Government of the District of Columbia

OFFICE OF ZONING

441 4TH STREET, N.W.
SUITE 210
WASHINGTON, D.C. 20001
(202) 727-6311

March 6, 2002

Vivian M. Fernandes
Manager
Landbreeze LLC
2930 Macomb Street, N.W.
Washington, D.C. 20008-3315

Re: BZA Application No. 16847 – 2000 15th Street, N.W.

Dear Ms. Fernandes:

This letter acknowledges your **WITHDRAWAL** of the above-numbered application. Your faxed letter dated February 26, 2002, withdrawing the application was received by this office on March 5, 2002. Please be advised that, pursuant to subsection 3113.10 of the Zoning Regulations your application is hereby **WITHDRAWN**. No further action will be taken on this application.

In response to your request for a refund of the filing fee, please be advised that this application was processed, advertised and scheduled for a public hearing on March 19, 2002, notice of the public hearing was sent to property owners within 200 feet, the Advisory Neighborhood Commission and relevant government agencies. Additionally, the application's withdrawal is not due to an error on the part of the Zoning Administrator. For the aforementioned reasons, and pursuant to 11 DCMR § 3181, the Office of Zoning can not refund the filing fee.

If you have any questions, please call the Office of Zoning at (202) 727-6311.

Sincerely,

JERRILY R. KRESS, FAIA
Director, Office of Zoning

BZA
Case No. 16847
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16847
EXHIBIT NO.23

Attachment

cc: Chairperson, Advisory Neighborhood Commission 1B
Ward One Councilmember Jim Graham
Ellen McCarthy, Office of Planning
Alan Bergstein, Office of the Corporation Counsel

Richard Nero - 727-2806
Office of Zoning

Landbreeze
LIMITED LIABILITY CORPORATION

2/26/02

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 We hereby petition that our request for variance be withdrawn and therefore submit from the board a refund or partial refund of the $1600 on deposit, paid 1/14/02.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.

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D.C. OFFICE OF ZONING
2002 MAR -5 PM 1:30

Thank you.

Vivian M. Fernandes, Manager
Landbreeze LLC

2930 MACOMB ST., N.W. WASHINGTON, D.C. 20008-3315 (202) 686-2555 Fax (202)966-8399