# Landbreeze
LIMITED LIABILITY CORPORATION

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Board of Zoning Adjustment
District of Columbia Regulatory Affairs
441 Fourth Street NW, Suite 210
Washington DC 20001

**Re: 2000 Fifteenth Street, NW**
**Lot 59 Square 189**

**BZA Case No. #16847**
**Scheduled Hearing Date: 3/19/02**

Dear Board Members:

The original text of our request for a variance is included below. However, after the time of our filing, the DCRA and the Fire Marshall have given us tentative approval for using the existing fire escape stairs as our second means of egress for the property, thus negating any need for the variance. We hereby petition that our request for variance be withdrawn and therefore submit from the board a refund or partial refund of the $1600 on deposit, paid 1/14/02.

1. Existing Conditions Hardship - The building currently has a single means of egress for the first through third floors. The ground floor at the U Street sidewalk level has several entrances. The R3 residential use at four stories above grade requires two legal means of egress, both of which we propose to be enclosed interior stairs down to the level of exit discharge. The current typical Second and Third floors are only 902 square feet including the existing stairway. This existing building area cannot support a second stair or there would be no usable area left within the building. We propose to expand the second and third floor areas by a total of 551 sq. ft. in order to add a code-compliant second means of egress as shown on the plans to be provided.

Thank you.

Vivian M. Fernandes, Manager
Landbreeze LLC

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Exhibit No. 22

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