Case # 16985

BENNETT BEAUTY INSTITUTE, INC. (BBI), SCHOOL OF COSMETOLOGY, BARBER-STYLING, MANICURING
RHODE ISLAND AVENUE PLAZA, 680 RHODE ISLAND AVENUE, N.E., WASHINGTON, D.C. 20002
TELEPHONE (202) 526-1400 FAX NUMBER (202) 526-1405

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March 11, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 MAR 11 PM 12:31

Chairman Geoffrey Griffis
441- 4th- Street, N.W.
Washington, D.C. 20001

Re: Application Number: 16985

Dear Mr. Griffis:

The purpose of this letter is to let you know that prior to seeking a ratified contract on the R-4 zoned property at 700 Monroe Street , N.E., we only seeked properties that was zoned C1 and C-M-1. However, we were unfortunate and did not receive ratified contracts for any of these properties. Below is a listing of the properties we tried to purchase prior to 700 Monroe Street, N.E.

13,000 square foot warehouse building at 514 V Street, N.E., which was less than 2 blocks from their current location

12,000 square foot old Deiner's Building at 1500 Franklin Street, N.E., which was only a few blocks down Rhode Island Avenue from their current location

13,000 square foot warehouse building at 918-922 U Street, N.W., which was out of the demographic area, but next door to a metro station

14,490 square foot old Shaw Community Health Building at 1707 - 7th Street, N.E., which was out of their demographic area, but less than one block from the Shaw Metro Station.

20,000 square foot warehouse building at 900 Rhode Island Avenue, N.E., which is right down the street from their current location and right at the foot of the Rhode Island Avenue Metro Station

20,000 square foot old Safeway Building at 301 Rhode Island Avenue, N.W., which was not that close to a metro station, but in their same demographic area, and with a huge parking lot

18,000 square foot Brooks Mansion at 901 Newton Street, N.E., which is next door to the Brookland Metro Station

25,000 (plus) square foot Women's Bureau Building that was located in the 1,000 block of North Capital Street, N.W. This building was owned by the District and was demolished immediately after they submitted an Unsolicited Proposal to purchase it.

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EXHIBIT NO. 46

30,000 square foot building at 950 Upshur Street, N.W., which was out of their demographic area, but is in a attractive area for a school. It is also only 5 blocks from the Petworth Metro Station.

45,305 square foot building at 1200 Upshur Street, N.W.

33,514 square foot warehouse building (the old Dunlap Building) at 2341 4th Street, N.E., which is at the foot on the shopping center were they are currently located

36,000 square foot building at 920-928 Rhode Island Avenue, N.E., (the old Martin and Boyd Building) which is right down the street from their current location and right at the foot on the Rhode Island Avenue Metro Station

- **In addition to trying to purchase commercially zoned buildings, as I stated earlier, we have even attempted to purchase some District of Columbia owned vacant lots upon which we could build a building. However, we have been unsuccessful in that endeavor as well.**

Some of the vacant District owned lots we have expressed an interest in purchasing include the following:

Parcel number 26, square 2672, 2.20 acres, 14th Street at Irving Street, N.W.

Parcel number 15, square 2848, 1.50 acres, 14th Street between Irving and Kenyon Streets, N.W.

Parcel number 5, lot 849, square 2667, 2746 14th Street, N.W.

In summary, we have diligently seeked both private and District owned commercial buildings, as well as District owned land to become the permanent home for Bennett Beauty Institute, Inc. and the expanded programs we are going to initiate. However, after searching for a building since 1999, 700 Monroe Street, N.E. has been the only building upon which we received a ratified contract.

And I must say, I am exceptional grateful to the gentleman that gave us a ratified contract to go forward with the purchase of 700 Monroe Street. This property is demographically correct for our current and planned operations, and it is next door to the Brookland Metro Station. In other words, it is a perfect fit for both us and the Community.

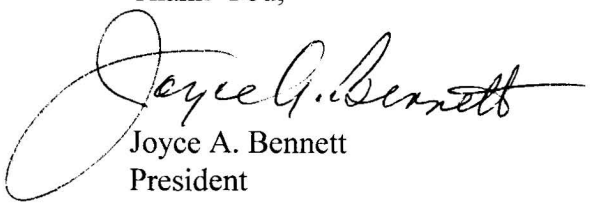
I ask that you please be mindful that our lease agreement where we are currently located has

expired, and the landlord has refused to renew it. In fact, he says that our space has already been rented to the Kennedy Institute because they are his largest tenant and need the space.

Denial of this application could mean unemployment for me and my current 16 member staff, no jobs for the additional 13 employees I will hire if allowed to operate my programs in the 700 Monroe Street facility, and that we will no longer be able to provide training to our 150 active students.

If you have any questions please call me at (202) 232-3305

Thank-You,



Joyce A. Bennett
President