CAPITOL HILL RESTORATION SOCIETY
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OFFICE OF ZONING
DISTRICT OF COLUMBIA

BZA No. 16595
712 East Capitol Street, NE
Square 897, Lot 801
Zone: R-4
Hearing Date: 10/19/00 PM

September 18, 2000

Board of Zoning Adjustment,
Room 210
441 4th Street, NW
Washington, DC 20001

The Capitol Hill Restoration Society SUPPORTS the above referenced application.

The Capitol Hill Restoration Society is a civic association with a current membership of over 950. The Society's interest district is defined in its bylaws and includes the premises involved in this application.

The Zoning Committee of the Capitol Hill Restoration Society considered the application on September 14, 2000. A quorum was present. Connie Tipton, the Applicant, and Howard Goldstein of Schick Goldstein Architects met with the Committee.

The application.

This is an application for a variance from the lot occupancy requirements to permit enlargement of an existing garage and construction of a porch. This property consists of a semi-detached dwelling and an existing garage. Lot occupancy is limited to 40%.

Applicants seek to increase the garage depth by 10 feet to make it useable as a garage and provide needed storage space. This one-story building has been converted to an illegal dwelling unit and applicants will remove the kitchen and bathroom fittings during the renovation work. The porch is to be constructed along the side of the house in the side yard. The house was constructed in 1902 with a porch and the applicants seek to reconstruct the porch to the original design.

The proposed changes will increase lot occupancy to 50.4 percent.

Discussion.

The Committee believes that the requested variance should be granted:

- The premises are unique because a major architectural element, a two-story porch, was removed some years ago.
- A practical difficulty has been created by removal of the porch, which denies to applicant the use of an open porch as additional outdoor living space.
- This application can be granted without adversely affecting the zoning regulations or zoning map.

We are pleased to submit these views for your consideration.

Lyle R. Schauer
Zoning Committee Chair

BZA
Case No. 16595
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO.16595
EXHIBIT NO.36