LETTER DISTRIBUTED TO ALL HOUSES ON THE 700 BLOCK OF EAST CAPITOL STREET (AND ENCLOSURES, ATTACHED)

Tip & Connie Tipton
712 East Capitol Street
Washington, DC 20002
August 13, 2000

'00 AUG 17 P2:44

Dear Neighbor:

Just last Monday we moved into the basement apartment of our new home at 712 East Capitol and eagerly anticipate moving into the main house within the next couple of months. We know you are probably as tired of the restoration activity as we are, but there is finally light at the end of the tunnel.

We are glad to return to the Hill after a few months of temporary living at The Lansburgh downtown. We previously lived at 648 Independence Ave., SE, for nearly 15 years, and prior to that at 142 Tennessee Avenue, NE, for about 8 years. In fact, Connie has been on the Hill since 1971, so we have a long history as community participants. We look forward to getting to know you.

In the meantime, we wanted to share with you our plans for a couple of exterior changes to our property. Two exterior projects (other than getting the garden back in shape) remain to be done, pending approval of an application pending with the D.C. Bureau of Zoning Adjustment (BZA). We are seeking to enlarge the carriage house at the rear to accommodate our two cars, and to replace the original side porch. It was necessary for us to go to BZA because these additions would exceed the allowable 40% lot occupancy that is provided for a semi-detached house.

Details on replacement of the side porch

We were fortunate to get a copy of the original architectural drawing of the front of the house from 1902, which shows an original side porch connecting the two side bays on the East side of the house (a copy of this drawing is enclosed). As part of our restoration plan, we decided to pursue replacement of the side porch as shown in the original drawing. A copy of our architect's drawing of the porch that we intend to build, if granted permission by zoning, is also enclosed (there are 2 drawings; a side elevation of the East side of the house and a 1st floor plan which shows the size of the porch addition looking down). By replacing the original side porch we will restore the original traffic flow on the first floor of the house and enhance the side view of the house, without greatly expanding the lot coverage.

Details on expansion of the carriage house

We also seek to enlarge the carriage house so that it is usable for parking two cars. It is currently converted to a small apartment (for which there does not appear to be any permit). This expansion would add a few feet to the front of the carriage house, only visible from the rear alley, since a brick wall already extends from the house to the carriage house. This is also shown on the architectural drawings.

BZA
Case No. 16595
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16595
EXHIBIT NO.26

If you have any questions or concerns about these additions to our property, we would be delighted to have the opportunity to discuss them with you. On the other hand, if you would be willing to write a brief note or letter in support of our application to allow these additions, that would be extremely helpful and very welcomed. You can send a letter directly to BZA (address and application number are listed below), or just drop it in our make-shift mail box in our front yard and we'll submit it for you.

In any event, we wanted to share our plans and to introduce ourselves. Please stop by and say hello whenever it's convenient.

Sincerely,

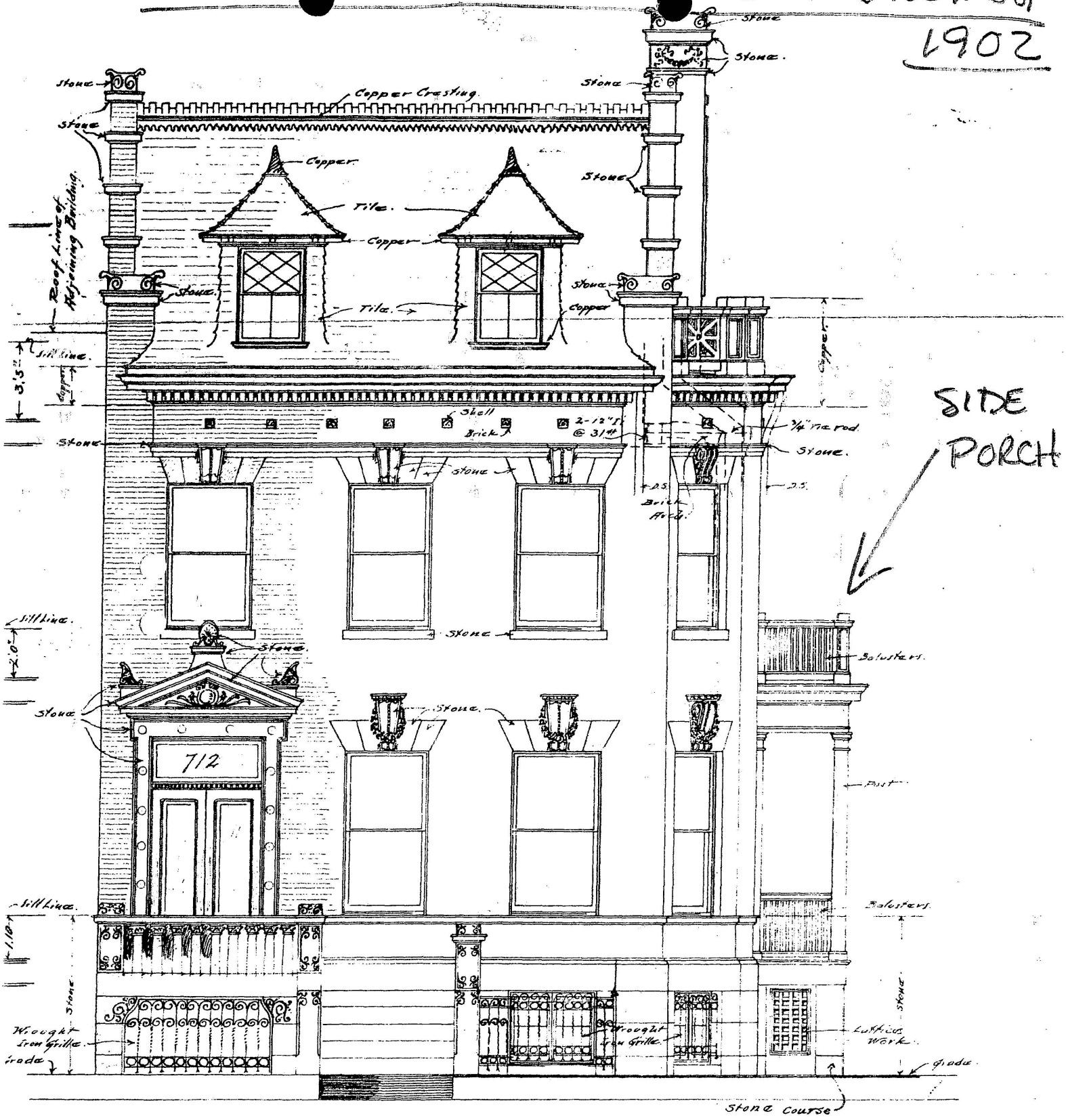
Jay Donnie

P.S. We haven't had a phone installed yet, but can be reached at work -- 202-737-4332 or by dropping a note in our mailbox.

Address for Sending Letters Directly to BZA – reference application No. 16595
District of Columbia
Bureau of Zoning Adjustment
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

ORIGINAL ARCHITECTURAL DRAWING

1902



... FRONT ELEVATION ...

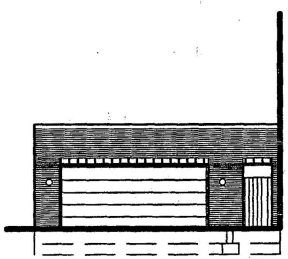
Scale = ¼" = 1 Foot

Geo. J. Cooper Archt.
May 1902



1 Side Elevation and Section Thru Garage

1/16" = 1'-0"



3 Garage Elevation

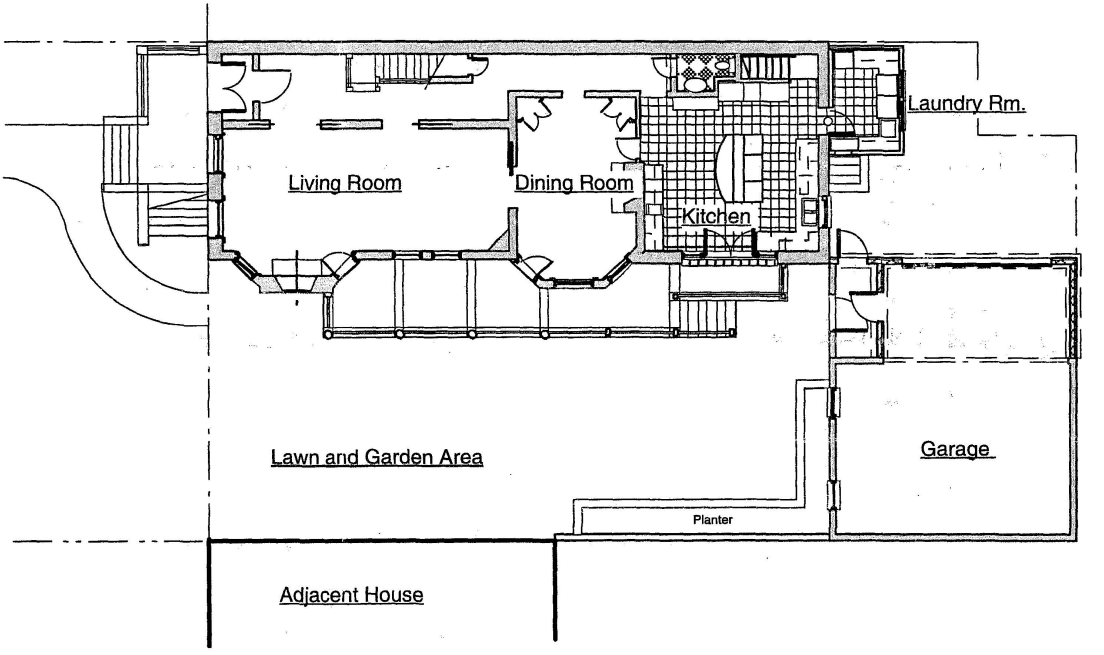
1/16" = 1'-0"



2 Rear Elevation

1/16" = 1'-0"

Tipton Residence.elevations	scale: 1/16"=1'-0"	goldstein ARCHITECTS



Proposed First Floor Plan & Site Plan
1/16" = 1'-0"

Tipton Residence. First Floor Plan	scale: 1/16"=1'-0"	schick goldstein architects