Recd. 5-13-02

# GOVERNMENT OF THE DISTRICT OF COLUMBIA
# ADVISORY NEIGHBORHOOD COMMISSION 5C

680 RHODE ISLAND AVENUE, N.E., SUITE H-4
WASHINGTON, D.C. 20002

TELEPHONE: 832-1965/1966 - FAX: 832-1969
www.anc5c.org

February 20, 2002

Mr. David O. Treadwell
Executive Director
Central Union Mission
1350 R Street, N.W.
Washington, D.C. 20009

RE: 809 Channing Place, N.E.

Dear Mr. Treadwell:

It is my understanding that the Central Union Mission ("Mission") may be considering a possible purchase of the above-captioned property for use as a residential shelter. If this is the case, then I write to share with you the grave concerns of the officers and members of Advisory Neighborhood Commission 5C about this possibility.

While we strongly support the important work of the Mission, by zoning law, the designation C-M-1 is reserved for light industrial facilities and small businesses which generate employment opportunities for District residents. Indeed, residential uses are strictly prohibited in a C-M-1 zoned district. In Washington, D.C., there is a very limited number of remaining, available sites on which to locate light industrial facilities. Given this reality, areas that are zoned C-M-1 can be considered crucial resources in the city's ongoing effort to create jobs and grow our tax base. In our opinion, there is a more than ample supply of residential land throughout the city that can be made available to accommodate the Mission's plans. Hence, we see no need for you to pursue this possibility at a location where such a use is clearly prohibited.

If the Mission were to decide to attempt to establish a residential shelter at or about 809 Channing Place, N.E., a rezoning or use variance would be required (as this use is not permitted in that area as a "matter of right"). We think it is only fair to advise the Mission, early in your evaluation of the property, that we would not be inclined to support its request for zoning relief in order to locate a residential shelter in this section of our community. If you have any questions about the position we have taken on this matter, feel free to contact me at (202) 383-4803, Monday through Friday, between the hours of 9:00 a.m. and 5:30 p.m., and at (202) 387-8520 during the evening hours.

Yours truly,

James D. Berry, Jr.
Chairperson

cc: Andrew Altman

ZONING COMMISSION
District of Columbia
Case 00-14
Exhibit 3

ZONING COMMISSION
District of Columbia
CASE NO.00-14
EXHIBIT NO.3