SCHICK GOLDSTEIN
ARCHITECTS
1506 Nineteenth Street NW
Washington DC 20036

May 4, 2000

Board of Zoning Adjustment
441 4th Street, N.W. Suite 210
Washington, DC 20001

RE: **#712 E. Capital Street, N.E.**
Single Family Semi-Detached with English Basement Rental Unit

To Whom It May Concern:

My clients, Connie and Linwood Tipton, the owners of the above referenced property, have retained our services to apply for a variance with the Board of Zoning Adjustment. The Tiptons are seeking a variance to be able to enlarge their existing detached garage structure and add a deck to the side of their house.

This semi-detached structure covers just over 40% of its lot and is located in the R-4 district. According to the DCMR Zoning Code, 40% lot coverage is the maximum allowable coverage for a semi-detached structure in the R-4 District.

The depth of the existing garage structure is too shallow to park a car, and therefore, we are requesting the approval to increase the depth of the structure by 10'-0". The new deck we are requesting a variance for is to be located on the side of the house in the same location where originally a deck/porch existed when the house was built. The owners would like to restore this architectural feature back to its original form and function.

Sincerely,

Howard Goldstein, Partner
Cc: Ms. Connie Tipton

Recd. 5/14/00 cg

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BZA
Case No. 16595
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16595
EXHIBIT NO.3