GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
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June 5, 2003

ZONING COMMISSION
District of Columbia
Case 03-15
Exhibit 20

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Chairperson
Government of the District of Columbia
Zoning Commission
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

Attention: Sherri Pruitt, Secretary

RE: Case No. 03-15 (Bennett Beauty Institute – Map Amendment)

Dear Chairperson:

I write to inform you that the officers and members of Advisory Neighborhood Commission 5C (ANC 5C) met on Tuesday, June 3, 2003 at its regular monthly forum to consider, among other issues, the above-referenced application. For the record, please note that this meeting was held at the NoMa Center, 64 New York Avenue, N.E.; that the public was given timely notice of the date, location and hours of the gathering; and that a quorum of our membership was present and voting at the time that a decision was made concerning the issue. In brief, ANC 5C voted to extend its unanimous support to the applicant in this matter and, as such, respectfully urges the Zoning Commission to support the applicant's request for a Map Amendment.

As alluded to above, the applicant requests a Map Amendment for 700 Monroe Street, N.W. from the R-4 District to the C-1 District. The property that is the subject of this application consists of Square 3657, Lot 827 -- which is currently zoned R-4. It is our understanding that the C-1 zone district permits matter-of-right neighborhood shopping and low density development to a maximum lot occupancy of 60% for residential use, a maximum density of 1.0 FAR, and a maximum height of three (3) stories/forty (40) feet. Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of June 20, 1938, (52 Stat. 797), as amended, D.C. Official Code 6-641.01 (2001) *et seq.* Importantly, the amendment that the applicant seeks is not inconsistent with the Comprehensive Plan of the District of Columbia.

To our knowledge, there is no community opposition to the applicant's desire to relocate the Bennett Beauty Institute to premises 700 Monroe Street, N.E. and, in general, we view their move as well as their expansion as a "win-win-win situation," i.e., for the community, for the Institute, and for the host of students that they routinely equip with marketable skills both now and into the foreseeable future. Indeed, the owners of the Institute have been responsible and productive businesspersons in the 5C community for many many years and we wish them well in this, their most recent enterprise.

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In light of the preceding, this application enjoys our unanimous support. Indeed, we thank you in advance for giving our position on this matter the "great weight" to which it is entitled.

Yours truly,

James D. Berry, Jr.
Chairperson

JDB