Government of the District of Columbia

Advisory Neighborhood Commission 6C

June 21, 2004

Board of Zoning Adjustment for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: BZA Case No. 17188
409 3rd Street, N.E.

Dear Members of the Board:

At a duly noticed meeting of Advisory Neighborhood Commission (ANC) 6C held June 9, 2004, the Commission voted 5-2 (with 5 members constituting a quorum) to support the application of Deborah Miles for various variances to permit the construction of an accessory garage at 409 3rd Street, N.E..

The garage is to be constructed on a concrete slab upon which a garage previously sat. All other garages in the neighborhood do not meet the 20 foot rear yard requirement because they were built at a time that predated the adoption of this requirement. In addition the neighborhood properties with garages all exceed the 60% lot occupancy requirement.

Construction of the garage will not affect the light and air of neighboring properties since the property backs up onto the Heritage Foundation parking lot. Moreover, neighbors immediately adjacent to the property appeared before the ANC to testify in support of the Application.

We appreciate your consideration of the ANC's views and ask that you afford them the "great weight" to which they are entitled.

Sincerely,

Commissioner Robert Hall, Jr.
Chairman ANC 6C

BZA
Case No. 17188
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17188
EXHIBIT NO. 26