



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



April 30, 2007

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustments
Office of Zoning
441 4th St. NW, Suite 210S
Washington DC 20001

Re: BZA Case 17610 (1404 Constitution Ave NE)

At a regularly scheduled and properly noticed meeting on April 12, 2007, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to support the above referenced application.

Ms. Fowler, the agent for the case, presented plans to the ANC 6A Economic Development and Zoning (ED&Z) Committee for excavating a full basement at 1404 Constitution Ave NE. Constructing a basement at this property requires a special exception because the house is a non-conforming structure that occupies more than 60% of the lot.

Ms. Fowler told the ED&Z Committee that the basement would be used as an in-law suite and not as a separate unit. In addition, she presented letters of support for the application from both adjacent neighbors.

As the basement would neither affect the air or light of the neighboring properties and won't be visible from the street grade, the Commission was satisfied that this project meets the conditions for a special exception.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A