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BURDEN OF PROOF

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August 8 2017

To:

DC Board of Zoning Adjustments
441 4th St. NW. Street Northwest
Washington DC 20001

Regarding: Means of Egress Staircase Second and Third floor
Location: 1610 Riggs Pl. NW.
Lot and Square: Lot 0030 Square 0178

To Whom it may concern:

We hereby request a variance to install a spiral egress stairway on an existing family dwelling and reduction of an existing storage area. We believe that the variance should be allowed for the following reasons:

1. We believe that there should be a safe way for egress from the second and third floor the building in the event of a fire.

- It is important to note that all exits to the building are in the front of this building and someone could easily be trapped in the second and third floor.
- This is a spiral staircase prefabricated galvanized steel per code.

1, The Property Affected by Exceptional Situation or Condition.

The property has an irregular shape and is bounded by one side the eastern property line the irregular shape dictates the configuration of the building's footprint to include the configuration of the courts. It is impossible to build conforming to the area within code that is designated for stairs for the basement in the first floor there is not enough room to build the stairs according to code in the confined area.

Strict Application Would Result in a Practical Difficulty to the Property Owner.

Strict interpretation of the court requirements would result in a practical difficulty upon the applicant.



The reason for providing that court is to set the building back from its south property line enough distance to allow window openings for the units of first and second floor at the south end of the building. Providing a compliant close court at this location is particularly given the Property's irregular shape along its east property line, thus creating an irregular shape closed court. The court also cannot be enlarged because doing so would impact the building's column spacing and the location of the building's core elements and would significantly eliminate space dictated to the residence units. The alternative to comply with the court requirement is to eliminate the court altogether and to build out to the property line. This would create a financial hardship practical construction time life/safety concern (two years ago two people died and in a for fire)

This would result in a huge financial hardship I am currently staying in a hotel and the construction time would increase by at least six months I have been out of my house for two years. Without this there would be no stairs and life safety is of great concern to not feel comfortable with someone sleeping in the third floor and not being able to leave in case of fire.

3. No substantial Detriment to Public Good Nor Substantial Impairment to the intent, Purpose and Integrity of the Zone Plan.

The requested relief to grant without harm to the public and without threat to the integrity of his own plan. The purpose of the court will improve the experience for the building residents and will not negatively affect occupants of the adjacent building. The zoning regulations do not require a provision of the court at all such that the applicant could simply build out new construction and eliminate the court see in order to be in compliance with the zoning.

The staircase with its courts will look as part of the building and will enhance the south end of the building along with the garage rooftop patio that is already in place.

However, the applicant is providing the court to increase light, air, and privacy to the proposed adjacent to the south, and to enhance the purpose of buildings and aesthetics and enjoyment of the residence and occupants. The court as proposed will comply with the requirements separation imposed by the fire codes. Moreover, the proposed building will provide a variety of other courts.