Landbreeze
LIMITED LIABILITY CORPORATION

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1/14/02

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

Dear Board Members:

Re: 2000 Fifteenth Street, NW
Lot 59 Square 189

Constructed 1905
Zoning C2A
Lot Size (18.3' x 65.4') = 1197.19 sq. ft.
Prior Use Rooming house (SRO), Barber shop, Beauty Salon
Proposed Use Mixed use (M/B, R3) consisting of Two single family apartments, One office space, One commercial/retail space on ground floor

Existing height	44'	Proposed height	44'
Existing Lot occupancy	94%	Proposed Lot occupancy	94%
Existing Square Footage	4,227	Proposed Square Footage	4,779 (+551)

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.
2. Certificate of Occupancy - The building has no current certificate of occupancy. The last recorded certificate dated 1949 lists rooming house. The Ground floor, along the 65-foot long U Street frontage has obviously been used for commercial purposes since its original construction in 1905. Recent evidence indicates that a barbershop and a beauty salon occupied these premises for years until the building fell into its current derelict condition. The configuration of the First floor with the existing stair discharge from the upper floors leaves a 320 square foot space including the large round corner bay essentially useless as anything

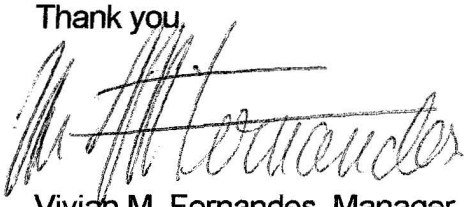
BZA
Case No. 16847
Exhibit No. 5

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

Board of Zoning Adjustment
District of Columbia
CASE NO.16847
EXHIBIT NO.5

except an office. We will therefore be seeking a Mercantile/Business certificate of occupancy for the ground floor, Business use on the First floor, and R3 residential use for the Second and Third floors.

Thank you,



Vivian M. Fernandes, Manager
Landbreeze LLC