GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

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MEMORANDUM

TO: Carol J. Mitten, Chairperson
Zoning Commission

FROM: Geoffrey H. Griffis, Chairperson
Board of Zoning Adjustment

THRU: Jerrily R. Kress, FAIA
Director, Office of Zoning

DATE: March 25, 2003

RE: **Application No. 16985 of Bennett Beauty Institute**, pursuant to 11 DCMR § 3103.2, for a variance from the use provisions to establish a trade school having 250 students and 24 teachers/staff under subsection 330.5, and a variance from the maximum number of children that can occupy a child development center under subsection 330.5 (d), and a variance from the off-street parking requirements under section 2101, in the R-4 District at premises 700 Monroe Street, N.E. (Square 3657, Lot 827).

On Tuesday, March 4, 2003, the Board of Zoning Adjustment (Board) heard the above application. As noted, the applicant requested a variance from the use provisions of the R-4 District to establish a trade school within a former college dormitory building. The application had wide spread community support. Unfortunately, in our deliberation, the Board was unable to establish the burden of proof for the requested use variance. The Board gave the Applicant the option of withdrawing the application. The applicant withdrew the application with the Board's recommendation (including that of Commissioner James H. Hannaham) that they file an application with the Zoning Commission for a zoning map amendment requesting a zoning category that would allow the proposed use of the site as a matter-of-right. This recommendation was further bolstered by the Office of Planning (OP) report (attached) which recommended denial of the use variance, but supported an application to rezone the property to the C-1 District. The OP report notes that the proposed rezoning would be consistent with the

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EXHIBIT NO. 51

Comprehensive Plan. I would also note that the subject site abuts C-1 and C-M-1 zoned property. It is my understanding that the applicant is in the process of filing the map amendment application. In view of the foregoing, the Board requests that the Zoning Commission schedule a public hearing on this matter as soon as possible once the application has been accepted as complete by the Office of Zoning.

Attachment
cc: Jennifer Steingasser, Office of Planning
Todd Ray

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