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August 14, 2000

'00 AUG 16 P3:36

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

Re: BZA Application No. 16595 – Application of Linwood and Connie Tipton for variance to exceed allowable percentage of lot occupancy requirement at 712 East Capitol Street

Dear Sirs and Madams:

I write to support the above referenced application. As residents of Capitol Hill, my wife and I believe that the changes proposed by Mr. and Mrs. Tipton would be of benefit to the neighborhood, the City, and the residents of East Capitol Street.

The replacement of a porch like the one originally attached to the house will enhance the view of the house from East Capitol Street and return the house to its original historical appearance. In addition, it will make it less likely that any future owner will build upon the lot facing the porch, thereby preserving that valuable open space for the enjoyment of all and reducing population density.

Likewise, the conversion of the now unattractive building adjacent to the main house into a two car garage makes a great deal of sense from a utilitarian point of view and removes from the streets two additional cars in an area where parking is at a premium. With the completion of the residential construction two blocks away at the old Capitol Hill Hospital site, parking is expected to become an even more sensitive issue in the surrounding area. It makes sense for the District to permit residents to provide their own off-street parking.

In terms of lot occupancy, the fact that the adjacent lot will be maintained as a garden reduces any impact that the minor enlargements applied for will have upon the overall occupancy of the space.

BZA
Case No. 16595
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO.16595
EXHIBIT NO.29

There does not seem to me or my wife to be any good reason to deny the variance applied for, and we support it enthusiastically.

Very truly yours,

Alan P. Dye
118 Tennessee Avenue, N.E.
Washington, D.C.