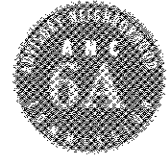


District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



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 17611 (314 12th St. 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 as a special exception.

Ms. Fowler, the agent for the case, presented plans to the ANC 6A Economic Development and Zoning Committee for a garage behind 312 12th St NE that has access off the alley. The addition of the garage will bring the lot occupancy of the site above 60% required for a special exception but below the 70% threshold normally required for a variance.

The owners plan to construct a garage similar in height and depth to the garages of the adjacent neighbors. In addition, the garage will be a replacement for a garage that was demolished on the same site.

Ms. Fowler presented a letters of support from both of the adjacent property owners. As the garage would neither affect the air or light of the neighboring properties and is a replacement for a demolished garage on the same site, the Commission was satisfied that this project meets the conditions for a special exception.

Our Commission understands that the Board of Zoning Adjustment (BZA) has reinterpreted the zoning regulations and no longer considers a garage as an addition, but rather as a new structure requiring a variance. Our Commission believes that these types of cases should not be handled as variances and that the BZA should return its previous interpretation that garages are additions.

On behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A