast as authorized in § 203.8(c), main clause. This application requests a special exception under § 203.8 (c)(1) to increase the number of sleeping rooms to six because the applicant's property has been certified by the Historic Preservation Officer as contributing to the character of the Dupont Circle Historic District. See *Exhibit D.*

The applicant requests a second special exception pursuant to § 203.10(b) to increase the number of sleeping rooms from six to eight. See the justification for this special exception later in this Statement. Regarding roomers or boarders, there are none on the premises.

Paragraph 203.8(d) is not applicable, by its own terms.

203.8(e) In addition to the required parking for the dwelling unit, one (1) parking space shall be provided for each two (2) sleeping rooms devoted to guest use.

Four parking spaces are provided at the rear of the townhouse, accessed from the 15-foot-wide, north-south alley. Allocating one space for the dwelling, the other three spaces would normally comply with the parking requirement for a B and B with six sleeping rooms. As a historic building, however, the parking requirement is waived, as provided in the Zoning Regulations at § 2100.5. The applicant will submit the historic preservation certification to the Zoning Administrator to secure the waiver from required parking. The applicant's experience in operating the Akwaaba bed and breakfast establishment in Brooklyn is that a significant majority of guests travel by air or other public means and thus do not need parking for a personal automobile. This experience has been confirmed with the local B and B association in Washington, D.C. Guests tend to use taxis, Metrorail and bus during their stay in Washington. The four available parking spaces will be more than adequate for the eight-room bed and breakfast as requested herein.

203.8(f) No cooking facilities shall be permitted in any of the rented rooms.

Complies. There will be no cooking facilities in any of the rooms.

203.8(g) The dwelling shall be owned and occupied as the principal residence of the operators.

As stated previously, Ms. Greenwood, Mr. Pogue and their daughter will reside in the residence in the basement.

203.8(h) Except as provided in paragraph (d), the Bed and Breakfast facility shall comply with §§ 203.4 through 203.6.

As required above, see the following analysis of criteria applicable to all home occupations.

203.4(a) A home occupation shall be clearly secondary to the use of a dwelling unit for residential purposes.

The property owners and family will be full-time residents of the dwelling, whereas guests of the bed and breakfast will be temporary. The exterior and interior of the townhouse are completely maintained in their residential character, with no commercial appearance on the outside. On the interior, the kitchen, living and dining rooms and bedrooms continue to be of normal residential character, albeit elegant in décor. The kitchen, for example, is not a commercial kitchen but has a normal residential stove, and other furnishings and equipment are residential rather than commercial in character.

Guest stays will tend to be concentrated on weekends, with significantly lower occupancy during the week. Guests will be accepted only by reservations; there will be no walk-ins. The level of automobile traffic to and from the premises will be normal or less than normal for residential properties in an R-5-D District.

Paragraph 203.4(b) is not applicable.

203.4(c) The practitioner shall store all materials or finished products within the floor area [of the home occupation] or in a basement or accessory structure.

For this use there are no specialized materials or finished products to be stored.

203.4(d) No more than one (1) person who is not a resident of the dwelling unit shall be engaged or employed in the home occupation.

There will be no nonresident employed in the home occupation.

203.4(e) The dwelling unit owner and the practitioner shall maintain the residential character and appearance of the dwelling unit and lot.

203.4(f) No interior structural alteration shall be permitted if it would make it difficult to return the premises to use that is exclusively residential.

See the responses above regarding maintaining the primacy of the residential use. The exterior and the parking spaces at the rear remain unchanged. The allowable sign will be very small – only six inches by six inches. The interior has been restored to its original, single-family character.

203.4(g) [No outdoor storage or processing shall be allowed.]

203.4(h) [No equipment or process shall be used that causes electrical or other interference outside the premises.]

203.4(i) [No noxious odors, vibrations, glare or fumes will be created.]

The proposed bed and breakfast use will not create any of the indicated adverse effects on neighbors or residential character of the immediate vicinity.

203.4(j) The use will not produce a level of noise that exceeds the level normally associated with the category of the dwelling or the immediate neighborhood.

There will be no weddings or other types of receptions as part of this bed and breakfast and therefore no gatherings of numerous people generating traffic and parking demand on the immediate area. The guests will primarily use taxis and public transportation; those who do drive will not generate a level of parking or traffic movement beyond what would be normal for a residential building of 5,500 square feet of floor area. The subject townhouse could be converted as of right into four or five apartment units under existing R-5-D zoning, a use that would generate substantially more demand for parking and traffic generation than the proposed bed and breakfast. The 16th Street vicinity includes very large, 90-foot apartment houses such as the Chastleton directly across the street, as well as nearby institutional and nonprofit office uses. As a result, the activity level of the immediate neighborhood is quite high. The proposed Bed and Breakfast will be one of the least intensive uses in the vicinity and will not create any noticeable noise.

203.4(k) No more than two (2) vehicles may be used in the practice of the home occupation.

Only the owners' automobile will be used to purchase food and other supplies for the operation of the bed and breakfast.

203.4(l) Vehicular trips to the premises by visitors, customers and delivery persons shall not exceed eight (8) trips daily on a regular and continuing basis.

As noted above, most guests will arrive by taxi and will use public transportation during their visits. The room occupancy level will be higher on weekends than during the week, so that the average of daily trips will in all likelihood not exceed eight trips.

203.4(m) The practitioner shall have no more than eight (8) clients or customers on the premises in any one (1) hour period.

The guests will typically be off the premises during the daytime visiting tourist or other sites in the city. Overnight, if there is full occupancy, the number of persons on the premises could exceed eight. The applicant would note that the legislative history of this provision indicates that it was designed quite explicitly for psychologists and similar professionals conducting group sessions. The intent was to avoid a high intensity of persons and potentially vehicles arriving and leaving the residence of a psychologist or psychiatrist to a degree similar to a retail use and inappropriate for a residential home occupation. The reference to a one-hour period is clearly not directly relevant to the

functioning of a bed and breakfast establishment. It should be noted that most of the guests of the Akwaaba D.C. will be staying on weekends, so that the premises will typically be underutilized during the week.

203.4(n) [There will be no adverse cumulative impact if more than one home occupation is practiced at the premises.]

There will be no other home occupation permits for the Property.

203.5 [Detailing limitations on exterior signage.]

The Akwaaba will have only a single, flush-mounted, non-illuminated sign of a very small size – six inches by six inches. It will only state, "Akwaaba D.C./By Appointment Only/866-inn-dulj/www.akwaaba.com."

203.6 Sales shall be permitted, subject to [several] conditions.

There will be no sales of goods at the premises.

VII. Compliance with Subsection 3401.1

Subsection 3401.1, which authorizes the Board to grant special exceptions, requires that the Board find that the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map and will not tend to adversely affect the use of neighboring property.

Harmony with the General Purpose and Intent of the Zone Plan and Maps

The townhouse building to be used in the bed and breakfast has a density of approximately 2.5 FAR, which is substantially less than the permitted matter-of-right density of 3.5 FAR in R-5-D. The building's height of approximately 45 feet is also much less than the 90-foot height allowed in this zone, as evidenced by nearby 90-foot apartment houses. The proposed bed and breakfast will combine single-family residential use with transient residential use in a manner that is in harmony with the purposes of the R-5 (General Residential) zones. The R-5 zones allow rooming and boarding houses, fraternities, sororities, dormitories, private clubs, museums, various types of community based residential facilities, hospitals, clinics places of worship and various other uses that represent a medium-high intensity of use. The proposed bed and breakfast is in keeping with the purpose of the R-5-D District in this respect, and of course, the proposed use is explicitly allowed as a special exception subject to criteria addressed in this Statement.

The Applicant would emphasize that, in zoning terms the use of the townhouse is going from rooming and boarding house with nine rooms as the principal use to single family dwelling as the principal use, with a home occupation.

The home occupation provisions also encourage the use of historic residential buildings as bed and breakfast establishments. The explicit allowance for the use to have a larger number of rooms in a historic building than in a nonhistoric building is further acknowledgment of a policy in the Zoning Regulations and Map of encouraging this use in historic buildings.

The Zoning Regulations, in several other respects, acknowledge the existence and importance of preservation of designated historic buildings. For example, the waiver of normally required parking spaces avoids the necessity of excavating under older buildings to provide parking or having to provide undue and unsightly amounts of surface parking. Some zone districts authorize the sale and transfer of transferable development rights as a means of encouraging and helping to fund preservation and restoration of historic buildings. In regard to this purpose of zoning, the Property has already been restored to its original single-family dwelling condition, to a high standard of quality and authenticity. Although the R-5-D District would allow the building to be converted to multiple apartments as a matter of right, the typical effect of such conversion is loss of some degree of historic character on the interior especially, but also on the exterior in the form of additional fire stairs.

The Proposed Bed and Breakfast Will Not Adversely Affect the Surrounding Neighborhood

The responses to the special exception criteria presented earlier in this Statement fully document that there will be no adverse effects on the surrounding neighborhood from the proposed use.

VIII. The Second Special Exception or Variance Issue

The Applicant contends that this application can be approved as two special exceptions as originally requested. If the Board determines that a variance is nonetheless required, evidence is offered in support.

A. Special Exception. The facts and analysis set forth above address the compliance of the proposed use with the applicable special exception standards for a Bed and Breakfast establishment having either six or eight sleeping rooms. The external effects of eight (8) sleeping rooms in this case are essentially indistinguishable from those emanating from six (6) sleeping rooms. Because of the purely residential nature of this use, the minor increment from six to eight sleeping rooms does not alter the compliance with the specific criteria in § 203 or the generic special exception requirements in §3104.

As to the authority of the Board to approve this application as two special exceptions, the Applicant relies upon the plain meaning of the zoning text and related evidence and comments, as follows.

Plain Meaning. The Zoning Regulations authorize a Bed and Breakfast use as a home occupation in § 203.8(c) for two (2) sleeping rooms as a matter of right, which number may be increased to six (6) sleeping rooms in a historic building:

> *203.8(c) An owner of a dwelling may operate a Bed and Breakfast facility, offering rooms and breakfast to guests on a daily basis; provided:*
>
> *(c) The maximum number of rooms shall be two (2); except:*
>
> > *(1) Pursuant to § 203.10(b), the maximum number of sleeping rooms may be increased to four (4); or, in a dwelling that is an [historic building], the number of sleeping rooms may be increased to six (6);*

Therefore, the first special exception in this case is to request an increase from two (2) sleeping rooms to six (6).

The second special exception is to further increase the number of sleeping rooms from six (6) to eight (8), pursuant to:

> *203.10(b) An applicant for a home occupation that is permitted by §§ 203.6 through 203.8 may request the Board to modify no more than two (2) of the conditions enumerated in §§ 203.4 through 203.8; provided that the general purposes and intent of this section are complied with.*

Paragraph 203.10(b) specifically refers to the conditions found in §§ 203. 4 – 203.8 as being eligible for special exception modification. The regulations regarding number of sleeping rooms is contained in § 203.8, and the limit of six (6) is thus eligible for modification by special exception. The Zoning Regulations do not exclude any particular standards within §§ 203.4 through 203.8. This is the plain meaning of the regulation. There is no provision elsewhere in § 203 (home occupations) that amends or overrules this plain meaning. Moreover:

203.10(d) Any request to modify more than two (2) of the requirements found in §§ 203.4 through 203.8 shall be deemed a request for a variance.

Paragraph (d) above reiterates that two requirements may be modified as a special exception. More than two is a variance.

Purpose and Intent of this Section. The purpose of the Bed and Breakfast use rules in this Section clearly include the desirability of devoting some historic, single-family residential buildings to this use. Nationally, Bed and Breakfast facilities tend to occur most often in historic buildings, given the preferences of travelers who prefer this type of accommodation, and given the location of historic buildings in and near many desired tourist destinations. The logic of allowing a larger facility in a historic building than in a non-historic building serves this purpose.

Another important purpose of the home occupations provisions generally is to establish performance standards to prevent home occupations from becoming nuisances to their neighbors. In this regard, the Akwaaba DC proposed herein can be clearly distinguished from two recent Bed and Breakfast cases decided by the Board:

- In Application No. 16333 of Richard T. Ross, owner of Swann House, requested two exceptions under § 203.10(b): an increase in sleeping rooms from six (deemed to be matter of right) to nine,[3] and an allowance for two outside employees instead of one. In addition, the applicant secured approval for guests to conduct social events such as weddings and receptions at the premises, up to a maximum of 24 per year and 5 per month. The order allows outside catering for these events, which may continue until 11 o'clock at night. One condition provides that caterers must not load or unload vehicles after 11 p.m. The allowed events occur partly and some of the time in the attractive garden, but it was the adjacency of the garden to neighbors' gardens that allows noise and activity from the events to affect neighbors in ways some of them considered adverse. Accordingly, they sought judicial relief.[4]

The Board was affirmed, but the point here is the significant intensity of the use approved in the Swann House case. By contrast, the Akwaaba DC will have no outside employees, will have 8 sleeping rooms rather than nine and will have no social events at all. Instead of a garden hosting weddings and receptions in the open air up to five times per month, the rear of 1708 16th Street is simply devoted to four parking spaces accessed from an alley. Directly behind the parking spaces is the east-west alley, a midrise apartment building to the southwest and an accessory building to the northwest. No neighbor will be affected by the use of these parking spaces.

- In Application 16823 (Tutorsky Mansion), Humberto Gonzalez originally requested approval for eleven (11) sleeping rooms, six (6) outside employees and 24 events per year to be hosted by the establishment (rather than the guests themselves). Again, neighbors were intensely concerned and opposed because numerous open-air events drawing significant numbers of people were perceived as being very likely to disturb neighbors' use and enjoyment of their own gardens. The Application was modified to provide a somewhat less intensive program, but was nonetheless ultimately denied. The order in this case is not attached because of its length and because the argument here relates to basic factual matters about the extent of the use.

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[3] Given the determinations of the Zoning Administrator in that case, it is arguable that the first special exception was to increase the number of sleeping rooms from two (2) to nine (9), but the point here is to offer the overall intensity of the use approved in contrast to the much lesser intensity of use in the instant application.

[4] A copy of Order No. 16333 is attached in *Exhibit I.*

Comment: The point here is, again, that Ms. Greenwood's Bed and Breakfast will be in a much smaller townhouse than the Tutorsky Mansion (a simply huge house), will have no outside employees compared to six requested in No. 16823, and will have no social events.

Because of the great difference in facts between the above-cited cases and the instant application, the Applicant believes the Board can approve the increase from six to eight rooms as a second special exception rather than as a variance. The Akwaaba DC application represents simply a modest numerical increase in the number of sleeping rooms. It is a purely residential use, albeit a transient residential use. The two establishments or would-be establishments cited above both include much more traffic to the premises and gatherings of people than will Akwaaba DC. Akwaaba DC is substantially different in degree from Swann House and the proposed Tutorsky Mansion B & B. Being simply a deviation in number of sleeping rooms, it should be allowed as an area variance.

A critical distinguishing fact is the absence of social events that, in the above-cited cases make the premises virtually places of public assembly, which are discouraged by the Home Occupations rules. The treatment of "inns" in the Zoning Regulations offers further evidence in support of this line of reasoning:

- Regulation of Inns. In Case No. 86-29 (Transiency and Home Occupations), the Zoning Commission defined "inn" so as to distinguish it clearly from "hotel" in several important respects, with emphasis on minimizing potential adverse impacts on neighboring property. Most importantly, meeting rooms, conference and banquet halls and exhibit halls are not allowed in an inn because of the obvious multiple impacts of places of assembly – vehicular traffic, large gatherings of people, deliveries of exhibits, etc. An inn may be a Bed and Breakfast establishment but does not have to be. Even in the case of hotels, in the uptown commercial zones where there is a residential/mixed-use density incentive (C-2-A, C-2-B, C-2-C, C-3-A, and C-3-B), only guest room areas are allowed to be constructed to the full, mixed-use density of the zone. Commercial adjuncts, conference rooms and exhibit halls are limited to the more restrictive FAR for commercial uses in these zones.

Clearly, the absence of any social events or other activities generating external effects on neighbors makes this proposed use substantially different from Bed and Breakfast facilities with accessory uses, outside employees and so on. The Applicant believes that because of these differences, the Board can approve two special exceptions in this instance. The request is simply to utilize two bedrooms on the top floor of the house that would otherwise remain vacant. They have been renovated and furnished for Bed and Breakfast use at some expense. Given their location three stories above the residence of the owner-occupants, these rooms have little if any utility to them. The use of these two rooms would occur within the existing building and would be transient residential.

A use variance, on the other hand, "seeks a use ordinarily prohibited in the particular district" and thus would "alter the character" of that zone district. Palmer v. BZA, 287 A.2d 535, 541 (D.C. 1972). The minor increase of two sleeping rooms requested in this application does not convert this special exception use to a generically different use that is prohibited in the R-5-D District. Nor is there any prospect that this proposed use would "alter the character" of the neighborhood. As stated previously, the proposed Akwaaba DC, whether for six or eight sleeping rooms, will be one of the least intensive uses within a 200-foot radius of the property.

Conclusion: For all of the reasons cited above, the Akwaaba DC Bed and Breakfast can readily be distinguished from larger and more elaborate Bed and Breakfast facilities. The Applicant respectfully requests that the Board approve this application as two special exceptions.

B. Use Variance.

If the Board determines that a variance is required, the Applicant offers the following as justification for it.

Extraordinary or Exceptional Condition Resulting in Undue Hardship. In considering this application, the Board must determine whether by reason of some extraordinary of exceptional situation or condition of this property the strict application of the Zoning Regulations would result in an undue hardship.

The property is constrained by being subject to the D.C. Historic Preservation Act and rules adopted pursuant thereto that restrict, especially the ability of the owner to demolish the structure and construct a full-density, 90-foot-high building as allowed in the R-5-D District in its place. Also, one of the economically productive uses of the property would be to convert it to condominiums. This option, however, would likely result in the loss of historic character to some of the gracious interior spaces due to their being carved up to make three or four separate apartments viable and in compliance with the building code.

More importantly, "[A] past history of zoning approvals, even when erroneously made, leading property owners to good faith deferential reliance on approvals, may constitute other extraordinary situation. *Monaco v. BZA*, 409 A. 2nd 1067, 1972 n. 17 (D.C. 1979); *De Azcarate v. BZA*, 388 A.2nd 1233, 1236 (D.C. 1978)."[5]

On pages 3-4 of this Statement is a summary of the owners' experience of economic hardship brought about substantially by reliance upon inaccurate information and advice from DCRA officials about the ability to operate a Bed and Breakfast use as a matter of right, and/or taking over the authorization for an existing nine-room Bed and

[5] From "Area and Use Variances," undated.

Breakfast with 13 years of operation. The Applicant's personal statement of these events is attached as *Exhibit H.*

Since the events described therein, the Applicant and her family have had the continuing economic hardship of only being able to operate a two-room Bed and Breakfast, a significant loss of expected rental income. The Applicant had every reason to believe that the established, 13-year, operational history of the previous 9-room Bed and Breakfast facility, with a valid Certificate of Occupancy, would enable her to continue the use. Normally, after a zoning text amendment such as the new transiency rules adopted in Zoning Commission Case No. 86-29, an existing use with a valid C of O that is newly restricted or prohibited may continue in operation indefinitely. And a new owner may take over the C of O. That was not allowed in this case.

The change from a principal use as a Bed and Breakfast with 9 sleeping rooms to one with two sleeping rooms is a major financial loss. No doubt a significant premium was included in the purchase price due to the value of the existing business. The Applicant's intention was to carefully avoid any need for special zoning relief, but instead purchased, renovated and furnished at great cost a property that was reduced from a nine-room Bed and Breakfast to one with two rooms.

The decision to purchase this property was based substantially on inaccurate information received from government officials. The misinformation overcomes the Applicant's burden of demonstrating that this is not a self-imposed hardship – according to the court in the De Azcarate and other cases. In that case, the court upheld the Board's grant of a variance from the lot width requirements:

> *Failure of configuration of lot to meet width requirements could not accurately be described as a direct consequence of the sole and affirmative acts by lot owner and predecessor in title where zoning department employees played a significant part by approving three separate applications during original subdivision creating lots, and thus self-created hardship rule did not apply to preclude variance from lot width requirements.* (See *Exhibit J*, p. 2)

In the Applicant's opinion, the facts cited above constitute the combination of economic hardship and detrimental reliance on government approvals that are capable of justifying the requested use variance.

As to the other tests required for approval of variance relief (no substantial detriment to the public good and no impairment of the intent, purpose and integrity of the zone plan), the Applicant relies upon its evidence on these issues presented in the special exception part of this Statement.

C. Area Variance

The Applicant believes that the application could be approved as an area variance rather than a use variance. The Home Occupations zoning rules at §203.10(d) state that "[a]ny request to modify more than two (2) of the requirements found in §§ 203.4 through 203.8 shall be deemed a variance. The term "variance" without further definition and in this context normally refers to an area variance rather than a use variance. Flexibility is clearly intended by the legislative history of this provision. To allow a home owner with a home occupation the privilege of modifying a condition by means of a use variance would provide no benefit or flexibility whatsoever.

It is instructive that in a different special exception authorizing accessory apartments, § 202.10(i)(3) states, "Any request to modify more than two (2) of the requirements of this subsection shall be deemed a request for a use variance." (Emphasis added.) The structure of the "relief valve" of these two regulations (home occupations and accessory apartments) is identical except that one of them specifically references a use variance. Thus, when the Zoning Regulations call for the extreme measure of a use variance, this requirement is spelled out. Otherwise, the normal understanding of the text is that it is an area variance. The Board can determine on a case-by-case basis whether a particular application is an area variance or a use variance. Applicant argues that the instant application can be considered as an area variance.

For the requested increase from six to eight sleeping rooms to be deemed a use variance, there should be some fundamental change in the nature of the use. As stated previously, none of the higher-impact accessory uses to a Bed and Breakfast are included in this proposed use. The Bed and Breakfast use is explicitly allowed by special exception, and in this case only a dimensional change is requested, generally analogous to area variances from yard, lot occupancy, height and other dimensional requirements.

A use variance, on the other hand, "seeks a use ordinarily prohibited in the particular district" and thus would "alter the character" of that zone district. Palmer v. BZA, 287 A.2d 535, 541 (D.C. 1972). The opposition to both the Swann House case (which was litigated) and the Tutorsky Mansion case was based primarily on the number and projected size of social events, making the B & B a place of public assembly, with some potential to "alter the character" of the vicinity.

There is no risk that the Akwaaba D.C. will "alter the character" of the surrounding and nearby properties. The surrounding uses include large and small institutional buildings and large apartment houses, as well as townhouses and conversions of townhouses to multiple apartments. The massive Chastleton apartment complex is directly across the street, as is the very active Jewish Community Center. Other midrise and highrise apartment buildings are near the subject property in various directions, and a number of the townhouses have been converted to multiple apartments. The proposed Bed and Breakfast use will be one of the least intensive uses of property in the vicinity.

Finally, the Akwaaba DC application is analogous to an area variance granted *two* years ago:

- In Order No. 16827 (The Stuart Building), dated April 2, 2002, the owner of an existing building in an SP-1 District requested (i) a special exception to allow office use, (ii) an area variance to exceed the allowed 2.5 FAR of office density by 0.07 FAR (to accommodate the renovation of the existing building) and (iii) a use variance to construct an addition to the building so as to achieve a total density of 3.2 FAR. The Board denied the use variance but granted the area variance for a minor excess in FAR in the context of allowing renovation of the existing building and not leaving a minor part of the building unusable in practical terms (the 0.07 FAR).

Ms. Greenwood's application is directly analogous to the area variance granted in the Stuart case. She would only utilize the existing building and would use existing, interior space to a minor degree larger than the standard of six sleeping rooms. No building addition is proposed. Because she will have no events or outside employees and is not located in an oversize mansion, her proposed 8-room Bed and Breakfast is not generically different from the B & B of up to six rooms explicitly allowed for historic buildings.

IX. Community Comment

On June 9, 2004 Advisory Neighborhood Commission 2B considered the application and proposal, having properly noticed the item as being on the agenda, and unanimously voted to support the application for an eight-room bed and breakfast. The ANC's statement of support is in the record of the case. The immediate neighbors to the north and south of the subject premises are in support of the application and have submitted letters to that effect into the record.

X. Conclusion

For the reasons set forth in this Statement, the applicant submits that the criteria for approval of the proposed bed and breakfast have been satisfied and requests that the Board approve the application.

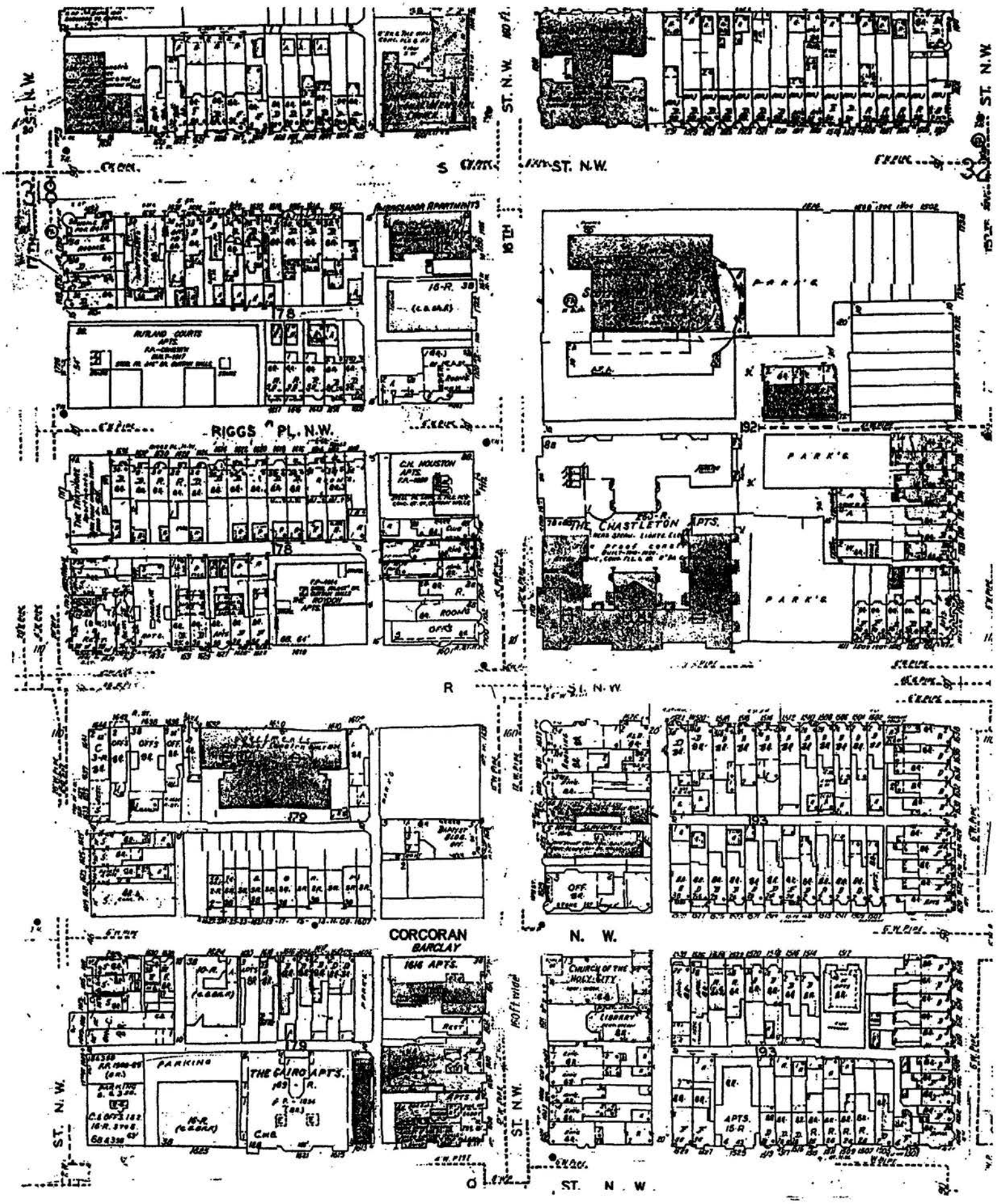
Respectfully submitted,

Monique Greenwood
Owner and Applicant

Nathan W. Gross, AICP

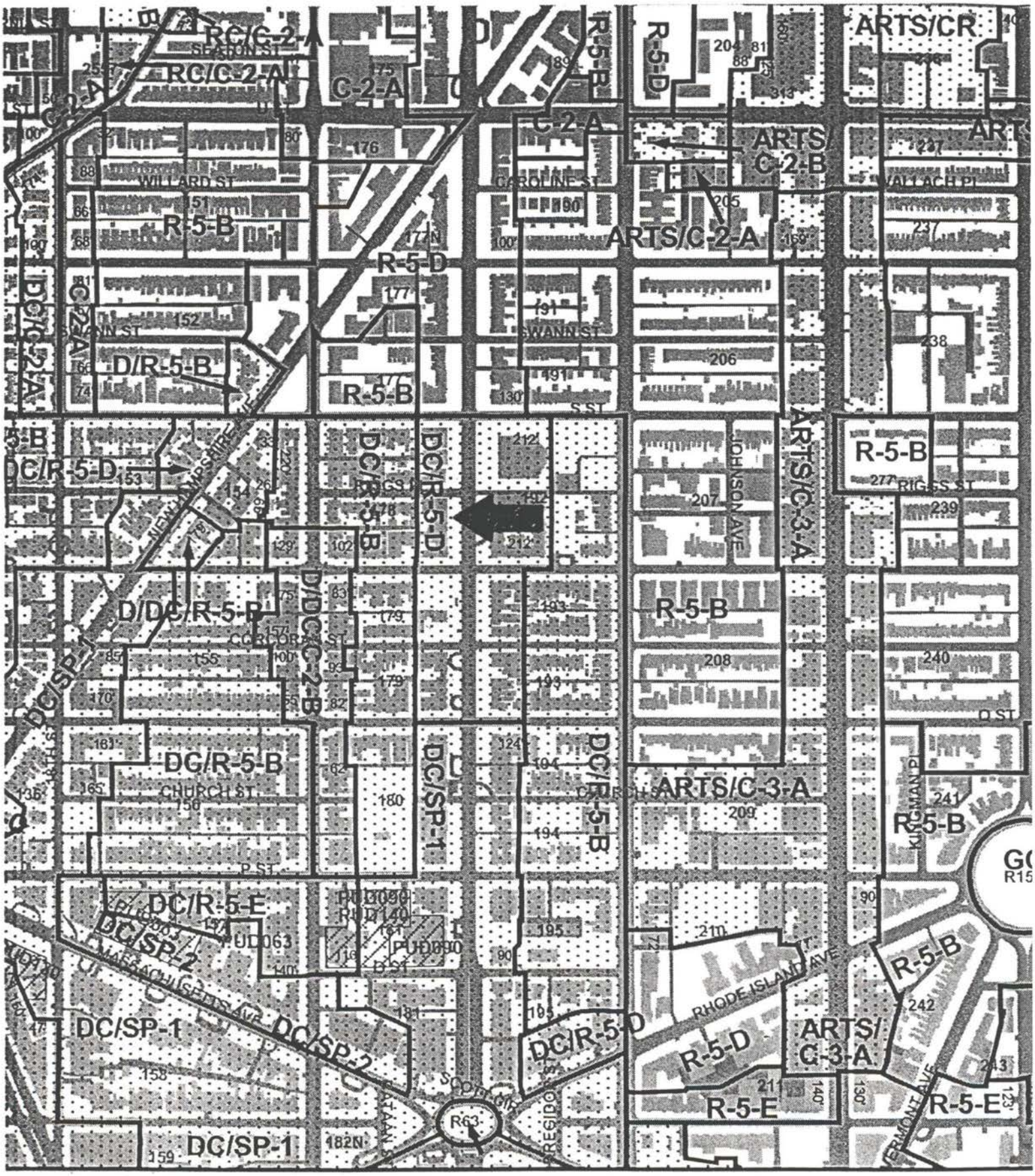
Attachments

Exhibit A: Site Location and Neighborhood Context Map



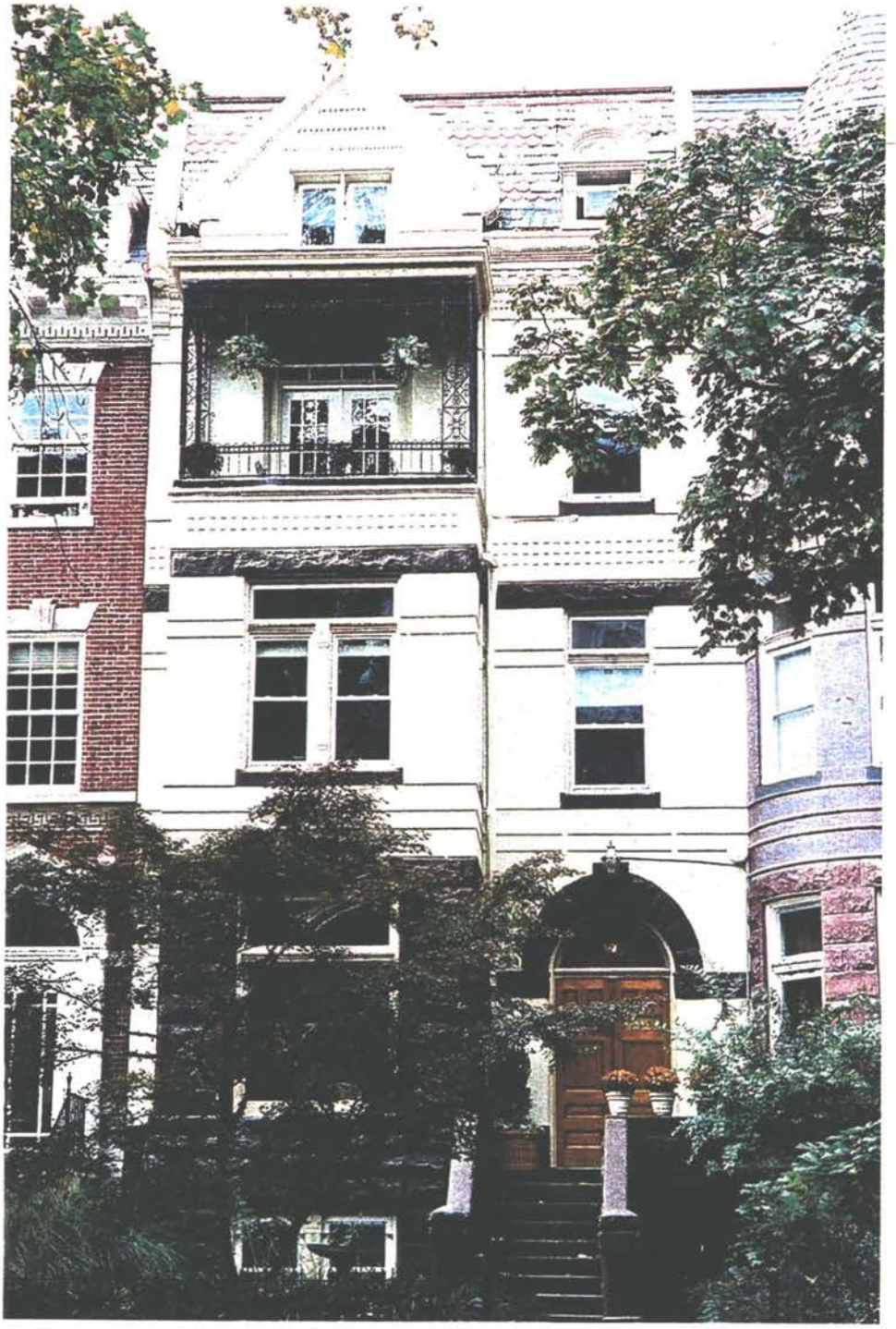
SITE LOCATION AND NEIGHBORHOOD CONTEXT

Exhibit B: Zoning Map

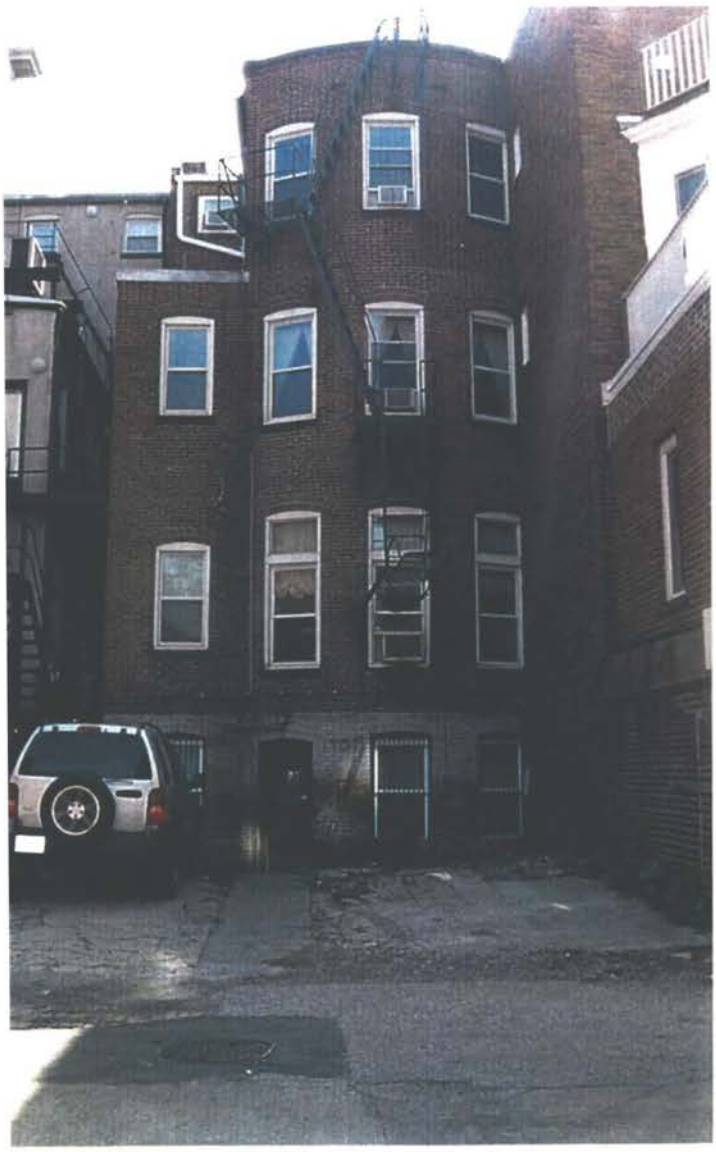


EXISTING ZONING AND SITE LOCATION

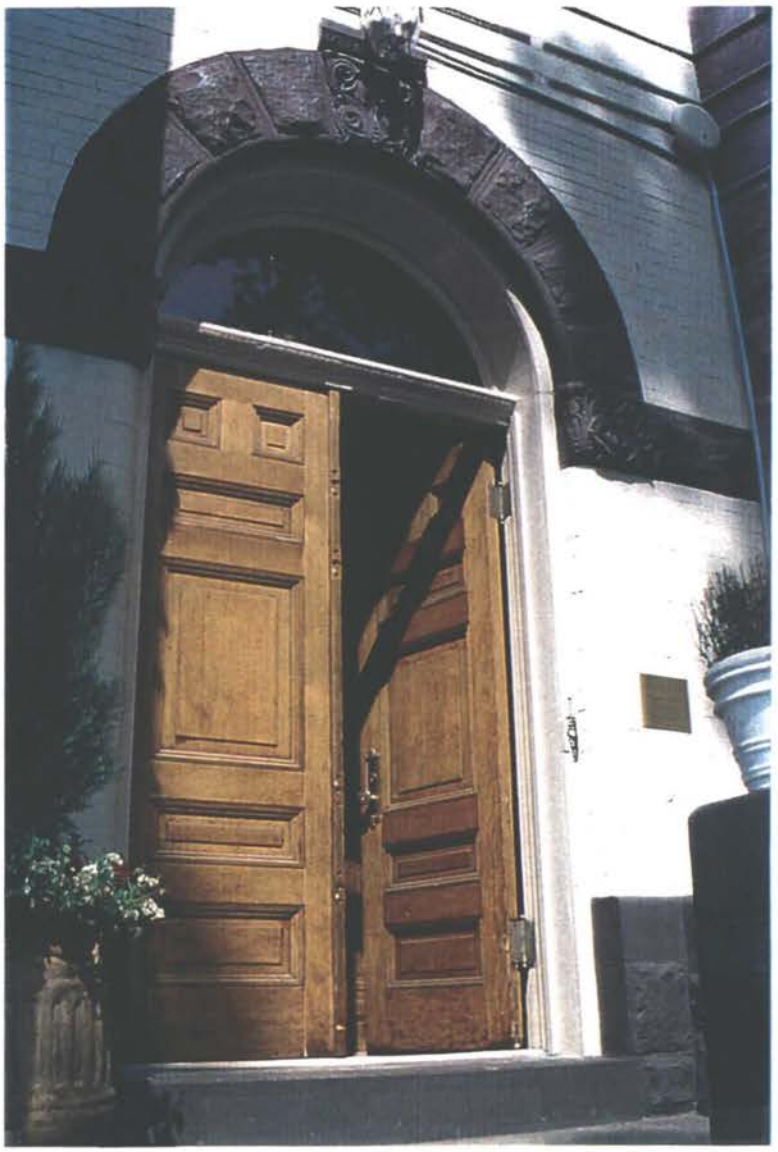
Exhibit C: Exterior and Interior Photographs of the Property



Akwaaba DC Exterior



Rear of Building
With Parking Spaces



Front Entry Door
And Small Sign



Akwaaba DC Parlor



Akwaaba DC Dining Room





Owner's Residence



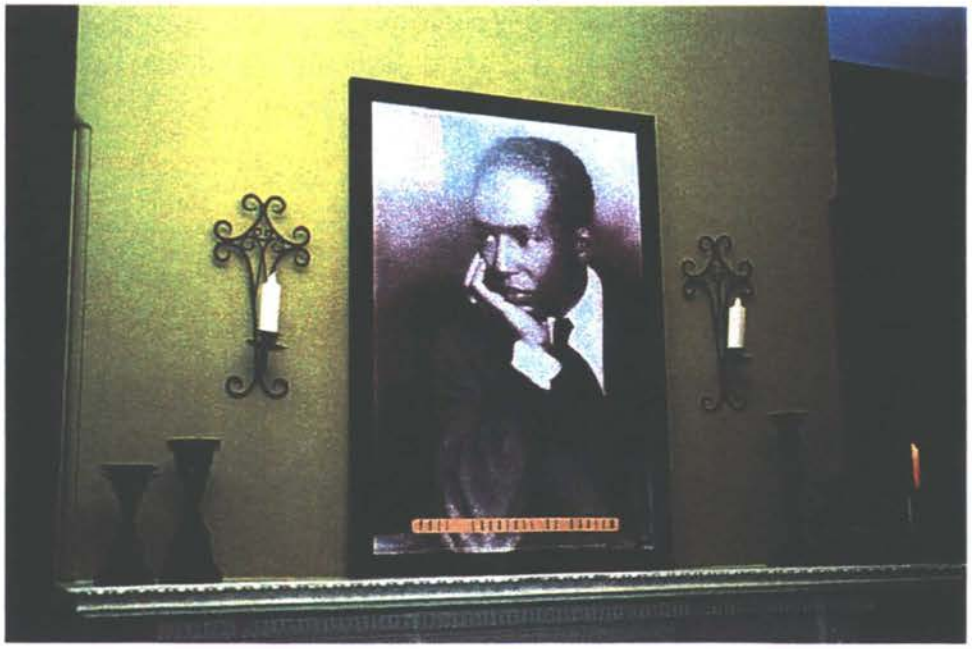
Zora Neale Hurston Guest Room



Langston Hughes Bathroom



Langston Hughes Bathroom



Mantle in Langston Hughes Suite

Exhibit D: Historic Preservation Certification

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

APPLICATION TO CERTIFY A HISTORIC BUILDING FOR D.C. ZONING REGULATIONS OR CONSTRUCTION CODES

I hereby request certification that the following property is a historic landmark or a building or structure contributing to the character of a historic district in the D.C. Inventory of Historic Sites, for the purpose of D.C. Zoning Regulations or the D.C. Construction Code. A photograph of the front of the building is attached.

Address: 1708 16th St., NW Washington, D.C. 20009

Square: _____ Lot: _____

PURPOSE OF REQUEST:

✓ Waiver of Additional Off-Street Parking Spaces (Section 2100.5)

_____ Waiver of Additional Off-Street Loading Spaces (Section 2200.5)

✓ Increase in Number of Sleeping Rooms in a Bed-and-Breakfast Facility (Section 203.8)

_____ Non-Mandatory Compliance with Code Provisions (BOCA Section 3406.1)

_____ Alternative Compliance Provisions for Existing Buildings (Chapter 34, DC Construction Code Supplement of 1999)

Monique Greenwood — Applicant
(212)232-1790 — Telephone

1708 16th St., NW Washington, D.C. 20009
Address

Monique Greenwood — Signature
1/6/04 — Date

HISTORIC PRESERVATION DIVISION USE ONLY

I hereby certify that this property is either a historic landmark or a building or structure contributing to the character of a historic district listed in the D.C. Inventory of Historic Sites.

Justin Hegy — State Historic Preservation Officer
1/6/04 — Date

Exhibit E: 1989 Certificate of Occupancy

No. B 157651

District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

CERTIFICATE OF OCCUPANCY

9/26/89
(date)

Permission is hereby granted to Steven L. Haught & Ronald P. Sabacek
to use suite(s) _____ on the basement, 1st, 2nd & 3rd floor(s)
of the building located on lot(s) 74 square 178
known as premises 1708 16th Street, N.W. for the following
purpose(s) Rooming House — 9 rooms
Not Sexually Oriented. [ ]

BZA #: _____ EXPIRATION DATE: _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R/5/C FEE $32.20

Donald G. Murray, Director
By _____
Designee

OFFICE COPY

SCANNED 3.19.08

BZA
Case No. 17194
Exhibit No. 11

Exhibit F: Home Occupation Permit

Department Of Consumer And Regulatory Affairs
Building and Land Regulation Administration
941 North Capitol Street N.E. room 2100
Washington D.C. 20002
Tel: (202) 442 - 4470 Fax: (202) 442 - 4862

HOP

HOME OCCUPATION PERMIT

PERMIT NO.
HOP 72633

DATE: 4/5/2004

ISSUED DATE: Apr 5 2004	BZA NO.	EXPIRATION DATE: NONE
ADDRESS OF HOME OCCUPATION: 1708 18TH ST NW		PREMISES OCCUPIED BY: OWNER GREENWOOD, MONIQUE ALITA
NAME OF RESIDENT: GREENWOOD, MONIQUE ALITA	BUSINESS STRUCTURE: Sole Proprietor	PRCLID: 0178 (square) 0000 (lot) 0074 (suffix) WARD: 2 ZONE: R5C
TYPE OF BUSINESS: BED AND BREAKFAST		NAME OF BUSINESS: AKWAABA D.C.
CONDITION OF PERMIT:		PERMITTED USE: BUSINESS HRS:

This permit shall be conspicuously posted on the above premises at all times. It is issued subject to the conditions and restrictions imposed by the Zoning Regulations and is not transferable to another location or premises. Any violation of the Zoning Regulations, or any of the provisions listed thereon, will revoke this permit and cause permit holder to be subject to penalties.

FEE
APPL $ 35.00
PMT $ 15.00

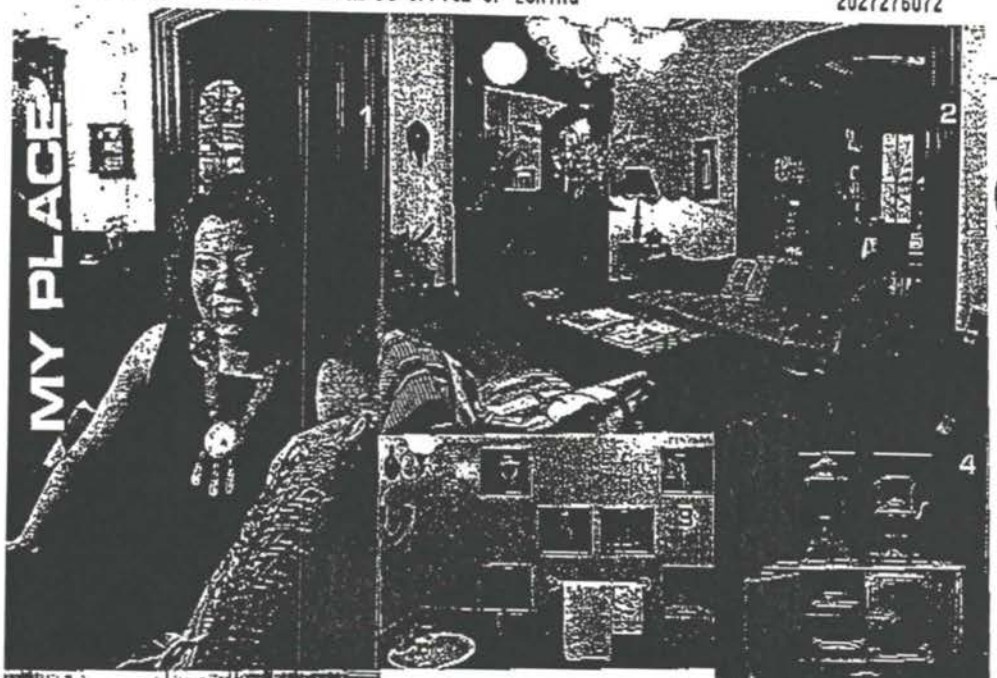
David A. Clark
DIRECTOR

PERMIT CLERK: EDNA D.

BZA
Case No. 17194
Exhibit No. 12

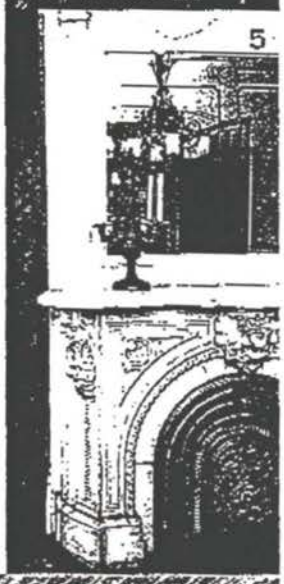
Exhibit G: Magazine Articles

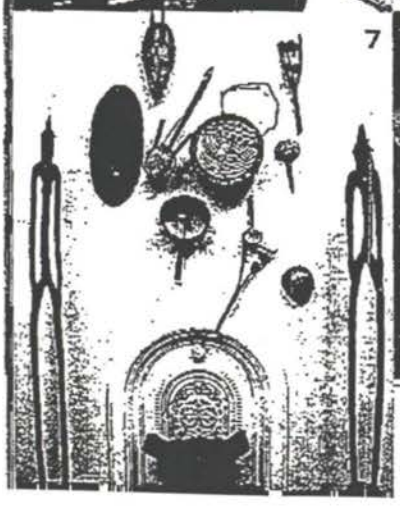
MY PLACE

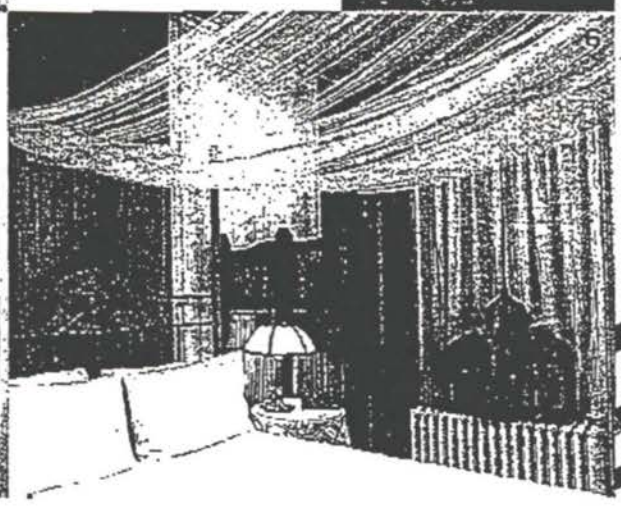




1 The editor/entrepreneur in her artfully restored pre-Civil War house. **2** African touches—Nigerian fabric on the sofas and a lampshade made of mud cloth from Mali—lend ethnic spice to Victorian formality in the parlor. **3** Guest bathroom niches display African sculptures. **4** A brass radiator with a built-in plate warmer, original to the house, in the dining room. **5** The mirror over the marble fireplace reflects the original brass chandelier in the ballroom. **6** The bridal suite (aka the Jumping the Broom Suite). **7** A treasury of African masks, sculpture and musical instruments. **8** Mahogany wainscoting in the dining room is matched by a finely carved sideboard. **9** A Jacuzzi in the bridal suite's bathroom is surrounded by scented candles to put couples in the mood for love. **10** Prized possession: A recording of "Basin Street Blues" with an image of Louis Armstrong serenading a young lady.







monique greenwood



Monique Greenwood, the editor-in-chief of *Essence*, is also the proprietor of the Akwaaba Mansion Bed & Breakfast in Brooklyn's historic black community of Bedford-Stuyvesant. Audrey Edwards visits her in the Italianate mansion she shares with her husband, Glenn Pogue, and their daughter, Glynn.

Doing it all "I'm working really hard now so I can have the lifestyle I want in retirement, one with true freedom of time. I'm forty-one, and I think of the next decade as my building years."

Fatal flaw "Sometimes I forget that not everybody is going to work the way I do, or be as driven as I am."

Turning 40 "I went away by myself to Cape May, New Jersey, checked myself into somebody else's B&B, sipped somebody else's tea and let somebody else make me breakfast."

Mix master "I really think Victorian and African pieces coexist nicely. They both have strong lines and give a warm feeling and a sense of longevity and history."

Shopping trail "I buy locally at the antique shops on Brooklyn's Atlantic Avenue, and when I travel. My antique gardening tools [below] are from Ghana and I bought my dining room chairs in North Carolina."

Staying in the 'hood "My mother birthed me in Washington, D.C., but I feel I was born in Bedford-Stuyvesant. I moved here right after college and just fell in love with the brownstones and the brown people who live in those brownstones."

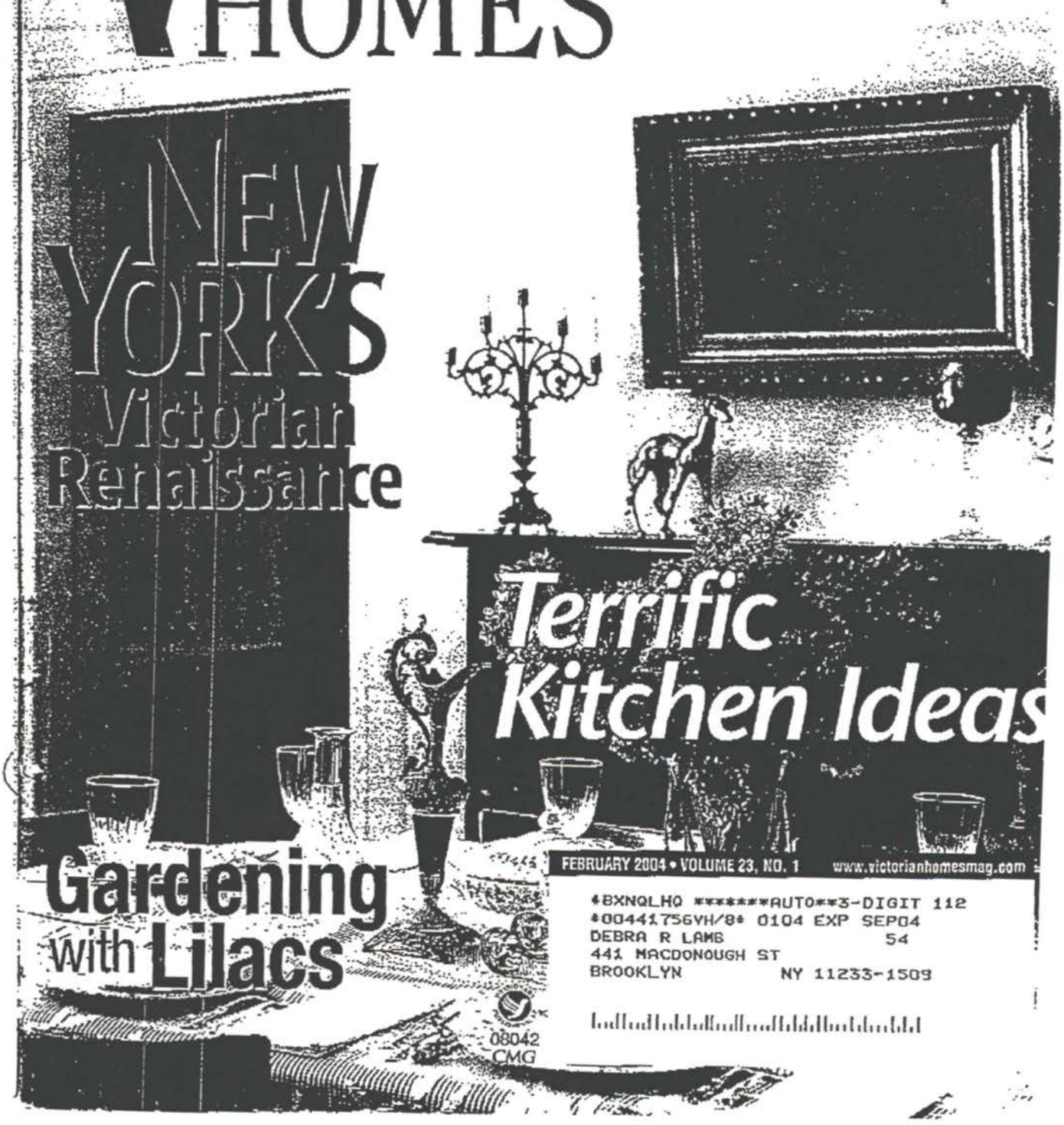
Guilty pleasures "Buying antiques and doing house tours. I love looking at other people's homes." ■

PHOTOS: BEAH RICHARDS



BZA
Case No. 17179
Exhibit No. 13

VICTORIAN® HOMES

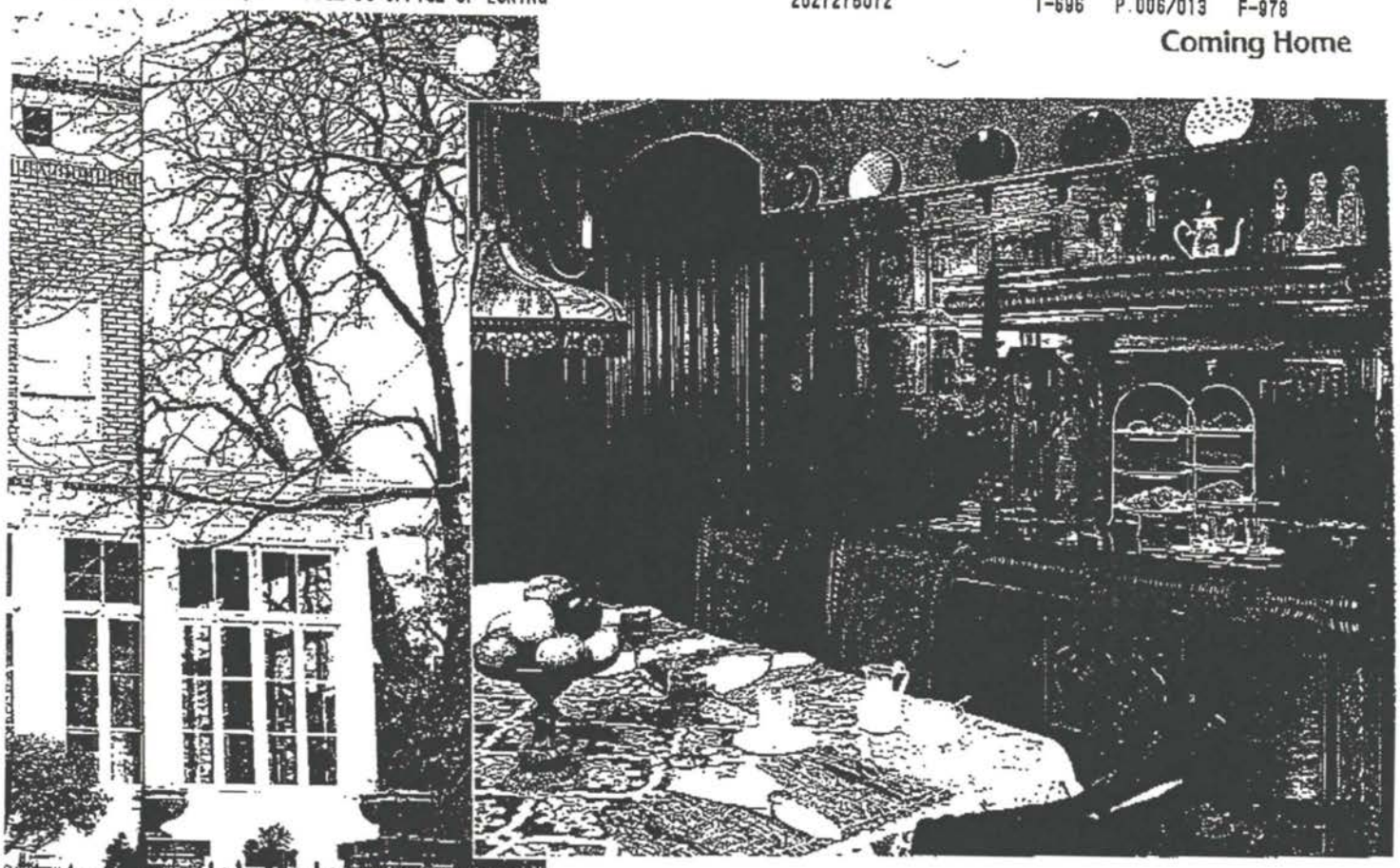


FEBRUARY 2004 • VOLUME 23, NO. 1 www.victorianhomesmag.com

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441 MACDONOUGH ST
BROOKLYN NY 11233-1509

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Above: Monique Greenwood uses a mixture of African and Victorian motifs in the dining room of the Akwaaba Inn. Here the dark wainscoting and Eclectic sideboard contrast with African ceramics ornamenting the plate rail.

Left: This 1860s Italianate mansion was an abandoned ruin when Monique Greenwood and Glenn Pogue undertook its restoration. It opened in 1995 as the Akwaaba Inn.

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the American Revolution, one-third of Brooklyn residents were slaves, who lived among nearly two-thirds of the households.

Because of these legacies, both hopeful and tragic, leaving Bed-Stuy was never a serious alternative for the Johnsons. Family pictures, miraculously salvaged from the cinders, once again surround the fireplace, and Carl Johnson has recompiled the notebooks of family history. Summing up a philosophy that has guided her through life, Evelyn says, "You have to pay tribute to what your family went through."

Helping Hands

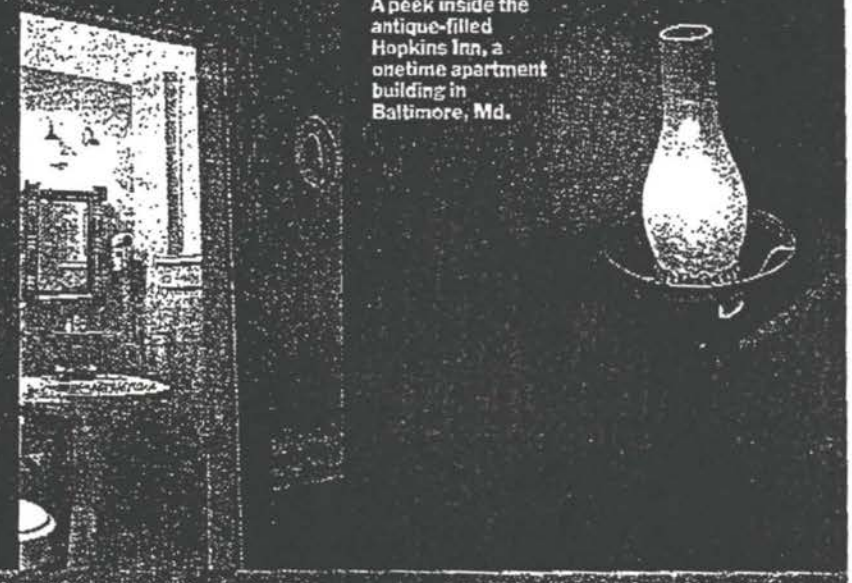
edford-Stuyvesant is one of the most misunderstood neighborhoods in Brooklyn. In the 1960s, the place was something of a laboratory for the federal government's "War on Poverty," and critics referred to it as Senator Robert Kennedy's "favorite ghetto." The label stuck, so that for many years Bed-Stuy was considered the purlieu of social workers.

It has, in fact, a strong tradition of architectural preservation, with much of the work being carried out by resident families and private associations. Many also see an important role for the local government. "Homeowners sometimes run into significant difficulties after a neighborhood is landmarked," says Pamela Green, executive director of the Society for the Preservation of Weeksville and Bedford-Stuyvesant History. "Funds should be set aside to help homeowners comply with preservation codes," she says, because old houses are not occupied exclusively by the rich.

Fostering commercial vitality is another role for the city government. Debra Lamb emphasizes that economic development is not at odds with successful preservation. Grocery stores and doctors' offices are an important lure for new residents, who bring money and talent to a neighborhood. Without these basic services, revitalizing a historic district is practically impossible. —*A.G.*

DECEMBER 2003 Generations TIME BONUS SECTION

Inn Vogue



VIEWING ROOMS A peek inside the antique-filled Hopkins Inn, a onetime apartment building in Baltimore, Md.



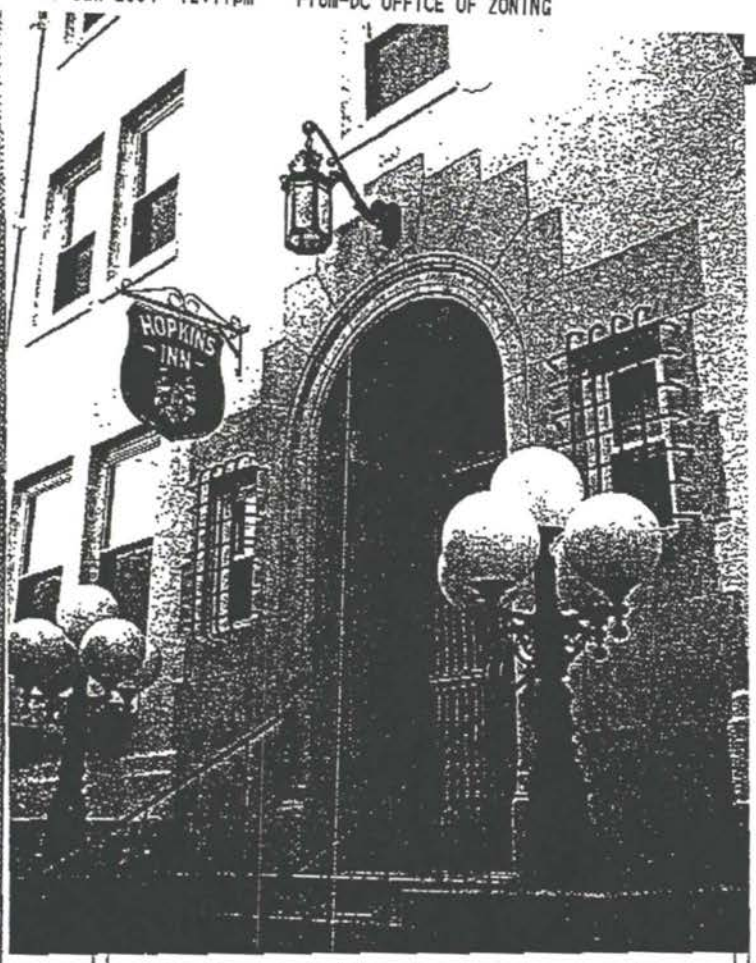
ERIKA LARSEN—REDUX FOR TIME (4)

For many adventurous vacationers, the urban bed-and-breakfast is the perfect stay

By LAURA KOSS-FEDER NEW YORK

EVERY MAY SINCE 1996, Ieola Bakr, her two sisters and their mother have enjoyed a weekend getaway at the Akwaaba Mansion. The four-room inn, in a quaint Italian villa–style home, offers a peaceful retreat where the women talk and relax—they walk in the gardens, soak in the Jacuzzi and savor a Southern breakfast with homemade grits and biscuits. But the Akwaaba isn't burrowed deep in the heart of Dixie or even in some bucolic New England town. The inn, dating to the 1860s, is smack in the middle of Brooklyn, N.Y., just 10 blocks from Bakr's apartment. "Our mom loves the place, so we always go back," Bakr says. "You feel like you're in the country, but you have all the conveniences of the city."

About half of the Akwaaba's clientele are baby boom-





They tend to be converted 19th and early 20th century houses, mansions, brownstones and town houses. Popular metropolitan areas for B&Bs include Chicago, New Orleans, San Francisco, Washington and New York. And they appear to be gaining recognition. There has been a 10% to 20% growth annually in the number of urban B&Bs posted on *Placestostay .com*, a travel website, according to Eric Christensen, its president and founder.

In addition to their warmth and charm, urban B&Bs often offer a more welcoming price, 10% to 20% less than standard hotels with similar services, Hardy says. That price may include such extras as a fireplace in your room and a whirlpool tub. And it's not uncommon to get Internet access, which is especially convenient for business travelers.

Getting work done may not be your top priority, but visitors to a city are usually far busier than the typical country tourist. And city inns reflect that difference. For openers, they tend to be located closer to the attractions that visitors want to see. That's often perfect for an active city tourist, who is likely to be sight-seeing, attending special events or spending time with family or friends. Also, security is a major issue for innkeepers in the city—a big difference between urban inns and their country counterparts. "A rural bed-and-breakfast owner may not even lock the front door. This is not the case in the big cities," Hardy says.

Marc and Linda Ecker of Fountain Valley, Calif., enjoy the Robin's Nest in Houston precisely because it is close to shops, museums and restaurants. They have stayed there several times over the past couple of years while visiting their daughter and son-in-law. The location, coupled with the



ERIKA LARSEN—REDUX FOR TIME

IN THE FRAY The Spanish Revival–style Hopkins Inn is one of the larger B&Bs, with 25 guest rooms to choose from

ers like Bakr who hail from the environs. City dwellers in search of a change of venue, a bit of pampering and possibly a living space larger than their cramped apartments regularly book rooms with Monique Greenwood, the inn's co-owner, who lives on the top floor with her husband and daughter. The couple own similar bed-and-breakfasts in Cape May, N.J., and Washington.

For many travelers, a trip to a B&B is an opportunity to delve into the nooks and crannies of small-town, rural life—to get acquainted with quirky characters, little shops and lively cafés. That's half the fun. For a different set of people, a small town represents something else entirely: a cultural dead end with little to offer beyond the historic walls of the inn where they happen to be trapped. For those folks, who want to enjoy a country-home feel and personalized service but don't want to miss out on museum exhibits and theater tickets, the urban bed-and-breakfast is fast becoming the perfect solution.

Of the 20,000 to 25,000 bed-and-breakfasts in the U.S., 20% are in urban areas, says Pat Hardy, cofounder of the Professional Association of Innkeepers International.

WEB RESOURCES



To find the trendiest B&Bs—in the city or out—check the following websites:

WWW.INNBOOK.COM
This site offers information about 400 properties in the U.S. and Canada. You'll get accurate information about amenities, dining and rates, as well as links to other B&B websites.

WWW.BETTERBEDANDBREAKFASTS.COM
Get the basic stats on B&Bs in the U.S., Canada and Australia. You can see brochures online and e-mail reservation requests to the B&B proprietors.

WWW.BEDANDBREAKFAST.COM
Read up on 27,000 B&Bs worldwide. Special bonus: gift certificates are available, and you can e-mail reservations from the website directly to the property owners.





BREATHING ROOM Locals like to luxuriate in the spacious living room of the Akwaaba Mansion; owner-innkeeper Monique Greenwood, above

inn's down-home appeal, keeps them coming back. "There's a real neighborhood feeling at this B&B, like you're back in time, sitting and chatting on someone's front porch," says Marc, 54, a school superintendent. "I also appreciate the fact that there is no one with their hand out waiting for a tip because they help you with your luggage or operate the elevator."

A look inside many of these inns reveals not only a more personalized atmosphere but also an homage to the cities in which they are located. The Windy City Urban Inn in Chicago's trendy Lincoln Park features such memorabilia of the city as old photographs and World's Fair items. The inn consists of two separate buildings that date to 1886, with four guest rooms in the main building and three apartments in the coach house. Rates range from $145 to $225 a night, including breakfast, and about 70% of the guests are 50 or older.

The feel of the Chicago inn was so appealing to Marion and Jack McCartney of Washington that they selected it to accommodate seven family members who were in town for their daughter's wedding in February. "You're in the heart of this big, bustling city, but you feel like you're staying at a friend's house," says Marion, 59, a nurse and midwife.

In some instances, urban B&Bs aren't just small structures with limited numbers of rooms available. The Hopkins Inn in Baltimore, Md., which is a converted Spanish Revival apartment building dating to 1911, features 25 guest rooms, according to Mike Marshall, president of Marshall Management Inc. in Salisbury, Md., which operates the property. A management company called Joie de Vivre runs four B&Bs in San Francisco, ranging in size from 10 rooms to 23 rooms, says Greg Horner, brand marketing manager.

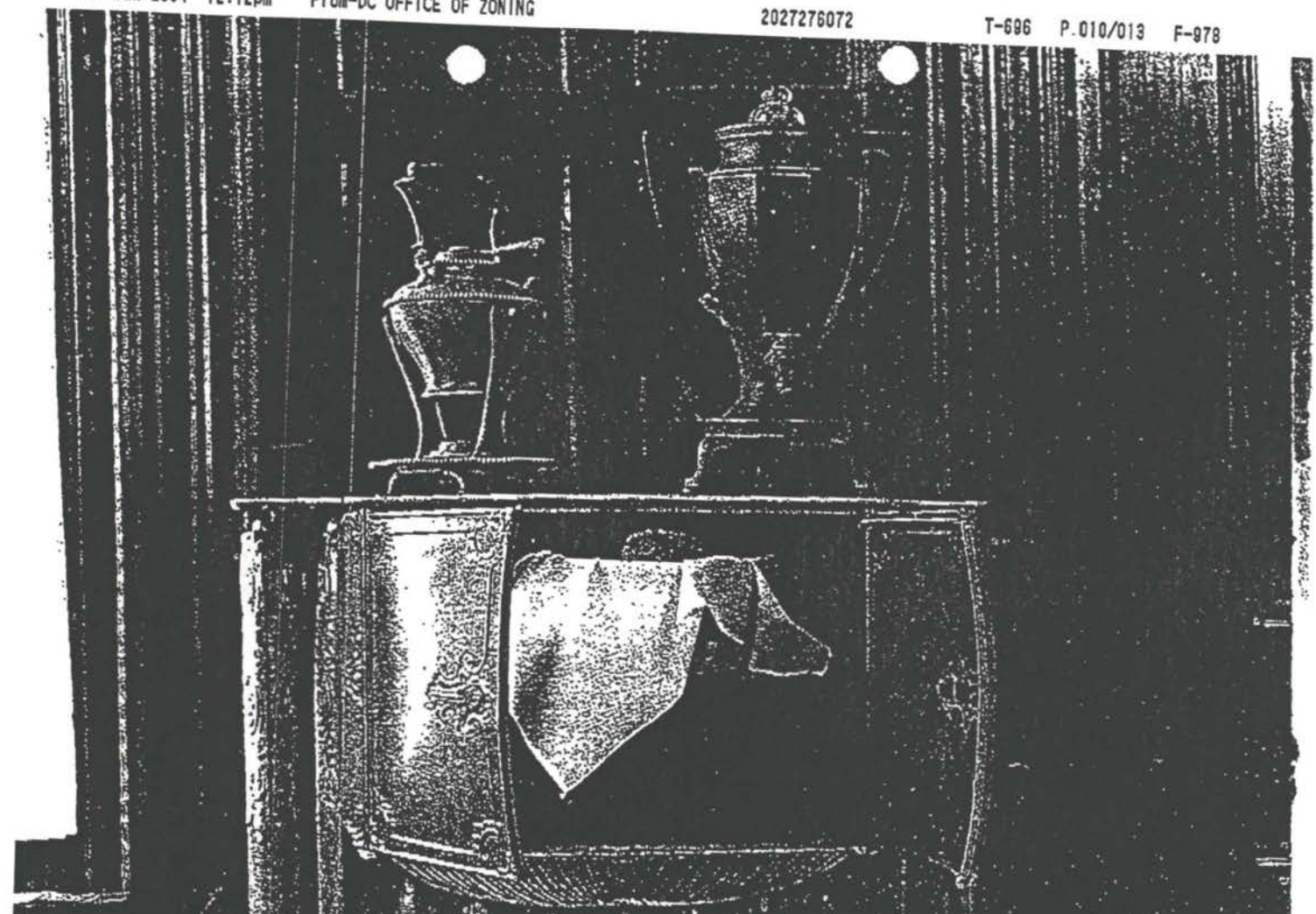
Large or small, urban B&Bs almost always have one thing in common: personal service. An innkeeper can get to know you and over time develop a sense of what you like and don't like. Yes, at a large hotel there is a record of your last visit and whether you lodged a complaint, but that's altogether different from arriving in a city and finding someone who remembers you and your taste in art or food or wine. Barry Knox, 63, a retired investment banker from New Canaan, Conn., says everyone knows him when he walks in the door at the 10-room Jackson Court, one of the four Joie de Vivre inns in San Francisco. He has been back to the property half a dozen times since 1998, paying about $180 a night. "It's a nice feeling when you're on a first-name basis with the staff even though you're in the heart of a big city," Knox says. Giving guests those nice feelings is what urban B&Bs are all about. ■



MY KIND OF TOWN City memorabilia is displayed on a coffee table in the Windy City Urban Inn, left; the exterior of the inn, right

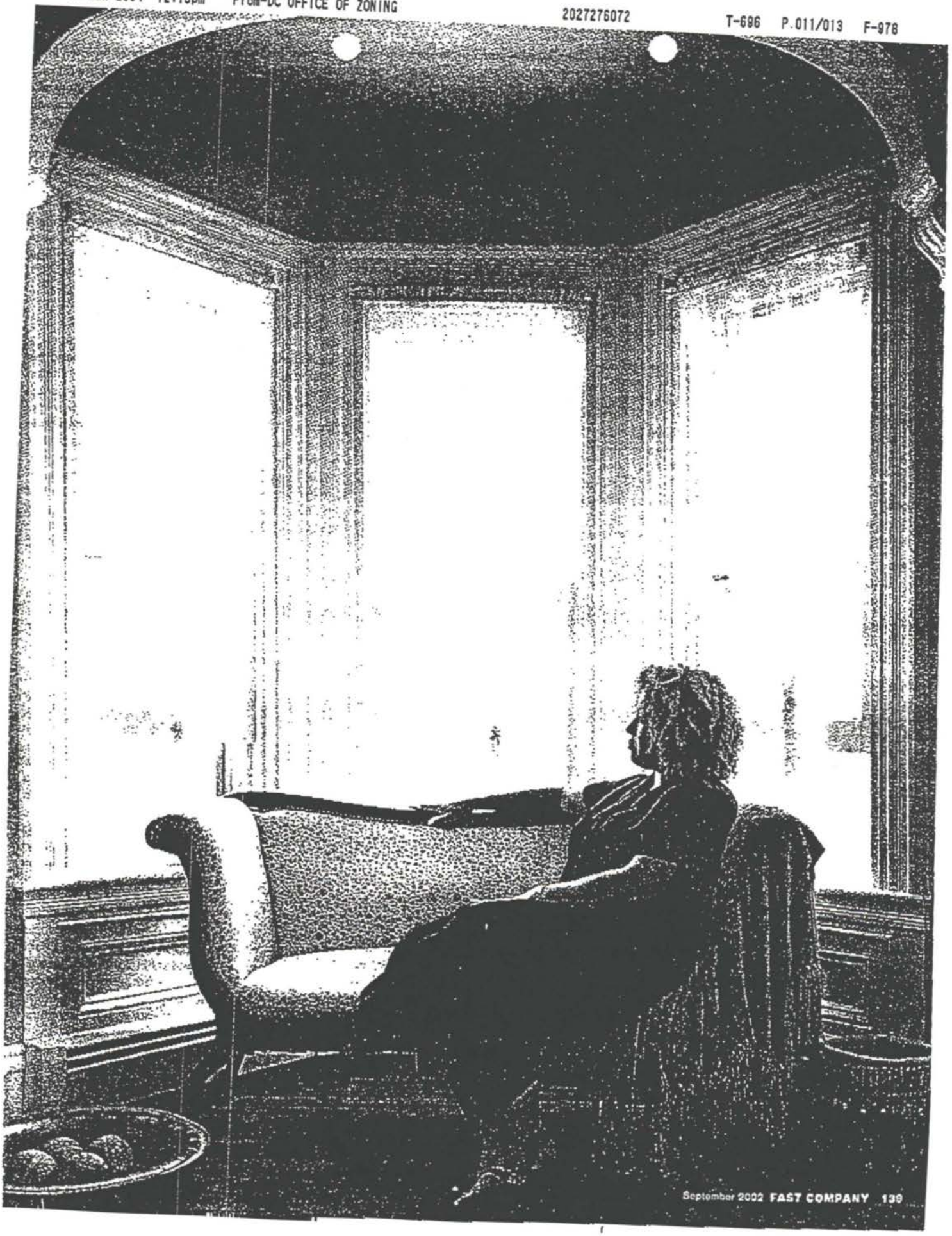


COURTESY OF AKWAABA (2); BELOW: MATTHEW GILSON FOR TIME (3)



Make Room for What Matters

Monique Greenwood left the publishing fast track to run an inn and open a restaurant. But how did someone eager to balance her life manage to get so busy? And how does someone so busy manage to have so much fun? BY CHUCK SALTER PHOTOGRAPHS BY GREG MILLER



AT A CERTAIN POINT , became hard for Monique Greenwood not to question the life she was leading. She ended many of her days at 1 AM, only to begin the next one five hours later. Her "dream job" was robbing her of virtually any time with her husband and daughter. Meanwhile, she was writing a self-help book called *Having What Matters*—so how could she not ask, "What matters to me?"

That was a couple of years ago, when Greenwood was the high-profile editor in chief of *Essence*, the health-and-beauty bible for black women. She was also running a bed-and-breakfast in Brooklyn with her husband, Glenn Pogue; raising their young daughter; and serving on several community boards.

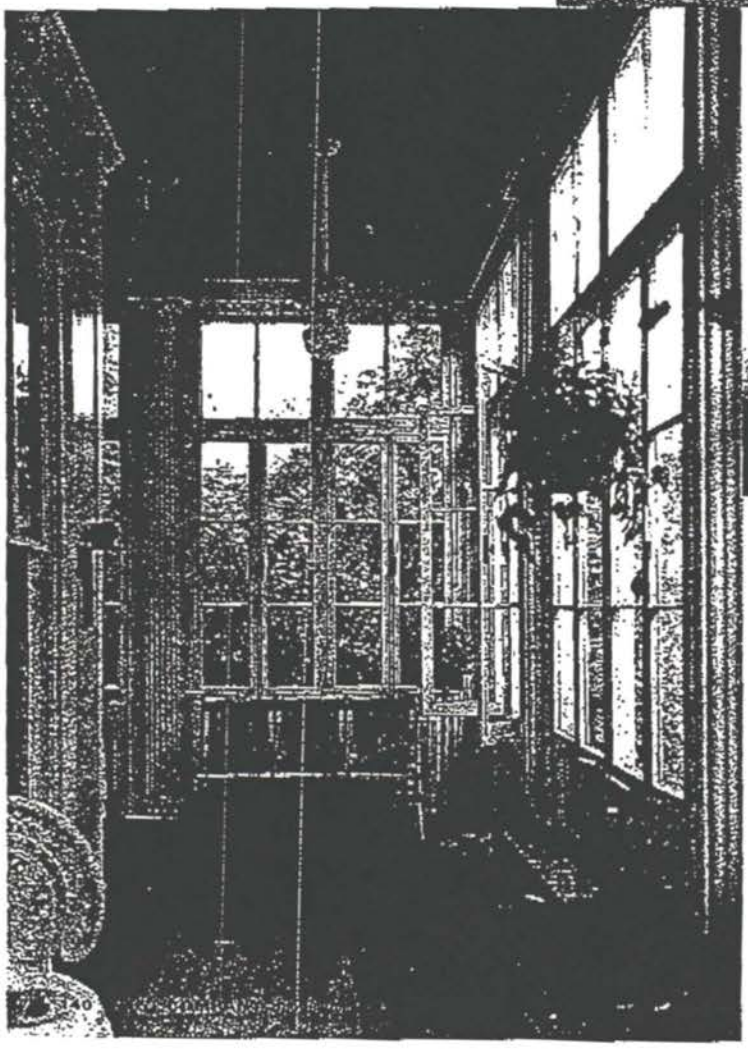
But a funny thing happened on the way to publishing the hot-selling book (now in its sixth printing), subtitled *The Black Woman's Guide to Creating the Life You Really Want*. Greenwood took her own advice. What mattered, she decided, was building a family business, not having the clout that comes with running a magazine that sells more than 1 million copies per issue. So she quit *Essence* and opened her second B&B, in the seaside resort of Cape May, New Jersey. "I wanted to have more of a life," says Greenwood, 43. "Something had to be sacrificed."

Friends and colleagues couldn't believe it. How could she turn her back on a 20-year career in New York media? How could she choose making beds for strangers over putting a national magazine to bed? Greenwood's response: It was easy. Her professional passions hadn't changed; she just redesigned how she spent her time. She's now an entrepreneur with . iple businesses and "the editor of my own life."

This isn't the story of a corporate burnout case who fled the rat rac to run a quaint inn, never to be heard from again. This is the story of relentless woman who left the business establishment and found a wa to make her impact more focused than it was before. Instead of agonizin over covers or pitching to advertisers, she is improving the quality o life in Bedford-Stuyvesant by opening and attracting businesses. A fin restaurant. A bookstore. A coffee shop. An upscale antiques store Creating a better life for herself, Greenwood has discovered, doesn' mean leading a life that is less important.

"Monique is leading the redevelopment of the area," says Kennet Adams, president of the Brooklyn Chamber of Commerce. "She see where the neighborhood can go and knows hov to make it happen."







Rooms at the Inn: In Brooklyn (left) and in Cape May (top and right), Monique Greenwood offers rooms with a (point of) view.

NEW LIFE ON LEWIS AVENUE

Before she helped spearhead the revitalization o Bed-Stuy, and before she decided to expand he business to Cape May (becoming the first African American innkeeper there), Greenwood had a crus on a lovely but neglected mansion near her home Built in 1860, it was one of the few detache structures in the Stuyvesant Heights historic distric where brownstones are the norm. Greenwoo would pass it on her way to work in Manhattan an imagine converting it into a luxurious B&B—the fir in Bed-Stuy. "I saw it as a way of combining m passions," she says. "I love entertaining, I love mee ing people, I love decoratin and I love architecture."

When the mansion finally d go on the market, the coup bought it for just $225,000 then spent almost that muc upgrading and furnishing Pogue, an actor and televisio broadcast engineer, trust his wife's vision: "I'm usua the one with more questior but Monique usually has t answers. She can do it all.

There was no shortage naysayers who said the id would never work—if for other reason than that t Bed-Stuy area is hardly a t tourist destination. They h a point. The area is perha best known as the run-down, volat and racially divided setting for Sp Lee's *Do the Right Thing*. But t wasn't the Bed-Stuy that Greenwo who grew up in Washington, DC, for. In Stuyvesant Heights, she saw unappreciated area: tree-lined stre historic buildings, and gorgeous ar tecture, just minutes from downtown Brooklyn—but without any m hotels or nice B&Bs. "When family and friends came to visit, th was nowhere to stay in Brooklyn," she says. Between relatives visi for weddings, funerals, and holidays, and out-of-town clergy visi the countless churches, she figured she wouldn't have a prob "putting heads in the beds."

Greenwood was right, but for the wrong reasons. When she Pogue opened Akwaaba Mansion Bed & Breakfast in 1995,


Glenn Pogue and Monique Greenwood

HAVING WHAT MATTERS A book editor suggested that Monique Greenwood write a self-help title for black women on the 20th anniversary of Helen Gurley Brown's best-seller *Having It All: Love, Success, Sex, Money. Even If You're Starting With Nothing.* The problem was that Greenwood thought that much of what Brown had to say was no longer relevant. It's far more fulfilling, not to mention more realistic, she argues, to focus instead on having what matters. Here are a few of her tips on doing that.

Write it down. Greenwood's big breakthrough—the realization that she needed to leave *Essence* and run her own businesses—came through writing her book. But a daily journal will do. The point is to make a habit of quiet reflection in which you express your thoughts and feelings, free of inhibition. Your priorities will emerge.

Learn to say no. This continues to be a hard one for Greenwood, who admits that she suffers from "the disease to please." First, be honest about "the things that don't give you joy and that drain you," she says. Then be tenacious. Once you get over the hump of saying no and accept the fact that it might disappoint others, it gets easier.

Follow your intuition, but do your homework. Greenwood did not draw up a traditional business plan before opening her first B&B, but she did prepare herself. She attended Inn Deep, a weeklong course in Cape May, and visited dozens of B&Bs. Greenwood discovered for herself what made a positive impression (journals in every guest room, innkeepers who remembered your name) and what undermined a visit (too many family photos, so that it felt as though you were invading someone's home).

Decide on your personal definition of success. There's no right answer, no matter what friends, parents, and colleagues tell you. Greenwood came to realize that success for her meant being her own boss. So she made a point of opening each of her businesses on the Fourth of July, as "a declaration of my personal independence."

discovered that many of their guests lived in the tristate area. They were looking for a convenient getaway. What they found was an elegant 18-room mansion outfitted with whirlpool baths, Victorian antiques upholstered in African prints, and chocolates from Ghana. (*Akwaaba* means "Welcome" in Ghanese.)

It didn't take long for word to get out about the black-owned inn, which remains a rarity among the 17,000 inns across the country. At first, the couple, who lived with their daughter, Glynn, in the apartment on the top floor, opened the inn only on weekends, since they were both still working. But as the business grew, they began squeezing in midweek guests. "Here in Bed-Stuy was a B&B you'd expect to see in Charleston," Greenwood says. "It was like a tree growing in Brooklyn."

The next opportunity was obvious: a restaurant for Akwaaba guests and Bed-Stuy residents. Greenwood and Pogue bought a short block of buildings around the corner, on Lewis Avenue, and three years after launching the inn, they opened Akwaaba Café. Two years later, in 2000, they introduced Mirrors, a cozy coffee shop—another first for Bed-Stuy. "All of my businesses are things that I felt we deserved to have in our neighborhood—somewhere nice to stay, to eat, to run into friends," Greenwood says. "I never had a business plan. If I had researched it a lot, I would probably have been too afraid to try it."

As it turns out, the neighborhood was on the rebound. Between 1993 and 2001, overall crime dropped about 60% in the three precincts that include Bed-Stuy. Meanwhile, between 1989 and last year, the number of households earning over $100,000 nearly tripled. But because it lacked businesses meeting the most basic needs, Bedford-Stuyvesant remained a "dormitory community," says Adams, the Brooklyn Chamber president. Residents earned their money elsewhere and spent it elsewhere.

Because of Greenwood, that has begun to change. In addition to creating her own businesses, she encourages other entrepreneurs. Crystal and Walston Bobb-Semple were living in San Francisco and feeling homesick for Bed-Stuy when Greenwood called a few years ago. Before long, Walston quit his job at Charles Schwab and the couple was back, opening a bookstore and an antiques shop. "Monique is a doer," says Crystal. "She doesn't let an opportunity pass."

These days, Lewis Avenue is starting to look more like Park Slope, Brooklyn's hottest neighborhood. There are book signings, a children's story hour, and book-club meetings at Brownstone Books. There are jazz jam sessions at Akwaaba Café on Wednesday nights along with a $15 seafood buffet ($5 if you perform). And every morning at Mirrors, there are fresh pastries and copies of the *New York Times*, which wasn't previously available. "You now have the sort of stores we didn't have before," says Jacqui Williams-Foy, a longtime resident and the former director of economic development for the Brooklyn Chamber. "It creates more pride in this community."

UNDER NEW MANAGEMENT

This year, for the first time, Greenwood and her husband are operating two B&Bs through the summer. In two different towns. Three hours apart. The pace is definitely hectic. But more often than not, Greenwood finds that it's a good sort of hectic: "I love my life now, even when it gets crazy."

In some ways, Greenwood hasn't slowed down that much, despite trying to delegate more and micromanage less. True, she did bring in one of her energetic and entrepreneurial tenants, Monroe Shannon, to operate the restaurant. But Greenwood continues to juggle speaking engagements, book signings, and her multiple businesses.

Greenwood still relies on the hand-written to-do list she composes each night. It easily fills the page, not to mention an entire day. Today's list: family breakfast at 7 AM. Breakfast for the inn's guests at 8:30 AM. Then calls about everything from flood insurance to a catering business that she might buy. Of course, her list doesn't include the unexpected items that pop up. A leaky bathroom faucet. A broken light fixture. On it goes.

But as busy as she is, Greenwood continues to follow her own advice and reflect. Tonight, on a breezy summer evening at Akwaaba by the Sea, here's what matters to her: spending July with her daughter in Cape May. Knowing that her husband has time to sneak in a golf game before check-in tomorrow. Getting to know today's guests, honeymooners who regaled her with the story (and video) of their wedding. And identifying her next project. She's considering a line of Akwaaba home décor and a day spa. There's also a new book. The working title is *Life Under New Management: How to Fire Your Job and Become Your Own Boss.*

If it all sounds a bit overwhelming, Greenwood insists that it's not—at least not to her. "I probably still do more than the average person, but it's not nearly as much as I used to," she says. "I'm getting better."

Chuck Salter (csalter@fastcompany.com) is a FAST COMPANY senio writer. Learn more about **Akwaaba** on the Web (www.akwaaba.com)