Request for Map Amendment for Square 3657 Lot 827
Bennett Career Institute

PREHEARING STATEMENT OF THE APPLICANT TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR A MAP AMENDMENT

March 25, 2003

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ZONING COMMISSION
District of Columbia
Case 03-15
Exhibit 2

ZONING COMMISSION
District of Columbia
CASE NO.03-15
EXHIBIT NO.2

PREFACE

This statement and the attached documents are in support of the application of the Bennett Beauty Institute (hereafter the "Applicant") for an amendment to the Zoning Map of the District of Columbia to change the zoning of Lot 827 in Square 3657, also know as 700 Monroe Street, N.E. (the "Project" or "Subject Property"). Specifically, the Applicant request that the Subject Property be rezoned from the R-4 District to the C-1 Neighborhood Shopping District (hereafter "C-1 District"). The Applicant submits that the Commercial District is not inconsistent with the Comprehensive Plan.

The Subject Property contains approximately 18, 567 square feet and is currently improved with a vacant three story dormitory building. The Subject Property is generally located with the Brookland / Catholic University Neighborhood within the Ward 5. The property is currently zoned in the R-4 District.

As is discussed in more detail herein, given the property's location among a mix of developed commercial and residential and institutional uses, immediately adjacent to the property that already is included within the C-1 or CM-1 Districts and is designated for moderate density residential and commercial uses, and the Property's proximity to the Catholic University Metro Rail Station, a re-zoning of the subject property to the C-1 District would not be inconsistent with the Comprehensive Plan. In addition, a zoning change for the subject property to the C-1 District would be consistent with Comprehensive Plan.

TABLE OF CONTENT

section	*page*
Certification of Compliance with Section 3010 of the Zoning Regulation	iii
List of Witnesses and Estimated Time Required to Present Case	iv
List of Exhibits	v
Introduction	1
Background of Subject Application	2
Description of Subject Property	3
Description of the Surrounding Area	4
Existing and Proposed Zoning	5
Standards Application to An Application for a Zoning Map Amendment	8
Conclusion	10
Exhibits	

CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS

The Applicant hereby certifies that this application, 20 copies of which were filed with the Zoning Commission on March 26, 2003 complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete, and that no further information will be submitted later than 20 days prior to the hearing.

The Applicant also certifies that con changes between the proposal that set for public hearing and the proposal that is included in this prehearing submission have been made.

	Subsection	*Page*
3013.1 (a.)	Information Requested by the Commission	Prehearing Statement
3013.1 (b.)	List of Witnesses	iv
3013.1 (c.)	Summary of Testimony of Applicant's Witnesses and Report for Record: Chet Bennett, Bennett Beauty Institute Todd Ray, AIA, Architect, Studio27architecture	Exhibit B
3013.1 (d.)	Any additional Information	Exhibit C
3013.1 (e.)	Reduced Plan	Exhibit E
3013.1 (f.)	List of Publicly Available Maps, Plans and Other Documents	Exhibit D
3013.1 (g.)	Estimated Time Required for Presentation of Applicants Case	iv
3013.2	Two Sets of Full Plans	Exhibit E
3013.3	List of Owners in Rulemaking Case	N/A
3013.4	Memoranda of Understanding	N/A
3013.6 (a.)	List of Names and Addresses of All Property Owners within 200 feet of the subject Property	Exhibit F
3013.6 (b.)	List of Names and Addresses of Each Person Having a Lease with the Owner on Property Involved in the Application	N/A

Respectfully Submitted,

Todd Ray, AIA
Studio27architecture

LIST OF WITNESSES AND ESTIMATE OF TIME REQUIRED TO PRESENT THE CASE

Witness:

1. Chet Bennett, President	Bennett Beauty Institute
2. Todd Ray, AIA	Studio27architecture
Estimated Time to Present Case	One Hour

LIST OF EXHIBITS

	Exhibit
Zoning and Comprehensive Plan Maps	A
Outline of Testimony	B
Additional Information	C
List of Publicly Available Maps and Documents	D
Reduced Plans	E
List of Property Owners with 200 Feet of Project	F
Map Amendment Application Form	G

PREHEARING STATEMENT ZONING COMMISSION CASE REGARDING SQUARE 3657, LOT 827

I. INTRODUCTION

This statement and the attached documents are submitted in support of Zoning Commission Case for an application by the Bennett Career Institute to amend the Zoning Map to change the zoning of lot 827 in Square 3657 (the "Property" of "Subject Property"). Specifically, the Applicant request that the Subject Property be rezoned from the R-4 District to the C-1 Neighborhood Shopping District (hereinafter "C-1 District").

The Subject Property is located on the north side of Monroe Street, N.E. less than 100 feet from the intersection of Monroe Street and Michigan Avenue directly across the street from The Catholic University of America and adjacent to the Brookland / Catholic University Metrorail Station. The subject property is located directly adjacent to property to the north what is designated on the General Land Use Map for moderate density mixed residential and commercial use, which is, zoned C-1 Neighborhood Shopping District. The property is at the confluence of several different zoning uses. The property immediately adjacent to the land to the east is designated on the General Land Use Map for C-M-1 Industrial District for Commercial – Light Manufacturing - Low Bulk which is the land and right-of –way for the Red-Line Metrorail rails. The property across Monroe Street is open land area designated within the R-4 Residential District for row dwelling, conversions and apartments. The property across Seventh Street and Michigan Avenue is R-5-A General Residence Low Density; on this property are Trinity Seminary, The Catholic University of America and multifamily dwellings. In the immediate vicinity of the subject property are properties zoned SP-1 Special Purpose used for offices and C-2-A Commercial community business center of medium density.

A re-zoning of the subject property to the C-1 Neighborhood Shopping District would not be inconsistent with the Comprehensive Plan. In addition, a zoning change for the subject property to the C-1

Neighborhood Shopping District would be in complete compliance with the vision of the Comprehensive plans, as illustrated in the 1985 Comprehensive Plan which illustrates this property being converted to a C-1 zoning.

II. BACKGROUND OF SUBJECT APPLICATION

As mentioned herein, the southwest portion of the subject properly is developed with a three-story approximately 28,000 square foot dormitory building, which has been vacant since around 1998. The building was constructed in 1958 to be used as a monastery / dormitory for the local college and seminary. The building was sold in 1972 and leased to Washington DC Heath and Human Services for a Drug Rehabilitation Center. Thus this property has been used as a special exception since 1972 and an institutional use since 1958. Enclosed herewith is an undated site plat illustrating the subject property as six individual parcels of land. Subsequent to this plat, it is assumed around 1957; the properties were joined to create the parcel now considered Lot 827 in Square 3657. With the resizing of this parcel, the subject property became 18, 567 square feet and significantly larger than the average 1,800 square feet lot typical for R-4 zoning.

The current structure may be renovated, however, based on an appraisal completed by Chaney & Associates Commercial Real Estate and Business Valuation, a by-right use within R-4 zoning would not be the highest and best use for the property. In addition, a by-right use for the subject property would not be financially viable given the current site and building sizes.

Based on these challenges, the Applicant submitted a request to the Board of Zoning Adjustment in 2002 for a use variance to allow a trade school on the subject property. The trade school would renovate and use the existing building, which currently stands abandoned. The Applicants trade school is currently also within Ward 5 and has been in operation since 1996 provide a low cost alternative for a trade education. They have also provided hundreds of hours of volunteer services for their community and the District of Columbia. Many of the surrounding structures and sites are currently used for college and

educational uses. The Board, reviewed the project in depth, and prior to the final vote provided the applicant the opportunity to withdraw the application, as the Board's finding illustrated that the Applicant was not able to demonstrate that it would incur any hardship other than and economic one, if the property were to be redeveloped within a matter-of-right use. The Board indicated that a more appropriate method of relief would be through a map amendment process. Herein, under Exhibit C, the Applicant provides a letter from the Board of Zoning Adjustment supporting this application for rezoning. Herein, also under Exhibit C, the Appliance provides a copy of the Office of Planning letter to the Board of Zoning Adjustment within which the Office of Planning has recommended and stated they will support a request for a zoning map amendment "since the abutting property is also zoned C-1 and the Generalized Land Use Map, indicates that the land use is classified as commercial land use (low density) and production and technical employment which is consistent with the C-1 Zone." Herein, under Exhibit C, the applicant provides letters of support from the community and ANC 5C provided to the Board of Zoning Adjustment. The Applicant is not aware of any objections in the community to the proposed rezoning.

III. DESCRIPTION OF THE SUBJECT PROPERTY

The Property is currently zoned R-4 and consists of Lot 827. The property is and "L" shaped lot and consist of a total of 18,567 square feet. The property is bounded no the north by a C-1 District developed property currently containing a Pizza Hut, to the east is a C-M-1 District property owned by Catholic University which is bound by the Metrorail property, to the south by Monroe Street, N.E., and to the west by 7th Street N.E. Lot 827 is developed with a 3 story with a walkout basement dormitory building that has been vacant for several years. The property has a gravel parking area and paved internal courtyard with a brick retaining wall, adjacent to the retaining wall is a grassy lawn. The property has a chain link fence to the north and east.

IV. DESCRIPTION OF THE SURROUNDING AREA

A. North / Northwest

Immediately to the north is the aforementioned Pizza Hut commercial establishment. Beyond the Pizza Hut is The Catholic University of America Campus with an array of university buildings including a dining hall, convenient store and bank, and a classroom building. The Pizza Hut lot is a C-1 District. The Catholic University of America lots are R-5 zoning.

B. Northeast / East

Immediately to the Northeast / East is an undeveloped lot owned by The Catholic University of America which is a C-M-1 District. Beyond this property is the Catholic University Metrorail station, Metrorail Tracks and right-of-way all within a C-M-1 District.

C. Southeast / South

The property is bound by Monroe Street on the south. Over Monroe Street to the south is a large undeveloped green space within the R-4 District. To the southeast as Monroe Street extends east, is a Metrorail overpass and a two-story commercial restaurant and bar within a C-M-1 district.

D. West / Southwest

The property is bound by 7th Street on the west. Over 7th Street is a three-story apartment building within the triangular island formed by the intersection of Michigan Avenue and Monroe Street. To the Southwest is an expansive site of Trinity Seminary. Both of the above noted properties are within the R-5-A District.

E. General Vicinity

The mixture of residential and commercial uses continues about three blocks on the north and south sides of Monroe Street N.E. to the intersection with 12th Street. This area contains a small hardware and

grocery store and the restaurant and bar previously mentioned. Residential and commercial is mixed on the north and south sides of Michigan Avenue for several blocks to the east and west. The primary mix is for small commercial neighborhood businesses, residences, and a significant presents of the institutions of The Catholic University of America and Trinity Seminary. The property along Michigan Avenue in this area changes between R-5-A District, C-1 District, C-M-1 District and C-2-A District. The subject property is the immediately adjacent, sharing property lines, to the C-1and C-M-1 Districts. The subject property has a secondary adjacency, across a street or right-of-way, to R-4 and R-5-A Districts.

V. EXISTING AND PROPOSED ZONING

1. Existing Zoning of Subject Site and Surrounding Area

The Subject Property is currently zoned R-4. The property located in the general vicinity of the site to the south is similarly zoned R-4. The property to the southwest is similar is also a residential zoning of R-5-A. The property immediately adjacent and to the north is zoned C-1. The property immediately adjacent and to the east is C-M-1.

2. Comparison of Existing and Proposed Zoning

The R-4 District is designated to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of the dwellings into dwellings for two (2) or more families. The R-4 District allows medium density residential row house or flat development and the conversion of buildings built prior to 1958 to apartment buildings, subject to density limitations. Although there is no floor area ration maximum, development generally is limited to 40 feet and three stories in height, and may not exceed 60% of the lot area, which translates into an effective FAR of 1.8. The C-1 District is design to serve both residential and commercial functions in among other areas. Buildings within the C-1 District may be entirely residential or may include a mixture of commercial and residential uses. The Neighborhood Shopping (C-1) District is designed to provide convenient retail and personal service establishments for the day-to-day needs of a small tributary area, with a minimum impact

upon surrounding residential development. The C-1 zone represents shopping and service areas that are generally low in scale, character and activities and that provide a limited range of retail gods and services and the predominant use.

Under Section 701.1 of the Zoning Regulation, the purposes of the Neighborhood Shopping Districts (C-1) include, among other uses:

- Barber or beauty shop
- Radio or television repairs
- Bakery; provided, that any manufacture of bakery goods shall be limited to goods retailed on the premises
- Cosmetics or toiletries store
- College, university, or other academic institution of higher learning

In addition, per 702 of the Zoning Regulation an Accessory Use may be a child development home shall be permitted in a C-1 District as an accessory building and use incidental to the uses permitted with particular conditions met as outlined in regulation within 701 and 702.

The following table compares the height and density provisions of the current and proposed zoning.

	R-4	R-5-A	C-1	C-M-1
HEIGHT / STORY LIMITATION	40 feet / 3 stories	40 feet / 3 stories	40 feet / 3 stories	40 feet / 3 stories
FAR	No maximum FAR	FAR 0.9	Apartment Houses FAR 1.0 Other permitted uses FAR 1.0 Maximum Permitted FAR 1.0	FAR 3.0
LOT OCCUPANCY	For conversions to multiple structures: No maximum prescribed For row dwellings of flats: 60% For all other structures 40%	For churches and public schools: 60% For all other structures 40%	60%	No maximum prescribed
TOTAL ALLOWABLE DENSITY ON AN 18,567 SQUARE FOOT LOT	No Maximum FAR but within 40 foot / 3 story height limitation At 60% Lot Occupancy, approximately 33,420 square feet	FAR 0.9 40 foot / 3 story height limitation 16,710 square feet	FAR 1.0 18,567 square feet	FAR 3.0 55,701 square feet
ALLOWABLE USES	Residential and various Institutional	Residential and various Institutional	Convenient retail and personal service establishments	Heavy commercial and light manufacturing activities

Thus, if the zoning of the Subject Property is changed from R-4 to C-1, development on the site could:

A. Allow a mixture of both residential and commercial uses instead of solely residential use to provide additional neighborhood shopping areas;

B. Reach a Maximum of 1.0 FAR if preferred commercial uses are provided.

VI. STANDARD APPLICABLE TO AN APPLICATION FOR A ZONING MAP AMENDMENT

1. The Zoning Act set forth the criteria, which the Zoning Commission must apply in adopting zoning regulations. As set out in Section 6-641.01 of the District of Columbia Official Code, the underlying purpose of the Regulations are to "promote the health, safety, morals, convenience, order, prosperity, or general welfare of the District of Columbia and its planning and orderly development as the nationals capital." Section 6-641.02 of the Code directs the Zoning Commission to make its regulations "not inconsistent with comprehensive plan for the national capital." Section 6-641.02 sets forth further standards directed at supporting the general well being of the District of Columbia. The Commission must apply these standards and criteria in determining whether to approve a requested amendment. The proposed zoning of the Subject Property meets the standard for approval as follows.

A. Health\, Safety and General Welfare

The proposed map amendment would further the health, safety and general welfare of the District of Columbia by facilitating the revitalization of property within the Brookland neighborhood, increase of the new jobs, and educational facilities and opportunities, and the development of land in proximity to the Metrorail in conformance with the goals of the Comprehensive Plan, a discussed in more detail herein.

B. The Requested zoning Will Not Produce Objectionable Traffic Conditions

A Zoning Map amendment to allow for the rezoning of the Subject Property will not produce objectionable traffic condition. Located diagonally across the street from the Brookland / Catholic University Metrorail Station, the Subject Property is adequately served by public transportation. In addition, the Bennett Career Institute will be providing bus shuttle service to a commuter lot one mile away from this campus on Rhode Island Avenue. In addition, the subject property will not be further develop than it is currently, thus the additional traffic will be no different. The District of Columbia Department of Transportation conducted a traffic review during the Board of Zoning Adjustment application process and DDOT "indicated no concerns regarding any unsafe conditions, since [the drop-off and traffic] will occur at the rear of the building and not on the public street."

C. The Proposed Rezoning Will Not Lead to the Overcrowding of Land

If re-zoned, the maximum achievable density of the site would not increase. In fact it would decrease. The Applicant plans for the existing building on the site to remain without addition. The C-1 zoning would not increase the allowable density, in fact it would be in keeping with the adjacent property and is also zoned C-1 and the Generalized Land Use Map, indicates that the land use is classified as commercial land use (low density) and production and technical employment which is consistent with the C-1 Zone."

D. Comprehensive Plan

As indicated herein, Section 6-641.01 of the Code required that the Zoning Commission's decision should not be inconsistent with the Comprehensive Plan for the Nation's Capital. This rezoning is consistent with Comprehensive Plans. The abutting property is also zoned C-1 and the Generalized Land Use Map, indicates that the land use is classified as commercial land use (low density) and production and technical employment which is consistent with the C-1 Zone. This rezoning is conistent with many of the elements set forth in the general Land Use Element and the Ward 5 elements of the Plan including the following:

1. Comprehensive Plan Land Use Element: Objective for Metrorail Station Area Development

"The objective for Metrorail station area development are to concentrate planning and development attention on Metrorail station areas which offer opportunities for redevelopment and new growth" (1134.1)

2. *Comprehensive Plan Land Use Element: Policies in Support of Metrorail station are development objectives*

"Plan for mixed use development of designated Metrorail stations outside the C3entral Employment Area" (1136.1)

VII. CONCLUSION

For the reasons stated above, the Applicant respectfully request approval of this application.

Respectfully Submitted,

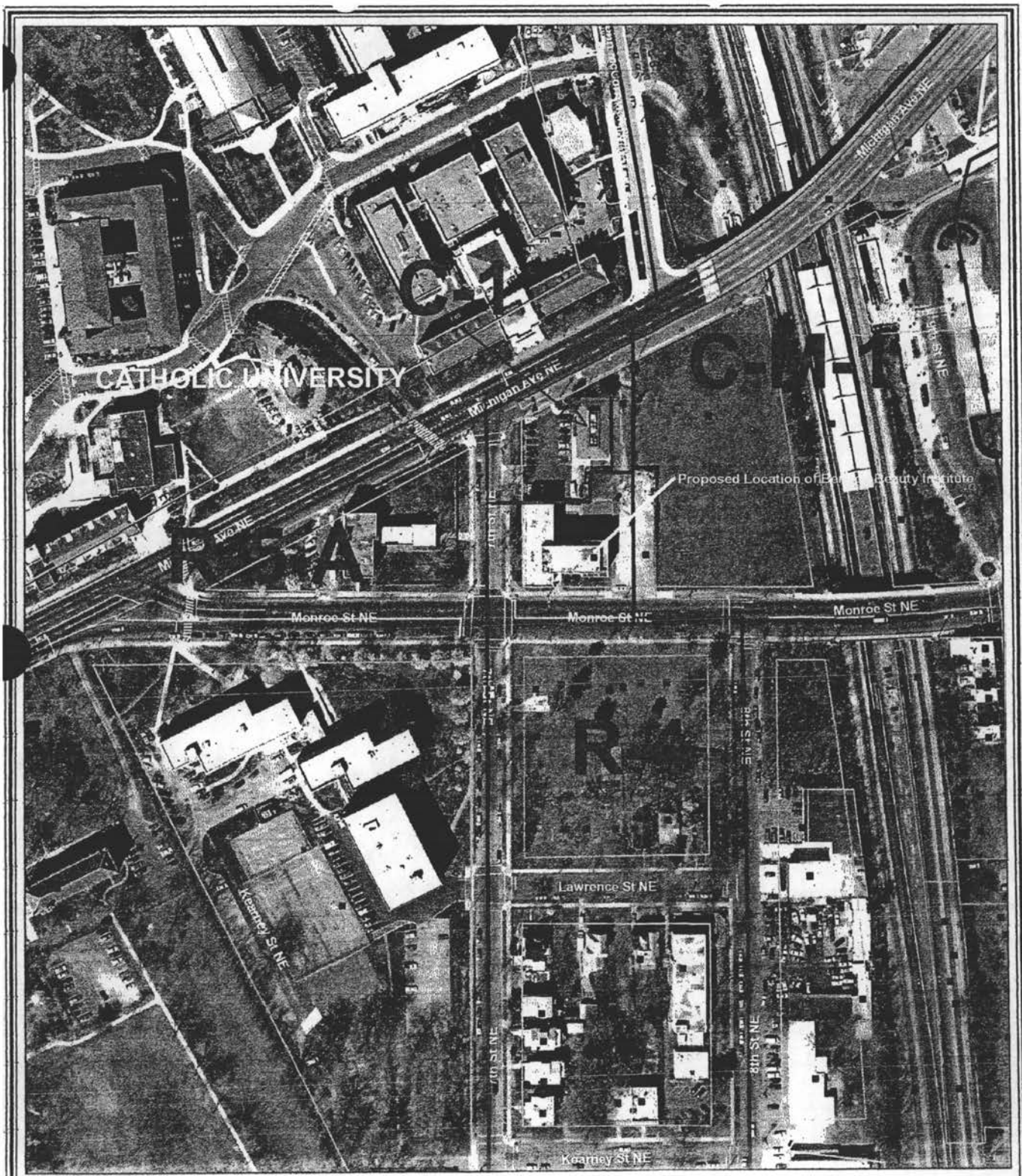
By: 

Todd Ray, AIA

Architect of the Applicant

Exhibit A

Zoning and Comprehensive Plan Maps



Feature Key

Zoning Boundaries
Square Index

Board of Zoning Adjustment

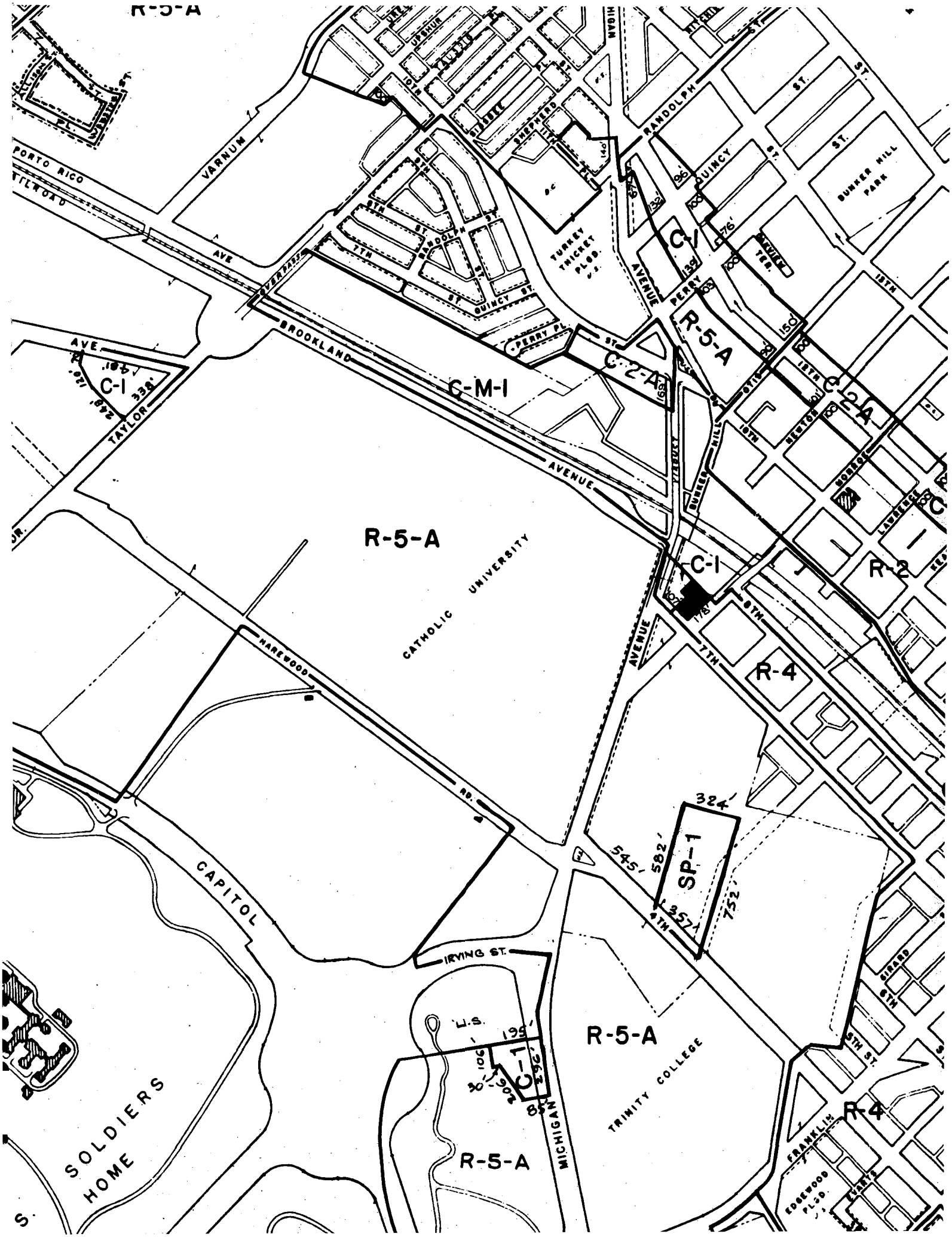
Application No. # 16985
Bennett Beauty Institute

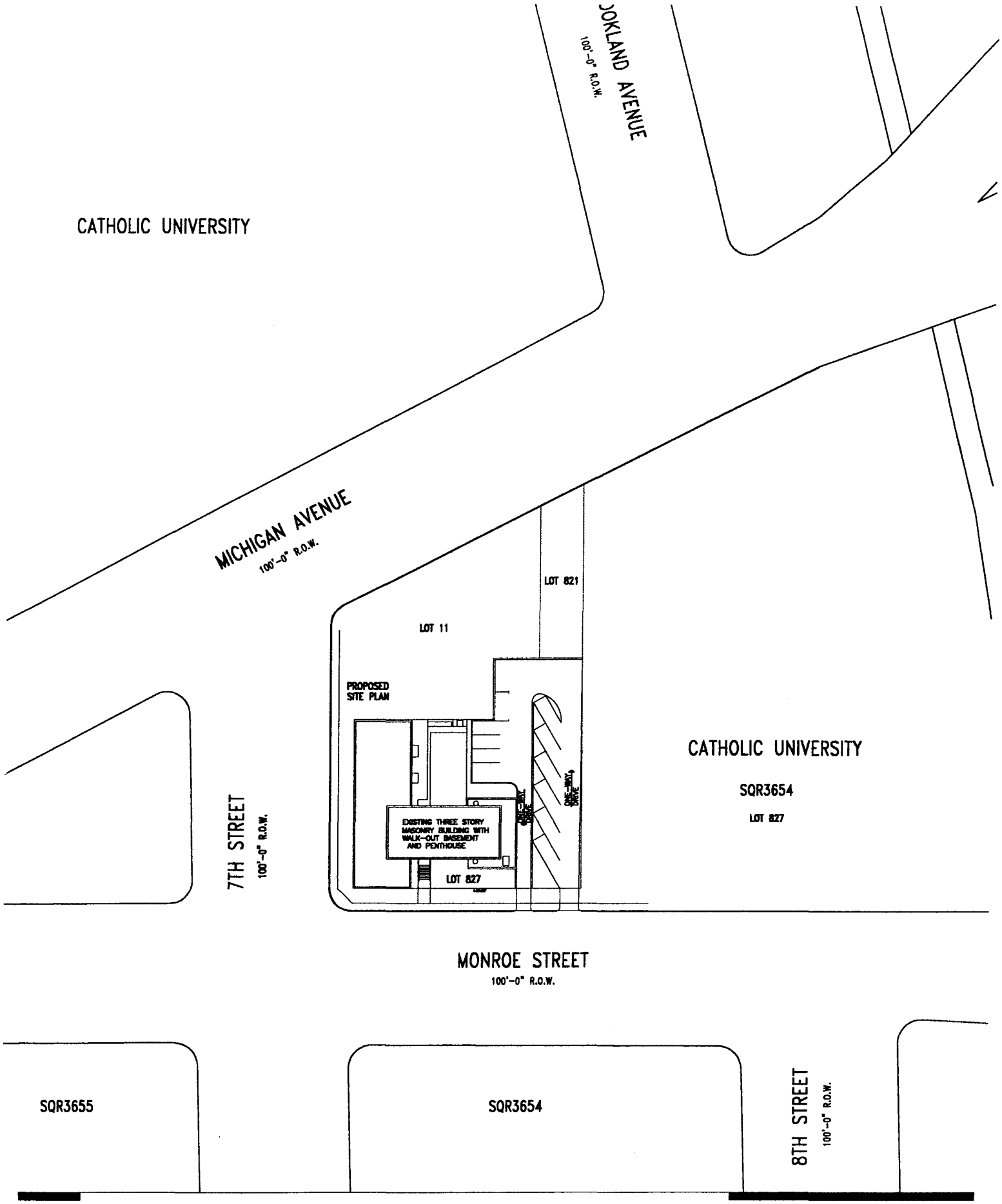
DC Office of Planning
February 11, 2003

Scale 1:2051

25 0 25 50 75 100 Feet

Attachment 1


R-5-A
VARNUM
PORTO RICO
AVE
BROOKLAND
AVENUE
TAYLOR
C-1
C-M-1
C-2-A
R-5-A
R-5-A
CATHOLIC UNIVERSITY
HAREWOOD
RD.
CAPITOL
IRVING ST.
SOLDIERS HOME
U.S.
C-1
R-5-A
MICHIGAN
TRINITY COLLEGE
SP-1
324'
545'
582'
357'
752'
4TH
R-4
R-4
C-1
R-2
C-2-A
BUNKER HILL
BUNKER HILL PARK
RANDOLPH ST.
QUINCY
PERRY
PERRY PL.
TURKEY THICKET PLGD.
SHEPHERD
7TH
8TH
9TH
10TH
11TH
12TH
13TH
14TH
15TH
18TH
MONROE
EDGEWOOD PLGD.
FRANKLIN



PROPOSED
SCALE: 1" = 80'-0"
DATE: 03.26.03

BENNETT CAREER INSTITUTE FACILITIES ASSESSMENT

700 MONROE STREET
WASHINGTON, DC

Studio27architecture
1777 Church Street NW Suite 300
Washington, DC 20036
T: 202 939 0027
F: 202 939 0270
E: info@studio27arch.com

Bennett Career Institute
700 Monroe Street. N.E.

Exhibit B

Outline of Testimony

OUTLINE OF TESTIMONY
OF
CHET BENNETT
BENNETT CAREER INSTITUTE

I. INTRODUCTION
A. DESCRIPTION OF THE BENNETT CAREER INSTITUTE
B. DESCRIPTION OF THE COMMUNITY WORK OF THE BCI
II. HISTORY OF THE APPLICATION AND DEVELOPMENT OF THIS PROPERTY
III. SITE SELECTION PROCESS AND SITE LOCATION
IV. COMMUNITY SUPPORT
V. CONCLUSION

Bennett Career Institute
700 Monroe Street, N.E.

OUTLINE OF TESTIMONY
OF
TODD RAY, AIA
STUDIO27ARCHITECTURE

- **I. INTRODUCTION**
- **II. SITE LOCATION**
- **III. SITE DESCRIPTION**
- **IV. DESCRIPTION OF SURROUNDING AREA**
  - **A. SUBJECT SQUARE**
  - **B. GENERAL AREA**
- **V. ZONING**
  - **A. EXISTING**
  - **B. SURROUNDING AREA**
- **VI. COMPLIANCE WITH MAP AMENDMENT STANDARDS**
- **VII. CONSISTENCY WITH THE COMPREHENSIVE PLAN**
- **VIII. COMPATIBILITY WITH THE AREA**
- **IX. CONCLUSION**

Exhibit C

Additional Information

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C
POST OFFICE BOX 77761
WASHINGTON, D.C. 20013

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

March 5, 2003

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

Attention: Sherri Pruitt, Secretary

RE: **Application 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 to allow 50 children in a child development center under subsection 330.5(d), and a variance from the off-street parking requirements under section 2102, in the R-4 District at premises 700 Monroe Street, N.E. (Square 3657, Lot 827).

Dear Chairperson Griffis:

I write to inform you that the officers and members of Advisory Neighborhood Commission 5C (ANC 5C) met on Tuesday, March 4, 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 requests that the Board of Zoning Adjustment grant to the applicant the special relief that it is requesting.

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, there most recent enterprise.

On behalf of ANC 5C, I would like to thank the members of the BZA for deferring your decision-making in this case and for allowing us an additional window of time in order to hear from the applicant, consider the merits of his application, and then transmit our comments to

you. As indicated, the application enjoys our unanimous support. Finally, 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

Edgewood/Brookland Family Support Collaborative

Caring for Children~Strengthening Families~Building Stronger Communities

Main Office & Family Support Center
1345 Saratoga Ave., NE
Unit #2
Washington, DC 20018
P.O. Box 90828
Washington, DC 20090
Phone: 202-832-9400
Fax: 202-832-9401

Central Northeast #1 Family Support Center
843 21st St, NE, Unit J
Washington, DC 20002
Phone: 202-388-3302
Fax: 202-388-3717

Central Northeast #2 Family Support Center
1614 Montello Ave, NE
Washington, DC 20002
Phone: 202-396-7380
Fax: 202-396-7381

Executive Director
Louvenia Williams, LICSW

Board of Directors
President
Joan Hurley
Vice President
Kim Bright
Secretary
Dr. Myra Grissom
Members
Albert J. Browne Jr.
Greta Elliott-Merideth
Stacey Gold-Erd

December 20, 2002

To Whom It May Concern

On behalf of the Edgewood/Brookland Family Support Collaborative, I would like to express our support for the Bennett Beauty Institute. We are excited to have this organization, soon to be known as the Bennett Career Institute, Inc., move to our Brookland neighborhood.

E/BFSC is a neighborhood-based family support network made up of a partnership of residents, community leaders, service providers and other community stakeholders, to ensure that no child is at risk of being removed from his or her family and community. Our mission is to care for children, strengthen families and build stronger communities. Bennett is already a great supporter of our community and has been involved with the Collaborative and served families in through the mini grant program and other community events.

The Bennett Career Institute, Inc. has added new programs such as: Culinary Arts, Construction, Heating-Refrigeration and Air Conditioning Replacement and Repairs, Cosmetology for the Hearing Impaired and a state-of-the-art Child Development Center. All of these new programs, along with the old programs already in existence, such as Cosmetology and Barber-Styling and Manicuring, will continue to be an asset to this local community. Specifically, by moving into a larger facility, Bennett will be able to work with even more families in the community.

I applaud Bennett for their efforts to instill hope in individuals and to train them to become successful. E/BFSC looks forward to and supports their move to 700 Monroe Street, N.E. in the Brookland community.

Sincerely yours,

Louvenia Williams
Executive Director

Greater Mt. Calvary Holy Church
610 RHODE ISLAND AVENUE, N.E.
WASHINGTON, D.C. 20002-1292

Bishop Alfred A. Owens, Jr. - Pastor
Evangelist Susie C. Owens - Co-Pastor

Office (202) 529-4547
Fax (202) 529-4495

December 11, 2002

Re: Community Support

To Whom It May Concern:

This letter is sent in support of the Bennett Beauty Institute, Inc. Our church is excited to learn that the Bennett Beauty Institute will soon be known as the *Bennett Career Institute, Inc.* We are also happy to know that it will be moving into a new facility in the Brookland area. We are sure that this establishment will be an asset to the Brookland community as it has been to the Edgewood neighborhood.

By providing training in the popular field of Cosmetology, the Bennett Beauty Institute has enhanced the lives of countless individuals by equipping them with skills to succeed in this exciting line of work. Our church is encouraged to hear that the Institute will be expanding its program to include training in: Culinary Arts, Construction, Heating-Refrigeration, Air Conditioning Replacement and Repairs and Cosmetology for the Hearing Impaired. Moreover, we are excited that the Institute will soon open a state-of-the-art child development center.

We applaud *Mr. Chet Bennett* for his vision for the community and the city as he endeavors to improve the lives of persons seeking to be gainfully employed. So, we extend our full support to the Bennett Beauty Institute as it moves to this next level of excellence.

Sincerely yours in Christ,

Bishop Alfred A. Owens, Jr.



REAL ESTATE DEVELOPMENT AND MANAGEMENT

POST OFFICE BOX 2287, FALLS CHURCH, VA 22042 • (703) 573-7192 • FAX (703) 573-7418

December 20, 2002

Chet Bennett
Bennett Beauty Institute
680 Rhode Island Avenue, N.E.
Suite I-M
Washington, D.C. 20002

RE: Student Parking
Rhode Island Avenue Shopping Center
Washington, D.C. 20002

Dear Mr. Bennett:

We hereby give permission for the students of Bennett Beauty Institute to park their vehicles at 680 Rhode Island Avenue, N.E., Washington, D.C. 20002 and take a shuttle bus, provided for by Bennett Institute, to the new location at 700 Monroe Street, N.E., Washington, D.C. 20002.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

B & R Associates Limited Partnership, by
REDSTONE DEVELOPMENT CORP.
A General Partner

Kimberly Clark
Kimberly Clark
Property Manager

KAC:ba



View to 700 Monroe Street NE from Catholic University.



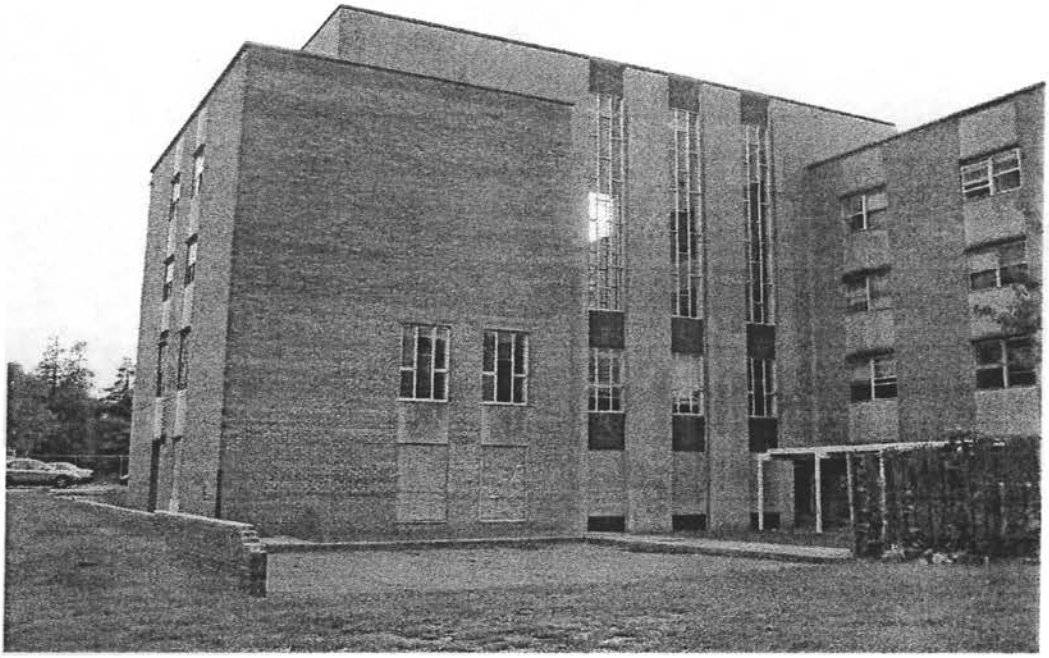
View along Monroe Street NE to the building.



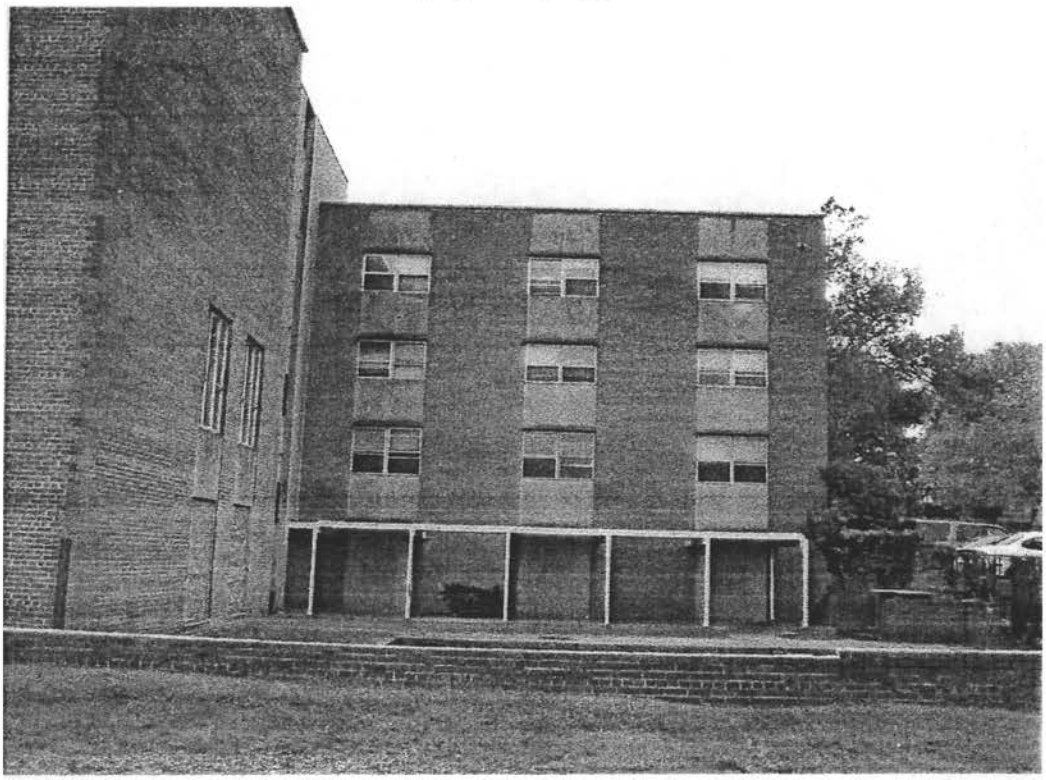
View to entry of 700 Monroe Street NE .



View from corner of Monroe Street NE and 7th Street NE.



View to open interior court and proposed playground.



View to open interior court and proposed playground.



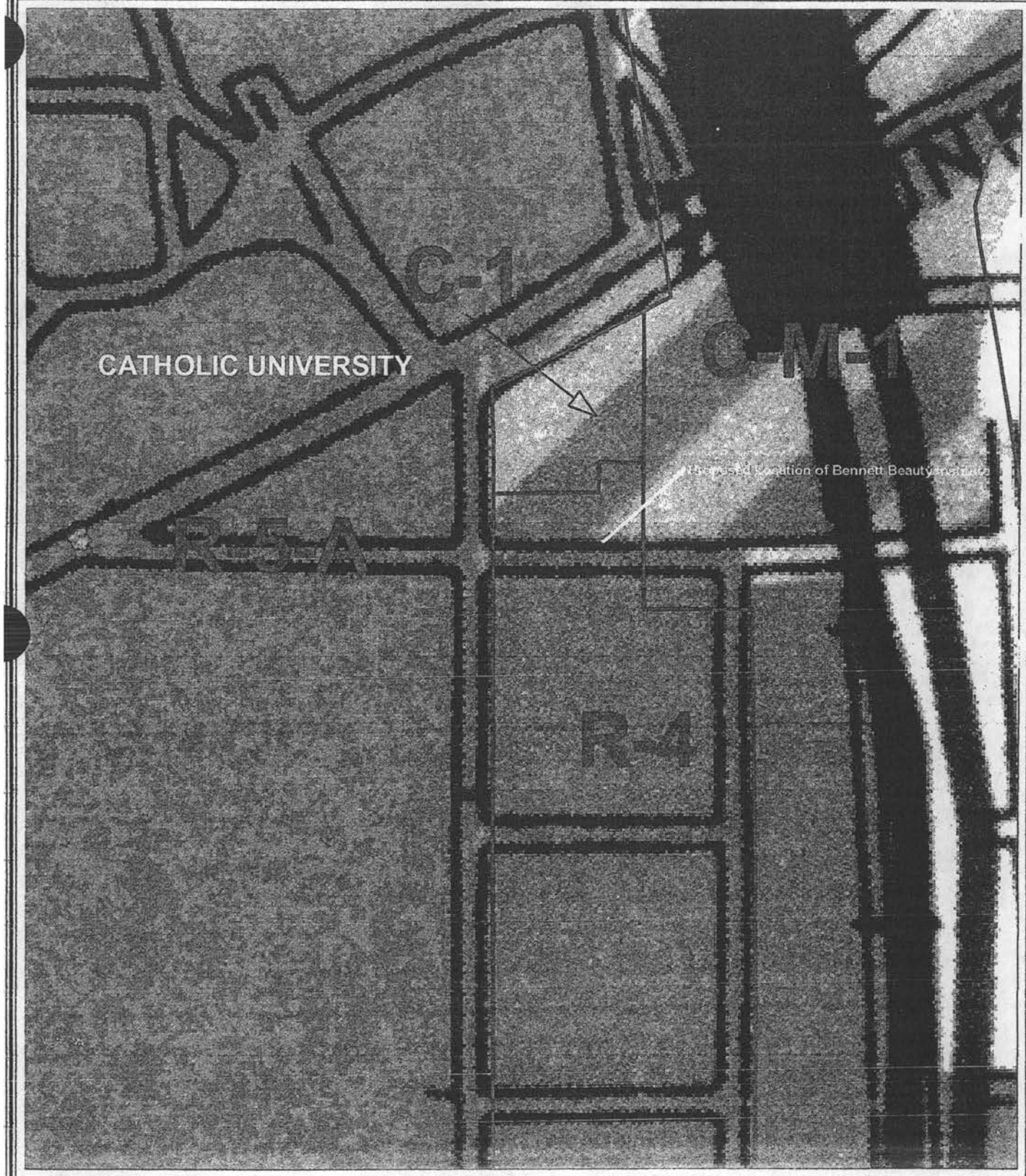
View to rear of building along 7th Street NE (Pizza Hut off picture to left).

Exhibit D

List of Publicly Available Maps and Documents

1. Zoning Regulation and Map of the District of Columbia
2. Generalized Land Use Map of the District of Columbia
3. Site Plat





Generalized Land Use Key

- Residential Low Density
- Residential Moderate Density
- Residential Medium Density
- Residential High Density
- Water
- Commercial Low Density
- Commercial Moderate Density
- Commercial Medium Density
- Commercial Med-high Density
- Commercial High Density
- Federal
- Institutional
- Local Public
- Parks, Recreation and Open Space
- Production and Technical Employment

Comprehensive Plan Landuse

DC Office of Planning
February 25, 2002

Scale 1:2051

100 0 100 Feet

Attachment 4

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., 9-11, 2002

Plat for Building Permit of SQ-3657 LOT 527

Scale: 1 inch = 30 feet Recorded in Book A&T Page 3751.1

Receipt No. 831

Furnished to: FAMCO

Surveyor, D.C.

By: DA

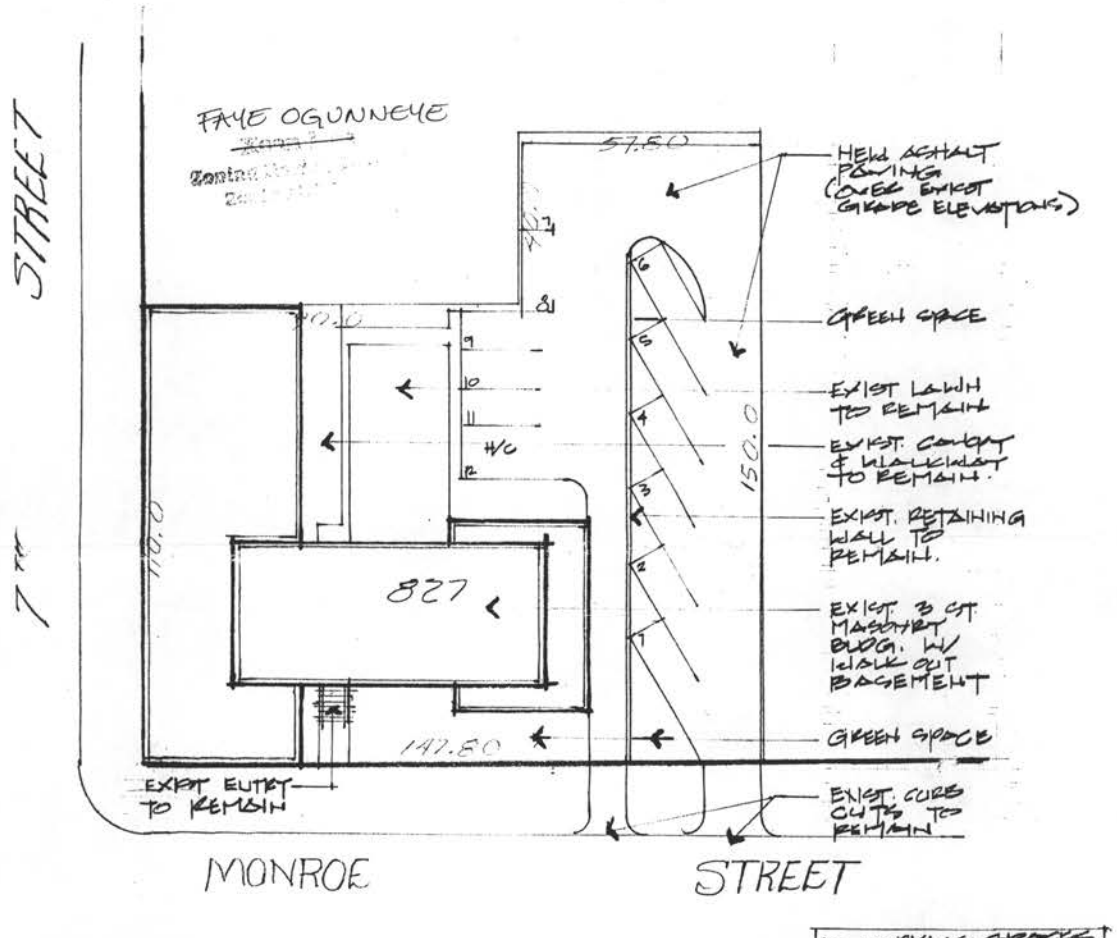
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 12.26.02.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

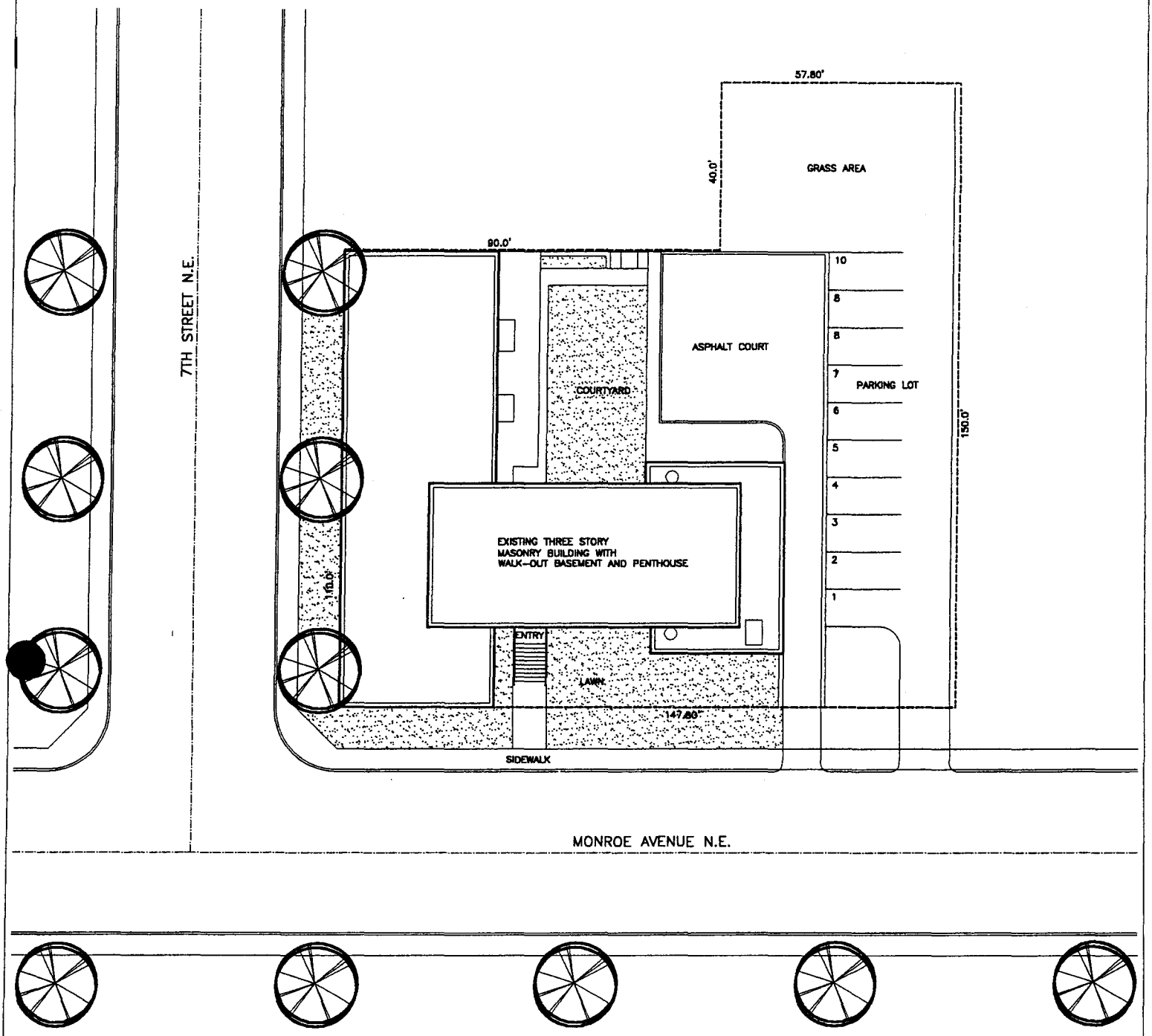
HC EXTERIOR MODIFICATIONS ARE PLANNED FOR THE STRUCTURE @ 700 MONROE STREET N.E.



12 PARKING SPACES

Exhibit E

Reduced Plans



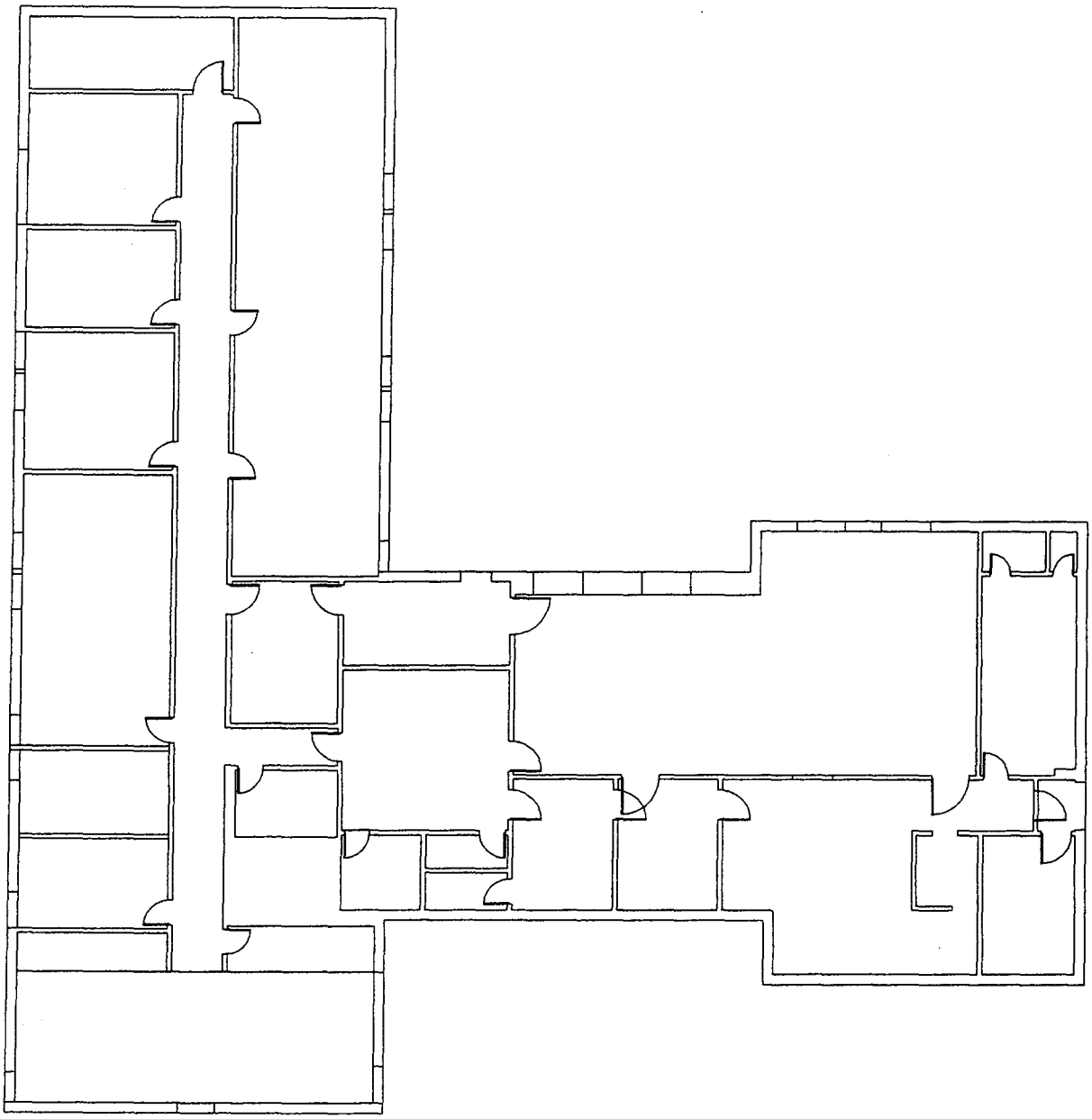
EXISTING SITE PLAN

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

BENNETT CAREER INSTITUTE FACILITIES ASSESSMENT

700 MONROE STREET
WASHINGTON, DC

Studio27architecture
1777 Church Street NW Suite 300
Washington, DC 20036
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F: 202 939 0270
E: info@studio27arch.com



BASEMENT

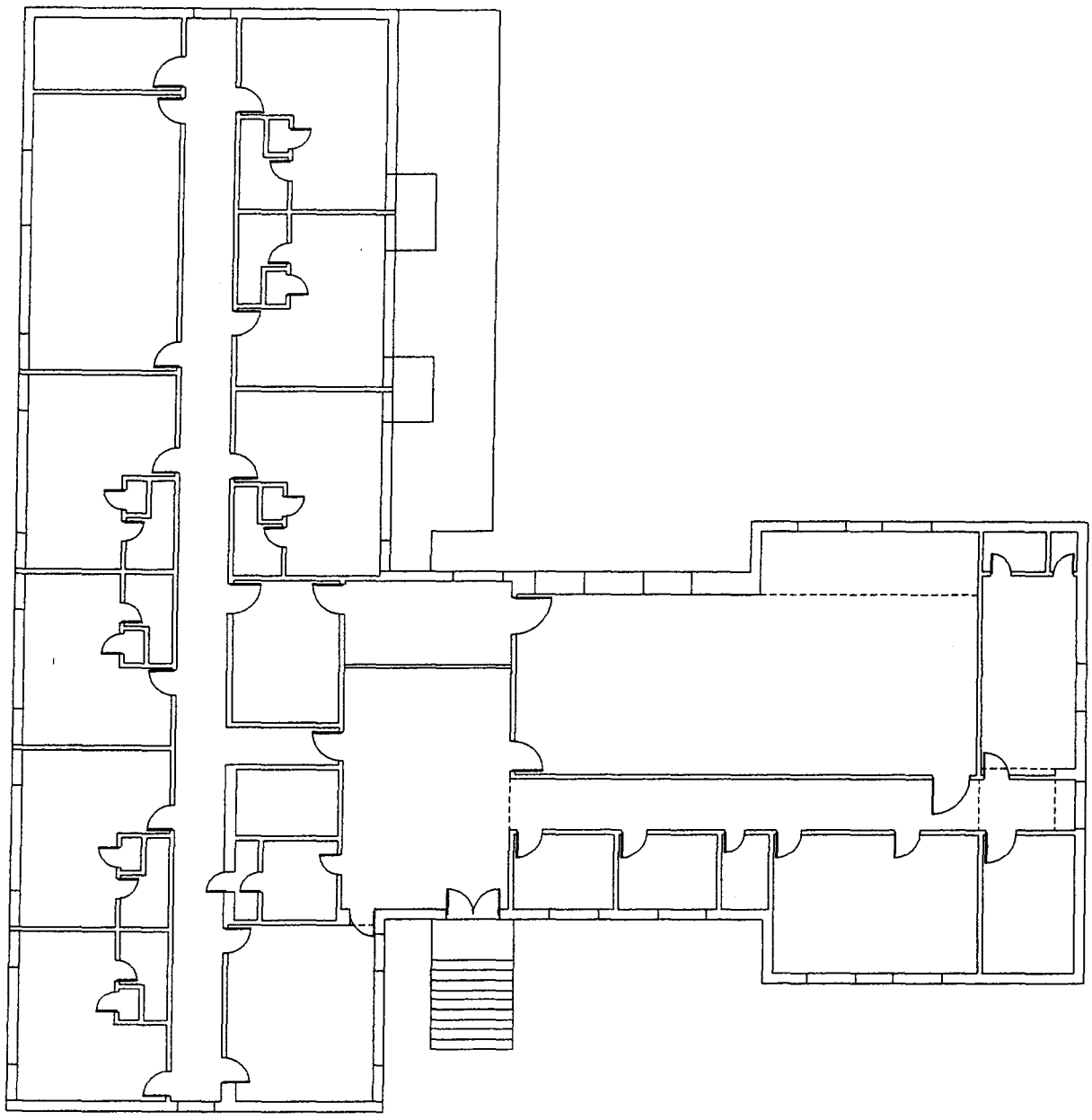
AREA: 5,839 SQ.FT.

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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FIRST FLOOR

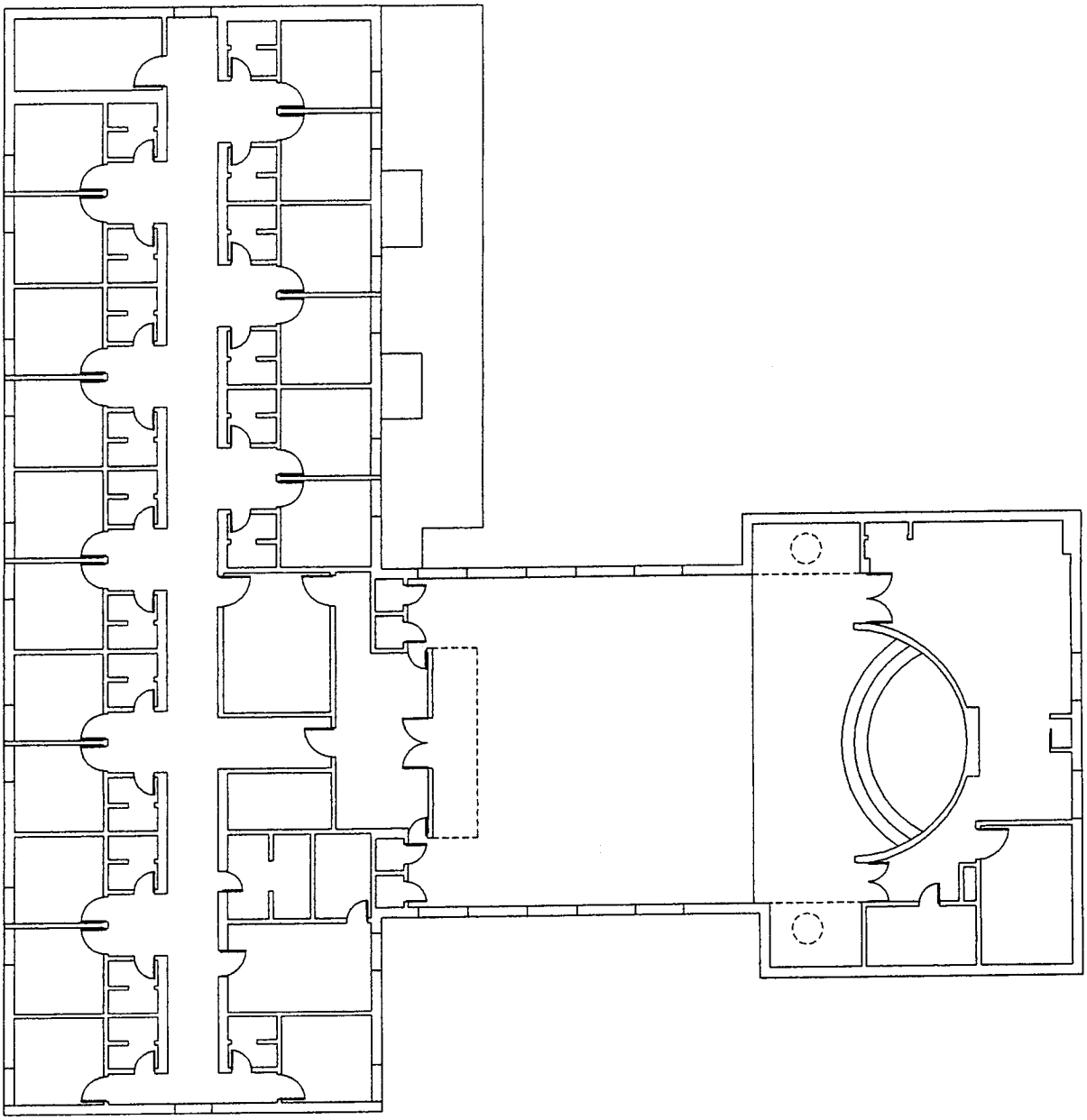
AREA: 5,839 SQ.FT.

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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SECOND FLOOR

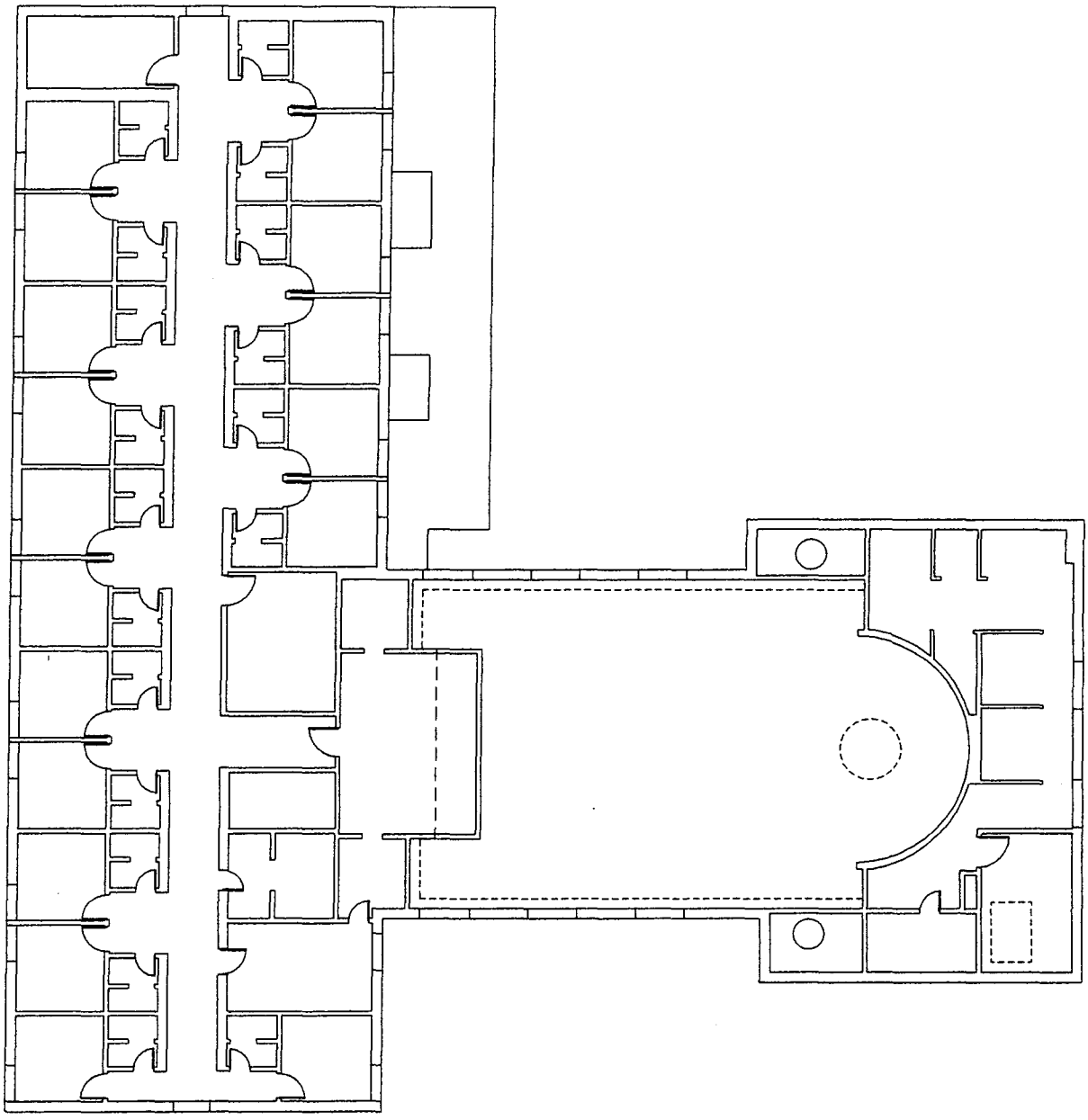
AREA: 5,839 SQ.FT.

EXISTING CONDITIONS
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DATE: 11.18.02

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THIRD FLOOR

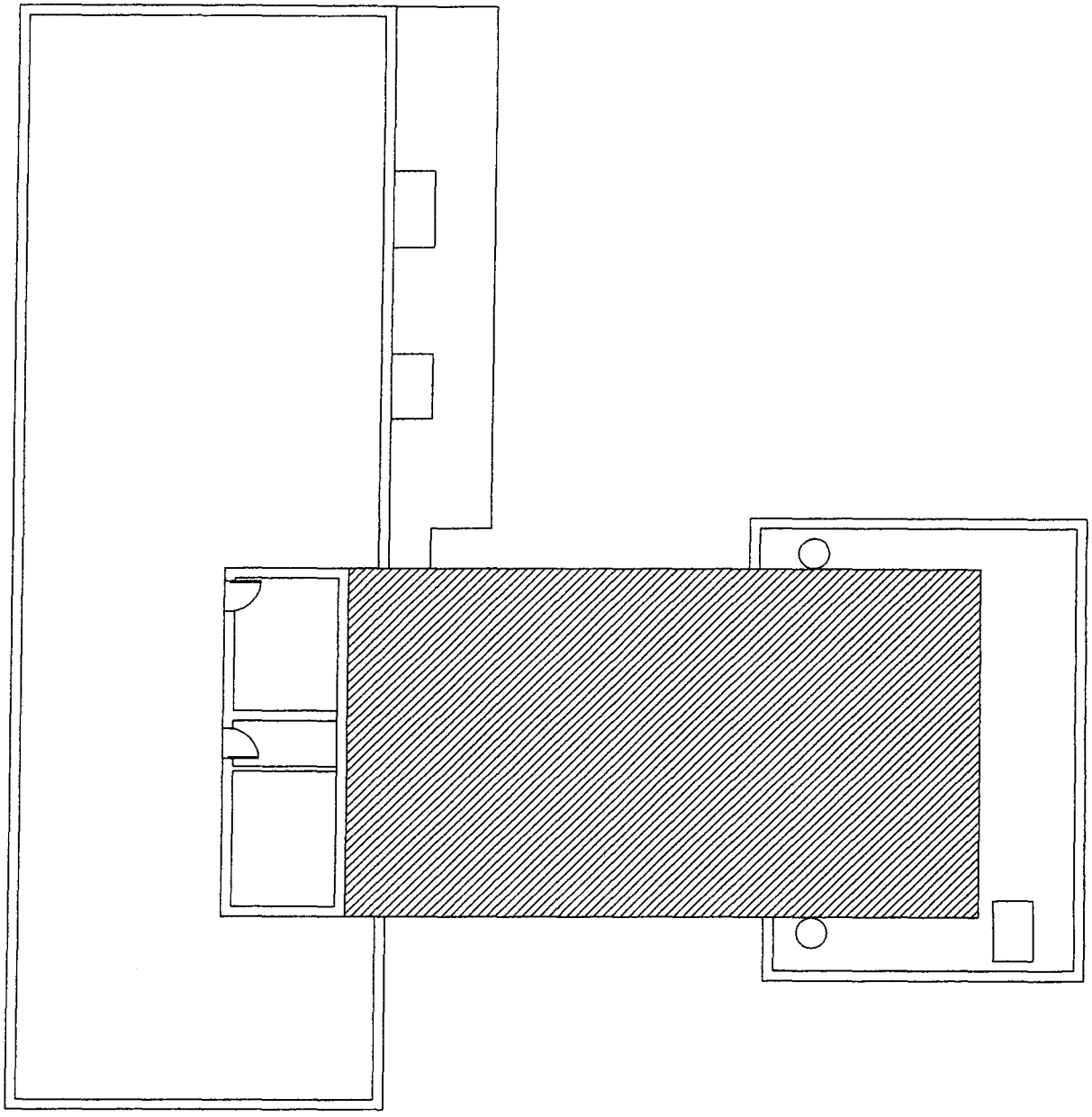
AREA: 4,157 SQ.FT.

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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LOWER ROOF

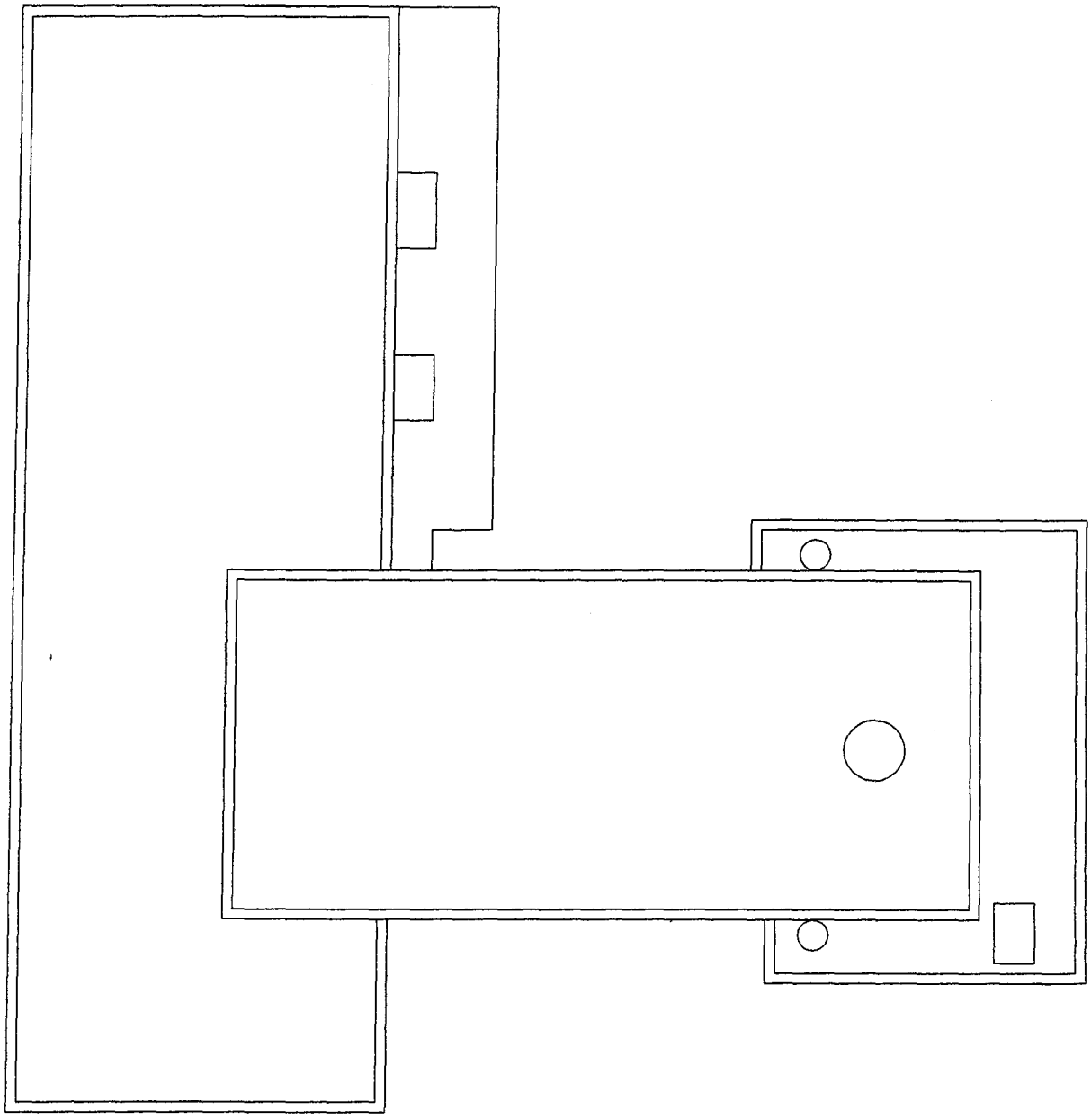
AREA: 3,399 SQ.FT.

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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UPPER ROOF

AREA: 2,635 SQ.FT.

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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WASHINGTON, DC

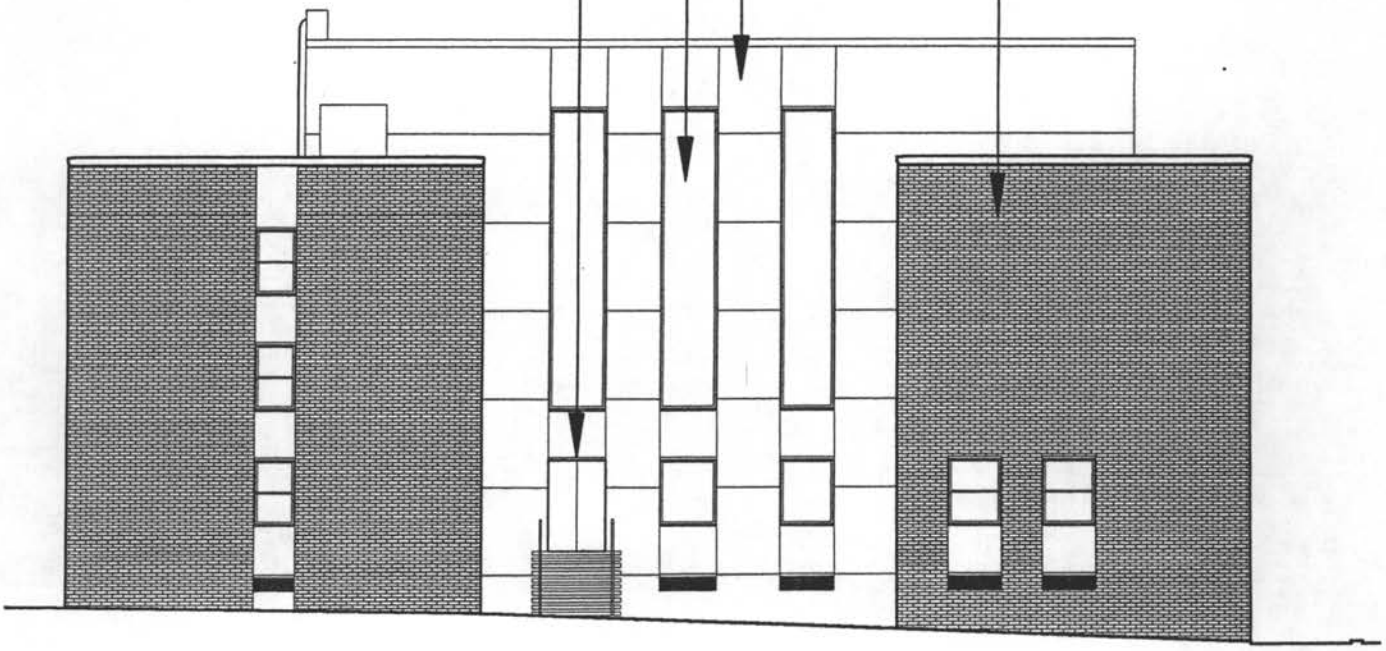
Studio27architecture
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EXISTING FACE BRICK TO REMAIN

EXISTING PRECAST CONCRETE PANELS

EXISTING ALUMINUM FRAME WINDOW UNITS

EXISTING BUILDING ENTRY TO REMAIN



FRONT ELEVATION

VIEW FROM MONROE STREET TO SOUTH SIDE OF BUILDING

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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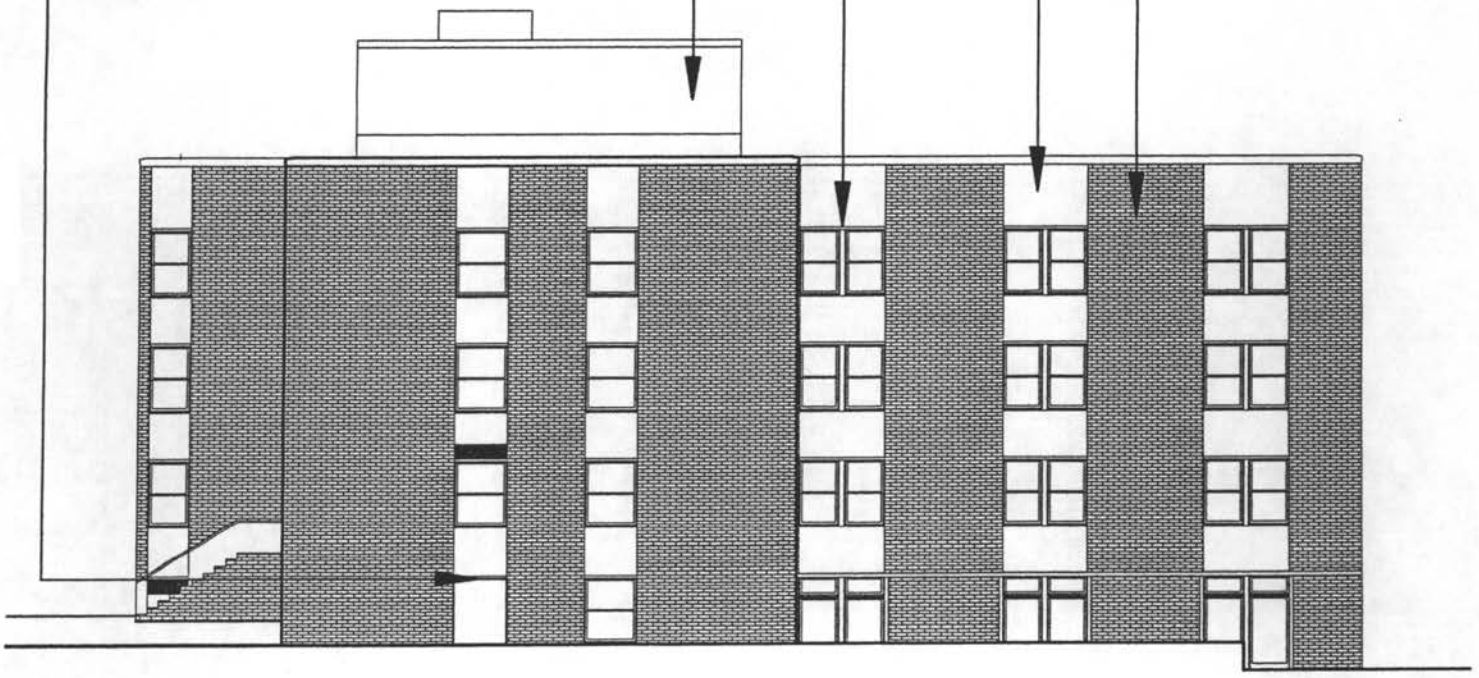
EXISTING FACE BRICK TO REMAIN

EXISTING PRECAST CONCRETE PANELS

EXISTING ALUMINUM FRAME WINDOW UNITS

EXISTING PENTHOUSE TO REMAIN

EXISTING BUILDING SERVICE ENTRY TO REMAIN



LEFT SIDE ELEVATION

VIEW FROM PARKING LOT TO EAST SIDE OF BUILDING

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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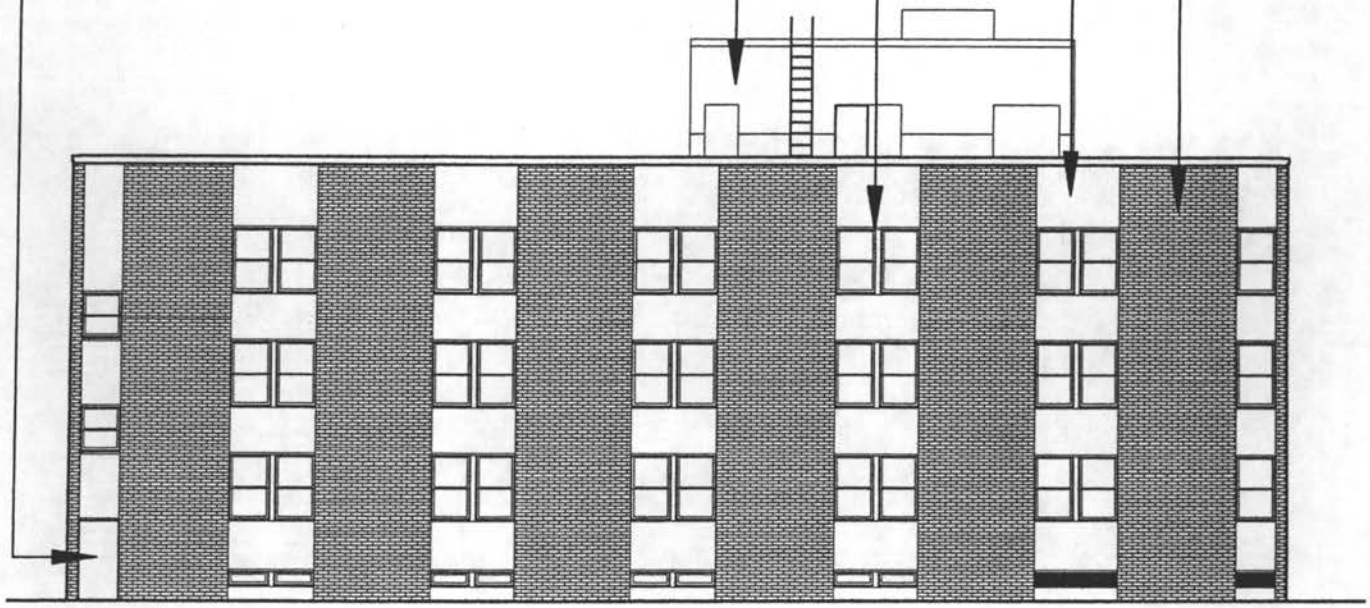
EXISTING FACE BRICK TO REMAIN

EXISTING PRECAST CONCRETE PANELS

EXISTING ALUMINUM FRAME WINDOW UNITS

EXISTING PENTHOUSE BEYOND

EXISTING BUILDING EGRESS TO REMAIN



RIGHT SIDE ELEVATION

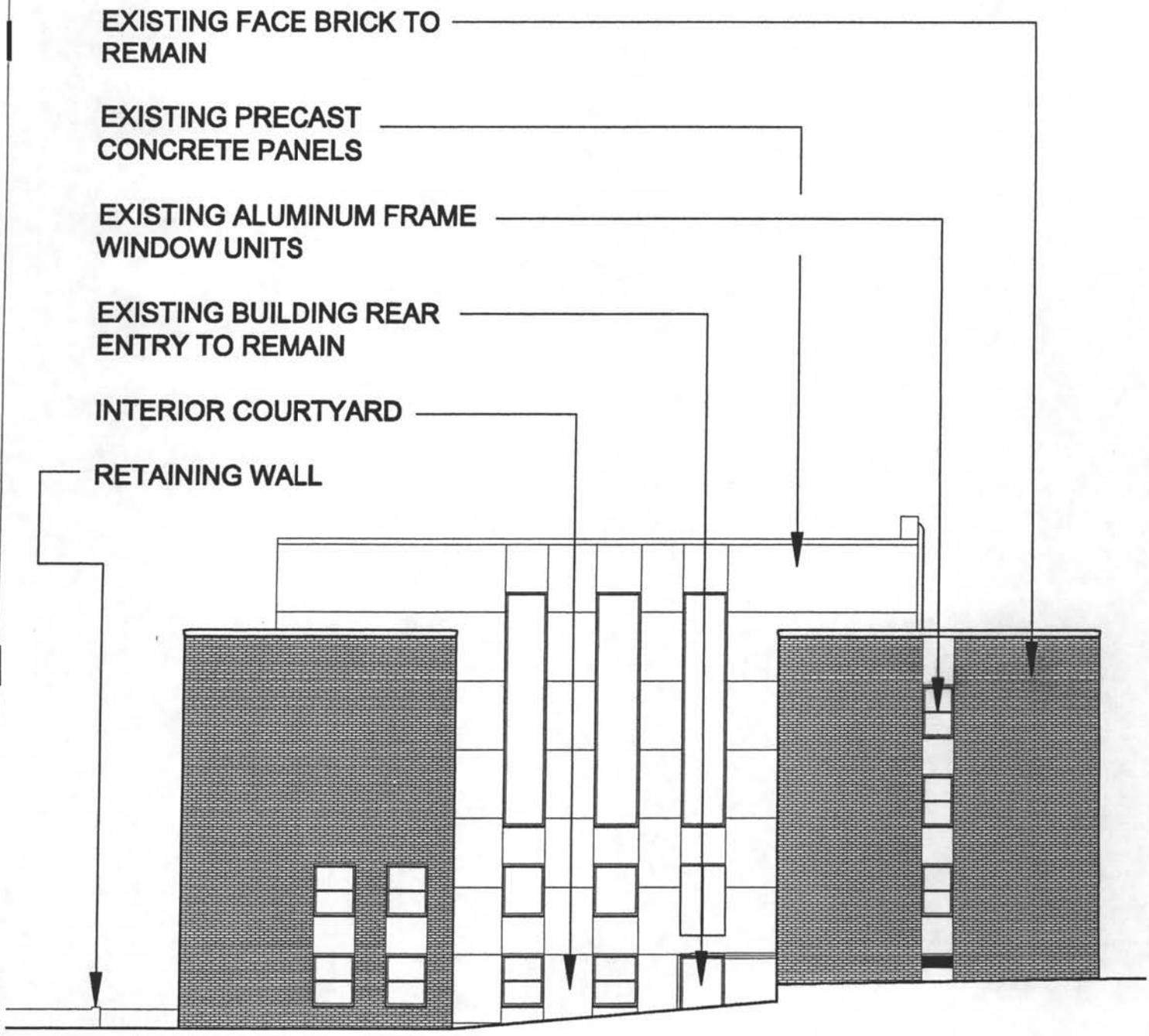
VIEW FROM SEVENTH STREET LOOKING TO WEST FACE OF BUILDING

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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REAR ELEVATION

VIEW FROM INTERIOR COURT TO NORTH FACE OF BUILDING

EXISTING CONDITIONS
SCALE: 1/16"=1'-0"
DATE: 11.18.02

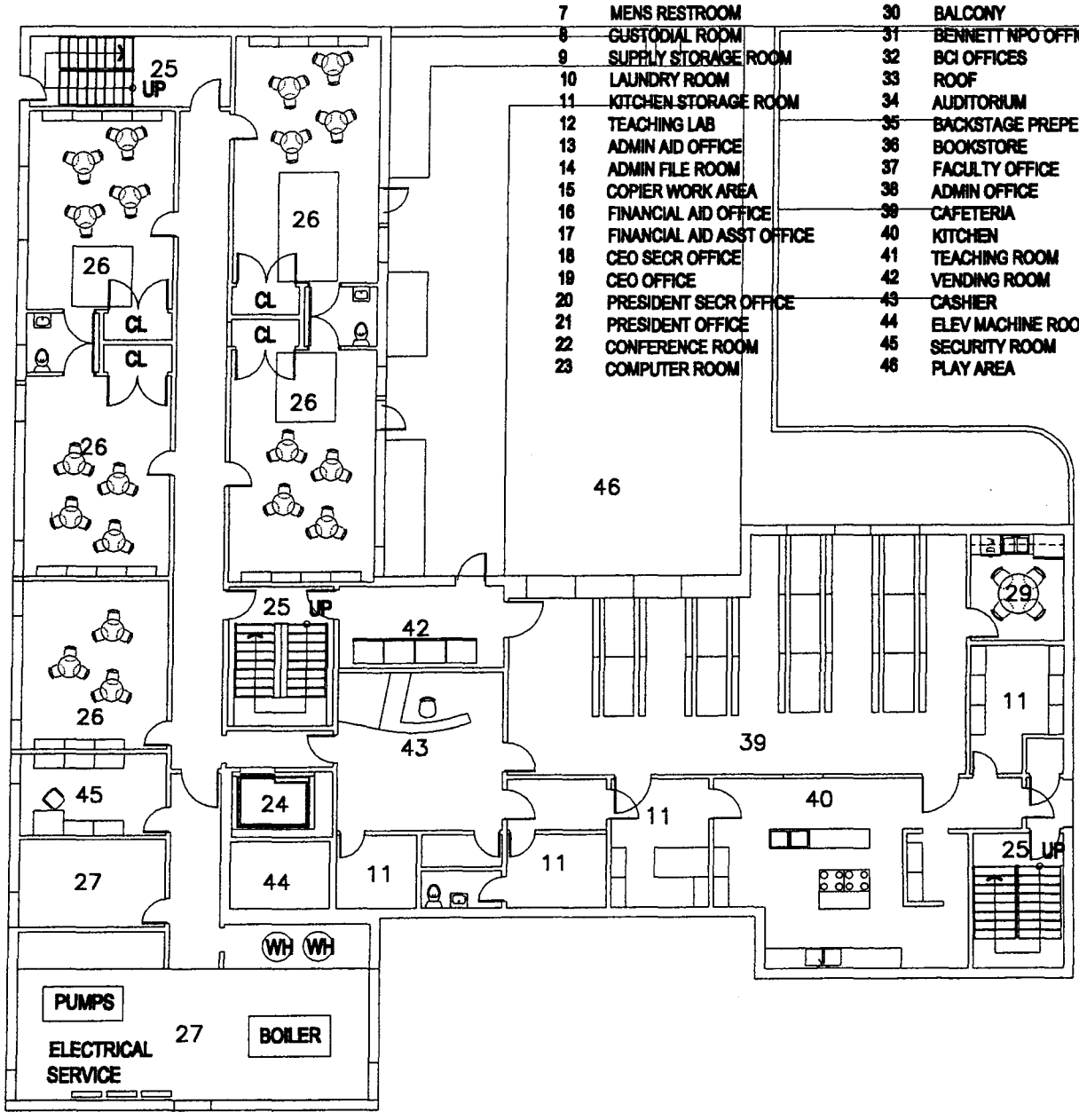
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LEGEND

1	ENTRY	24	ELEVATOR
2	SECURITY DESK	25	EGRESS STAIR
3	WAITING	26	CHILD DEVELOPMENT ROOM
4	SENIOR COSMETOLOGY CLINIC	27	MECHANICAL
5	SENIOR BARBER CLINIC	28	STORAGE
6	LADIES RESTROOM	29	TEACHER LOUNGE
7	MENS RESTROOM	30	BALCONY
8	CUSTODIAL ROOM	31	BENNETT NPO OFFICES
9	SUPPLY STORAGE ROOM	32	BCI OFFICES
10	LAUNDRY ROOM	33	ROOF
11	KITCHEN STORAGE ROOM	34	AUDITORIUM
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17	FINANCIAL AID ASST OFFICE	40	KITCHEN
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19	CEO OFFICE	42	VENDING ROOM
20	PRESIDENT SECR OFFICE	43	CASHIER
21	PRESIDENT OFFICE	44	ELEV MACHINE ROOM
22	CONFERENCE ROOM	45	SECURITY ROOM
23	COMPUTER ROOM	46	PLAY AREA



BASEMENT

AREA: 5,839 SQ.FT.

PROPOSED
SCALE: 1/16"=1'-0"
DATE: 11.18.02

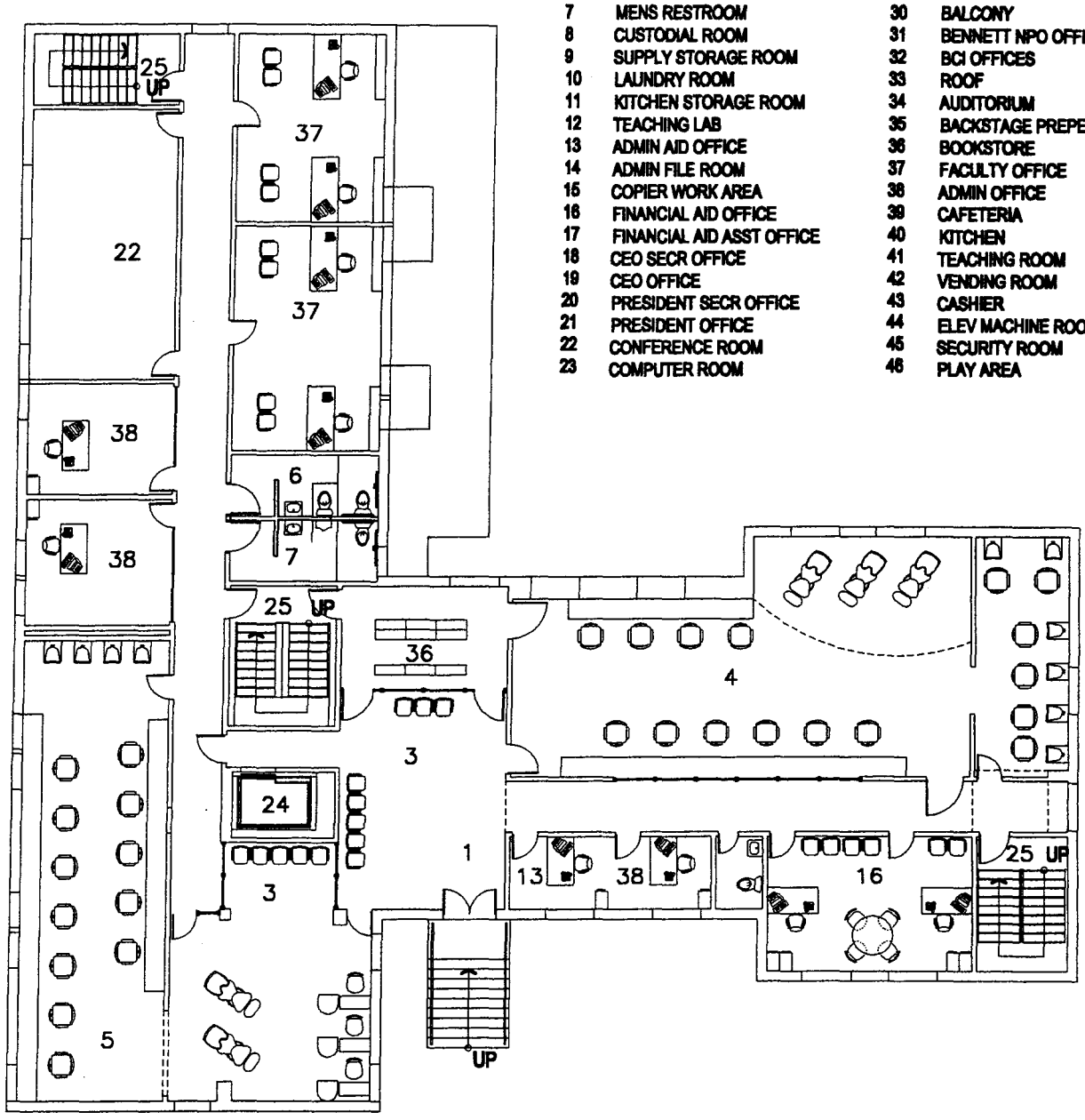
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LEGEND

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FIRST FLOOR

AREA: 5,839 SQ.FT.

PROPOSED
SCALE: 1/16"=1'-0"
DATE: 11.18.02

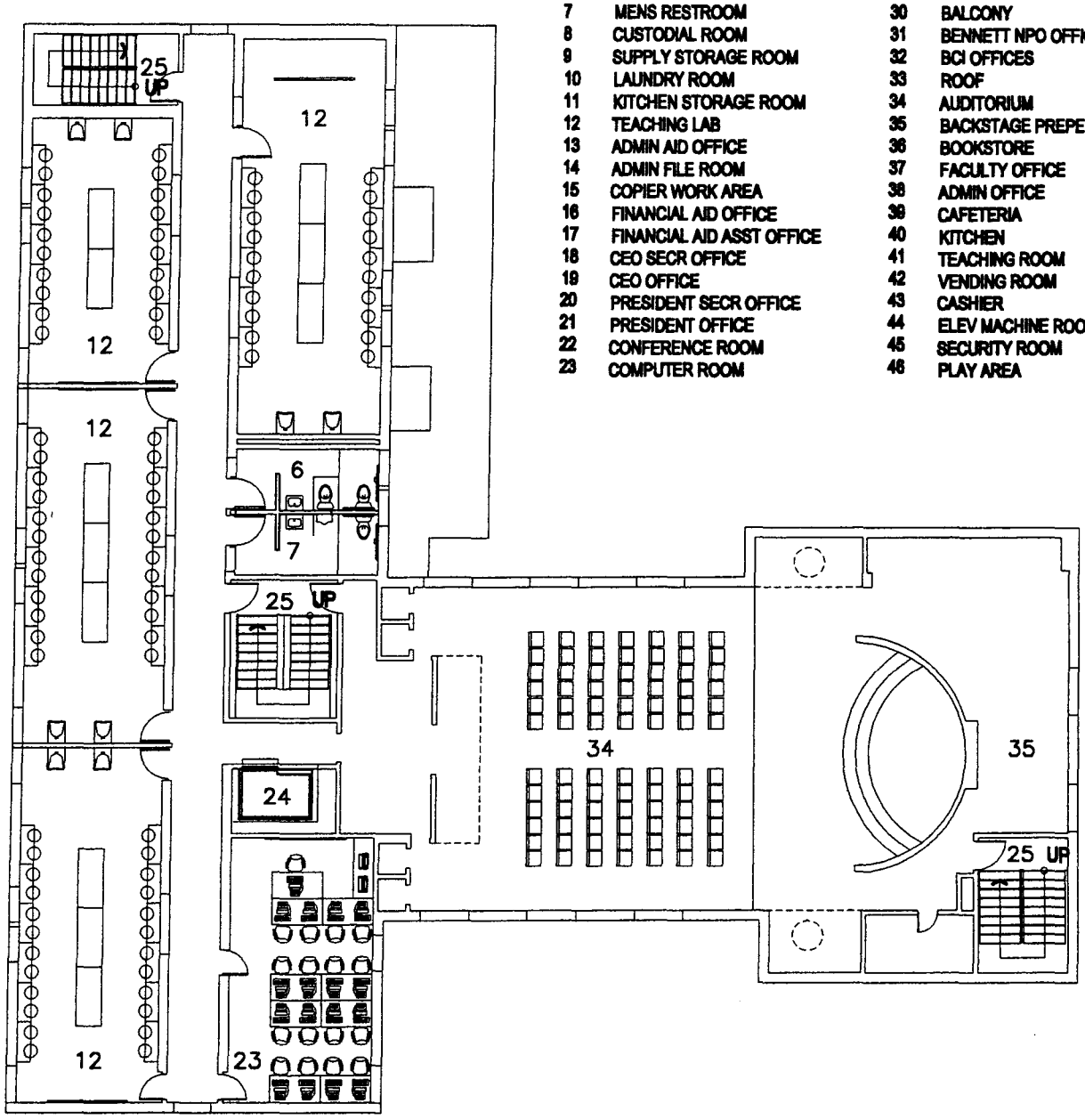
BENNETT CAREER INSTITUTE FACILITIES ASSESSMENT

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WASHINGTON, DC

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LEGEND

1	ENTRY
2	SECURITY DESK
3	WAITING
4	SENIOR COSMETOLOGY CLINIC
5	SENIOR BARBER CLINIC
6	LADIES RESTROOM
7	MENS RESTROOM
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45	SECURITY ROOM
46	PLAY AREA



SECOND FLOOR

AREA: 5,839 SQ.FT.

PROPOSED
SCALE: 1/16"=1'-0"
DATE: 11.18.02

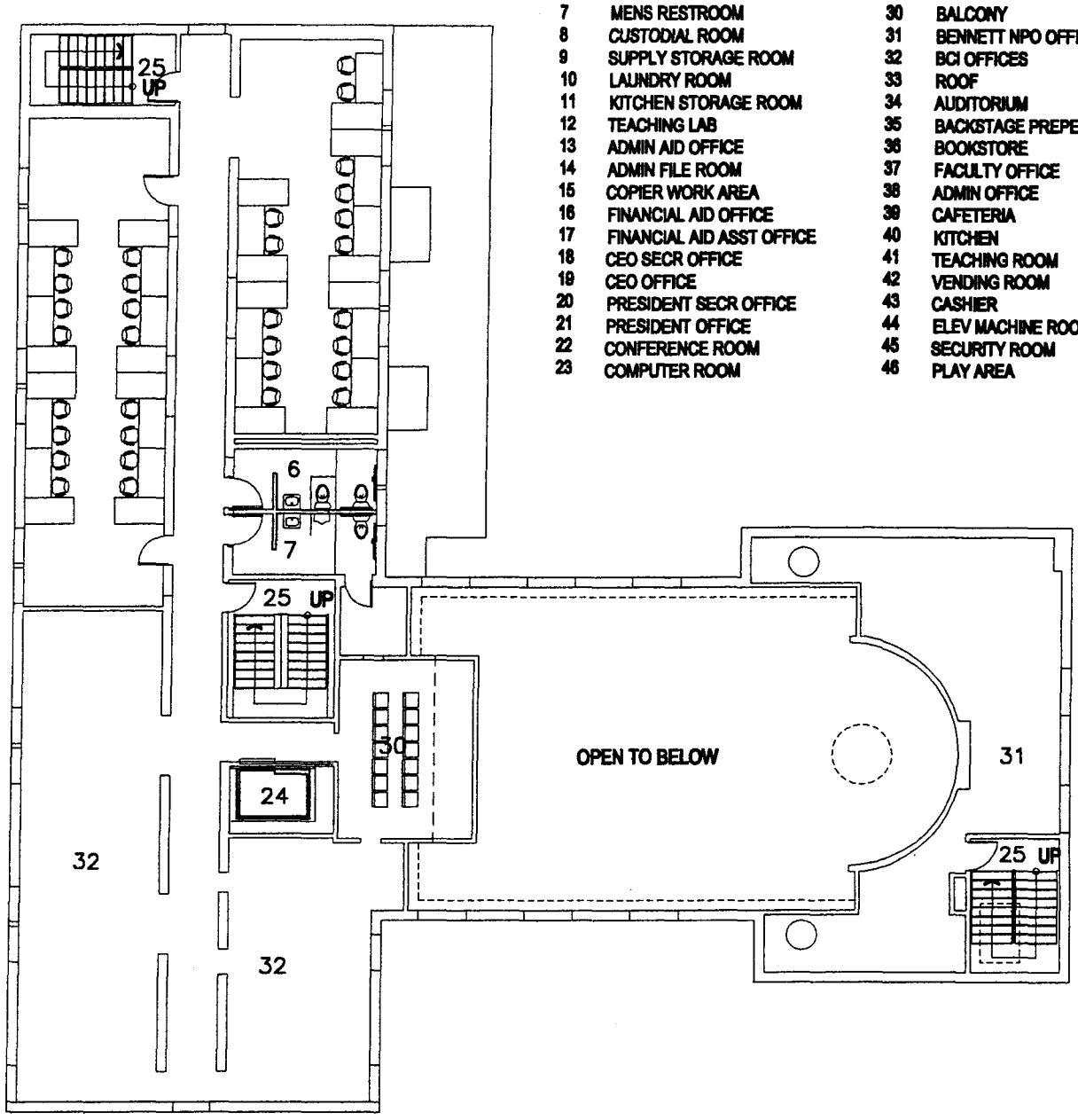
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THIRD FLOOR

AREA: 4,157 SQ.FT.

PROPOSED
SCALE: 1/16"=1'-0"
DATE: 11.18.02

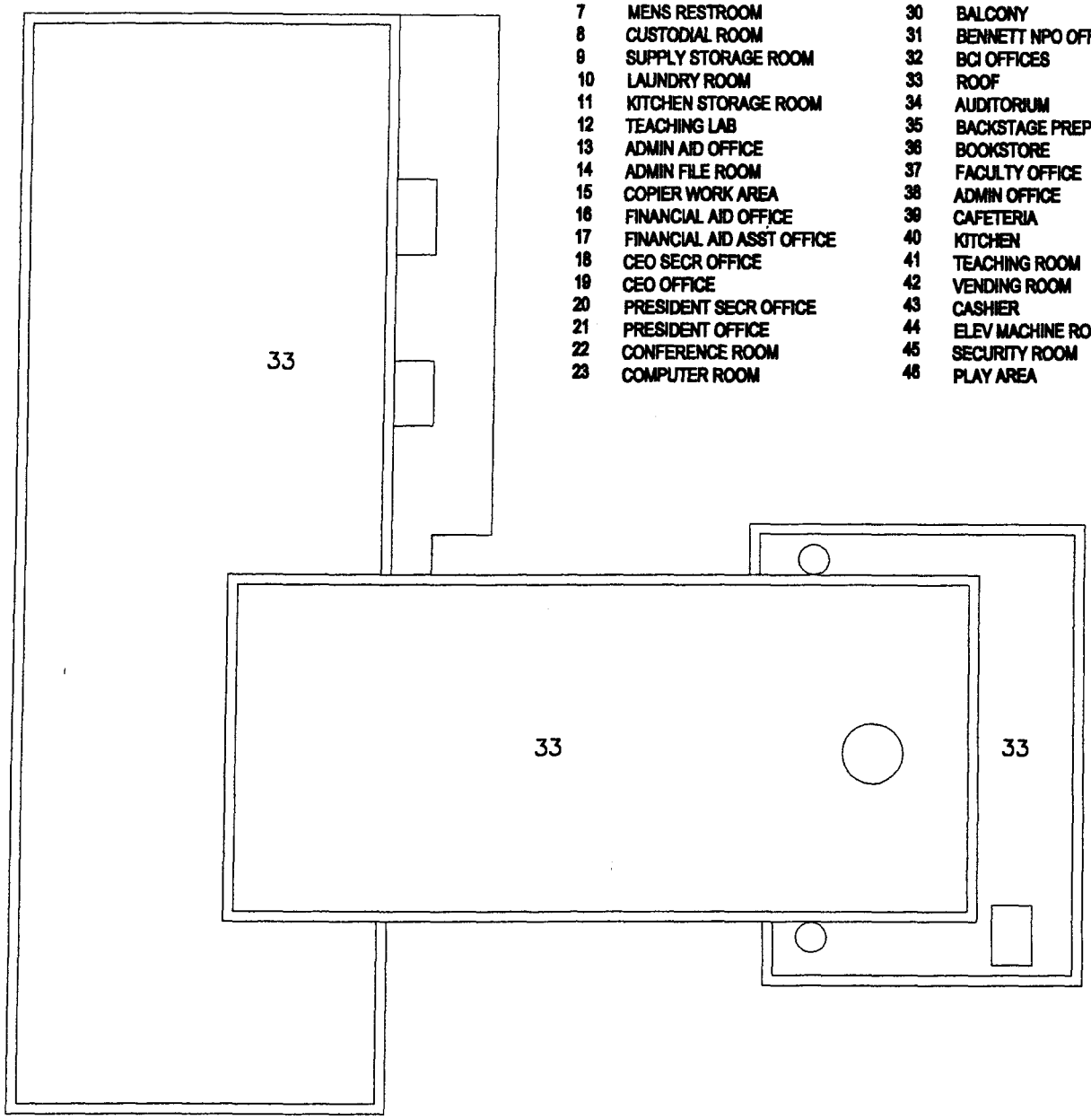
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UPPER ROOF

PROPOSED
SCALE: 1/16"=1'-0"
DATE: 11.18.02

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Exhibit F

List of Property Owners with 200 Feet of Project

CATHOLIC UNIVERSITY OF AMERICA
C/O TREASURER
0620 MICHIGAN AV NE
WASHINGTON, DC 20017

CATHOLIC UNIVERSITY OF AMERICA
C/O CONTROLLER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

CATHOLIC UNIVERSITY OF AMERICA
C/O CONTROLLER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

CATHOLIC UNIVERSITY OF AMERICA
C/O CONTROLLER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

CATHOLIC UNIVERSITY OF AMERICA
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0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

CATHOLIC UNIVERSITY OF AMERICA
C/O CONTROLLER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

CATHOLIC UNIVERSITY OF AMERICA
C/O TREASURER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20017

GEORGE BASILIKO INC
POB 35370
LOUISVILLE, KENTUCKY 40232

CATHOLIC UNIVERSITY OF AMERICA
C/O TREASURER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20017

CATHOLIC UNIVERSITY OF AMERICA
C/O CONTROLLER
0620 MICHIGAN AV NE
WASHINGTON, DC 20064

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C/O CONTROLLER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

GEORGE BASILIKO INC
1113 I ST NW
WASHINGTON, DC 20005

CATHOLIC UNIVERSITY OF AMERICA
C/O CONTROLLER OFFICE
0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

WASHINGTON METROPOLITAN AREA TRANSIT AUT
0600 5TH ST NW
WASHINGTON, DC 20001

CATHOLIC UNIVERSITY OF AMERICA
C/O CONTROLLER
0620 MICHIGAN AVE NE
WASHINGTON, DC 20064

Exhibit G

Map Amendment Application Form

D.C. Form #1 (6-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
3657	827	R-4	C-1

Address or description of the premises:

700 MONROE STREET NE. A TRIANGULAR PORTION OF LAND BOUNDED BY MONROE STREET, 7th STREET AND MICHIGAN AVENUE DIAGONALLY ACROSS MICHIGAN AVENUE FROM THE CATHOLIC UNIVERSITY OF AMERICA.

Area of the Site: 18,567 square feet or acres: _____

Baist Atlas No. _____, Page _____.

The above information and attached documents are true to the best of my knowledge.

Chet A. Bennett
Owner's Signature

3-26-03
Date

Chet A. Bennett
Owner's Printed Name

Person(s) to be notified of all actions:

TODD RATT
Name

202.939.0027
Telephone Number

STUDIO 27 ARCHITECTURE
1777 CHURCH ST NW.
Address

WASHINGTON, DC
City

20036.
Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No