SCHICK GOLDSTEIN
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1506 Nineteenth Street NW
Washington DC 20036

Rec'd.
SEP 19 2000

Zoning Variance Application Presentation
Case No. 16595
for
Linwood and Connie Tipton
712 East Capitol Street, N.E.
Washington, DC

The following is our presentation on behalf of Linwood and Connie Tipton for acceptance of their application for a zoning variance to increase the percent lot occupancy to restore the original side porch and expand the carriage house at 712 East Capitol Street, N.E.

Background

The Tiptons purchased the house at 712 East Capitol Street, N.E. in February, 2000, with the intent to restore it and occupy it as their principle residence.

The previous owners made available an original architectural drawing of the house which shows a two-story side porch on the East side of the house. It is also evident from the brickwork on the East side of the house that this porch did exist at one time (for example, the brick in the area that would be below the porch is of a lower grade and laid with larger mortar joints and there are lines where both the lower and upper decks of the porch adjoined the house). The Tiptons' application seeks permission to restore this side porch.

There is also a carriage house at the rear of the lot that has been converted to a small apartment, however there is no certificate of occupancy for such an apartment. The Tiptons wish to return this to a garage where they intend to park their two cars. This requires increasing the depth of the building. The Tiptons' application seeks permission to add several feet on the front of the carriage house (toward the alley).

712 East Capitol Street is a semi-detached house, therefore a zoning variance is required for lot coverage greater than 40%. The current structures at 712 East Capitol Street cover approximately 42% of the lot; if the application is approved for both the restoration of the side porch and expansion of the carriage house, the lot coverage will increase to approximately 50%. It may be important to note from a visual and open space point of view, even though not relevant to the zoning/lot coverage issue, is the fact that in addition to the land area included in calculating the lot coverage, there is a deep front garden, approximately 54 by 40 feet in front of 712 East Capitol Street. In addition, the majority of the houses in the Capitol Hill area are attached row houses which are allowed 60% lot coverage in the R-4 district.

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Case No. 16595
Exhibit No. 37

Board of Zoning Adjustment
District of Columbia
CASE NO.16595
EXHIBIT NO.37

Points Relevant to Granting the Application for Zoning Variance

- The additions sought will have no adverse affect on neighbors, in fact, they will benefit the neighbors in two ways. First, the addition to the carriage house will enable the Tiptons to park their two cars off the street, alleviating a crowded parking situation on East Capitol Street. Second, the addition of the side porch will enhance the historic nature of the neighborhood which is the written intent of the historic district of Capitol Hill, and will provide a more attractive view of the East side of the house.

  The Tiptons met with the zoning committees of both ANC6A and ANC6B , and received their unanimous endorsement. In addition, several neighbors have written individual letters in support of the Tipton's application. There is no known opposition to the Tipton's application.

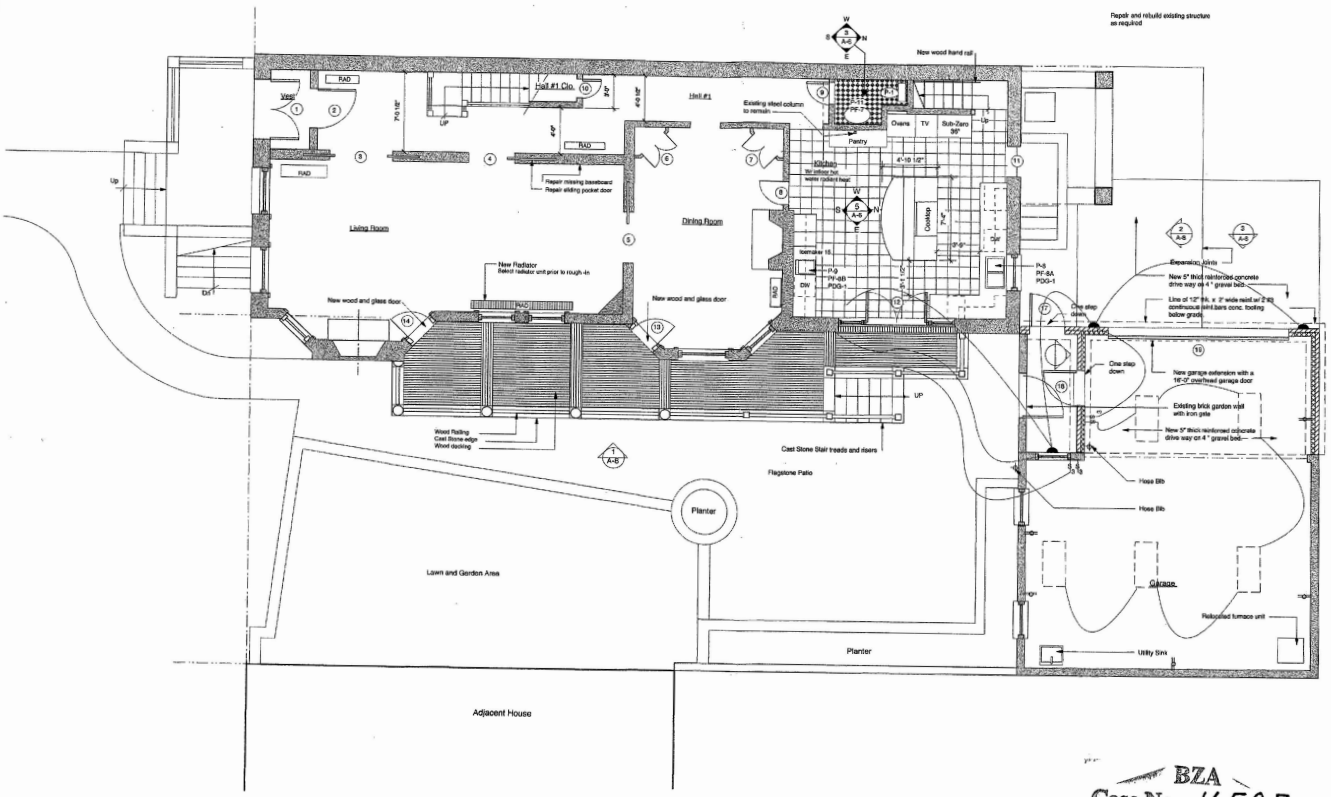
- The additions are in conformity with the historic area. The area's zoning seeks to keep adequate open space and to maintain and enhance the historic nature of the neighborhood. The additions being sought at 712 E. Capitol Street leave a large amount of open space (nearly 50% of the buildable lot **plus** the very large front yard) and restore the side porch that was originally part of the property, thus enhancing the historic area. This semi-detached house is fairly unique in the Capitol Hill area where a majority of the houses are row houses which are allowed 60% lot coverage.

  The DC Historic Preservation Office and the Capitol Hill Historical Society both support the Tipton's application.

- The additions are needed to overcome practical difficulties. The addition to the carriage house is needed to make it usable as a two-car garage; the structure is currently not large enough for this purpose. The restoration of the side porch, which will enhance the historic nature of the neighborhood, ironically is not possible under the zoning regulations. It is the intent of the historic district to implement restoration which is not possible unless the requested variance is granted. So, it is the zoning regulations themselves that present a practical difficulty to enhancing the historic district. In addition, restoration of this side porch will provide traffic flow within the property as it was originally designed; this is not possible without the granting of a zoning variance.

Summary

If granted, the Tiptons application for a zoning variance at 712 East Capitol Street, N.E. to allow the addition to the carriage house and to restore the side porch on the East side of the house will enable the historic character of the neighborhood to be enhanced and will help alleviate density of on-street parking.



1 Proposed First Floor Plan & Site Plan
1/4" = 1'-0"

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Revisions:

Project:
TIPTON RESIDENCE
712 East Capital Street, N/E.
Wasington, DC 2000

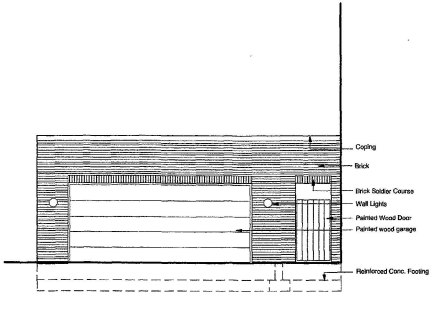
Drawing:
FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"
Date: Sept 13, 2000

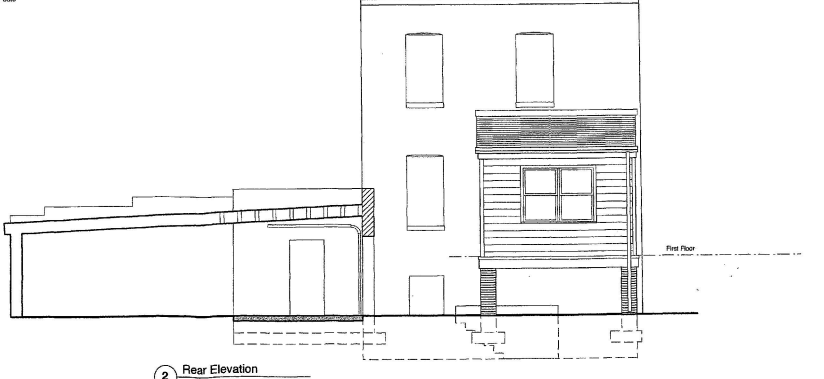
A 2



1 Side Elevation and Section Thru Garage
1/4" = 1'-0"



3 Garage Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

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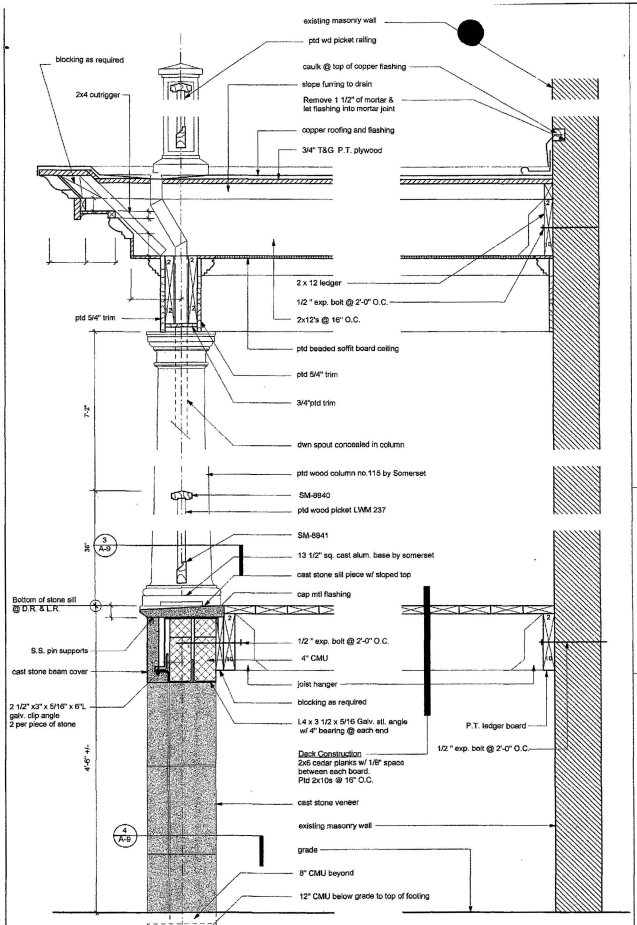
Revisions:
1 Amendment for back porch reconfiguration 10/2000

Project:
TIPTON RESIDENCE
712 East Capital Street, N/E.
Wasington, DC 2000

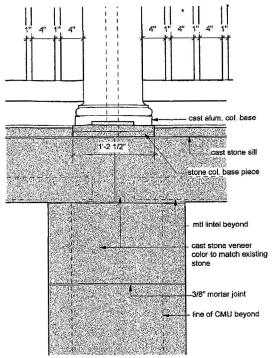
Drawing:
ELEVATIONS

Scale: As Noted
Date: Sept.13, 2000

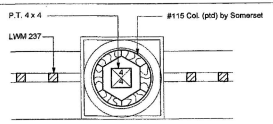
A 3



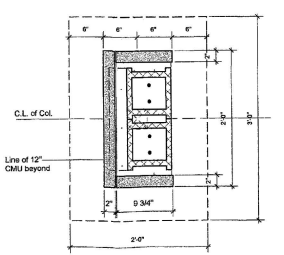
5 **Section Through Side Porch**
1 1/2"= 1'-0"



2 **Elevation @ Column Base**
1 1/2"= 1'-0"



3 **Plan Detail**
1 1/2"= 1'-0"



4 **Plan Detail**
1 1/2"= 1'-0"

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Revisions:

Project:
TIPTON RESIDENCE
712 East Capital Street, N/E.
Washington, DC 2000

Drawing:
DETAILS OF COVERED PORCH

Scale: As Noted
Date: Sept.13, 2000

A 4