

From: Argo, Linda (DCRA) (linda.argo@dc.gov)
To: mubashir_khan1@yahoo.com;
Date: Mon, November 29, 2010 6:37:42 PM
Cc: linda.argo@dc.gov;
Subject: RE: * * URGENT * * 527 Irving Stop Work Order Issue

EXHIBIT
B

Mr. Khan,

I am responding to your email on behalf of Director Argo. We are in receipt of your November 23rd e-mail regarding the Stop Work Order on your property located at 527 Irving Street, NW. We understand that you are frustrated that DCRA erroneously issued a building permit for your property. Stop Work Orders are appealed to the Chief Building Official, Don Masoero. Effective November 29th, please direct any appeal of the Stop Work Order to Don.Masoero@dc.gov.

However, based on my understanding of your meeting with Zoning Administrator Matthew LeGrant, it appears that a Stop Work Order appeal is not the remedy that you seek. It appears that you are seeking to lawfully construct a three unit apartment building in an R-4 zone district. DCRA does not have the authority to grant you permission to legally construct a three unit apartment building at 527 Irving Street, NW, unless you are granted relief by the Board of Zoning Adjustment. To get Board of Zoning Adjustment relief, you need to contact the Office of Zoning at 441 4th Street, NW; Suite 210S; Washington, DC 20001. You can also contact the Office of Zoning via telephone on 202-727-6311 to receive further instructions.

We regret that your building permit was issued in error and urge you to contact the Board of Zoning Adjustment for the prompt relief that you need to comply with District of Columbia laws.

Heather Vargas

Heather Vargas, MSW
D.C. Dept. of Consumer and Regulatory Affairs
1100 4th Street SW, 5th Floor
Washington, DC 20024
202-442-8929 (desk)
202-442-9445 (fax)

DCRA Main : (202) 442-4400
On the web @ www.dcr.dc.gov

Preventing terrorism is everybody's business.

If you SEE something, SAY something.

Call the Metropolitan Police Department at (202) 727-9099 or email at SAR@DC.GOV to report suspicious activity or behavior that has already occurred.

Call 911 to report in-progress threats or emergencies.

To learn more, visit <http://www.mpdc.dc.gov/operationtipp>.

2010 DEC 16 PM 3:58
2010 DEC 16 PM 3:58

From: Mubashir Khan [mailto:mubashir_khan1@yahoo.com]
Sent: Wednesday, November 24, 2010 1:33 PM
To: Argo, Linda (DCRA)
Subject: Fw: * * URGENT * * 527 Irving Stop Work Order Issue

Ms. Argo,

Board of Zoning Adjustment
District of Columbia
CASE NO.18181
EXHIBIT NO.2B

Correction. I met with Mr. Le Grant on 11/22/10 not 11/23/10. Sorry for the typo.

Please confirm receipt of this email and lets setup a meeting time to discuss this...

Thanks
Mubashir Khan

----- Forwarded Message -----

From: Mubashir Khan <mubashir_khan1@yahoo.com>
To: Linda.Argo@dc.gov
Sent: Tue, November 23, 2010 4:28:56 PM
Subject: * * URGENT * * 527 Irving Stop Work Order Issue

Hello Ms. Argo,

My name is Mubashir Khan and I am a real estate developer in Washington DC . Briefly, my agent / engineer applied for a permit for a 3-unit new construction apartment building at 527 Irving St NW on 2/18/2010.

On 5/7/10 my Building Permit was approved by DCRA and we commenced construction immediately. We are a small company and we have already expended in excess of \$350,000 on this project, relying on the approval of this project given by your Agency.

On 11/18/10 DCRA placed a Stop Work Order on this property even though I have completely complied with all of the provisions of the Building Permit issued to me.

Yesterday (11/23/10) I had a meeting with Mr. Mathew Le Grant, your Zoning Administrator who informed me that the Building Permit was issued in error. Please note that this permit was under review for almost 3 months before it was approved by the agency. The Building Plan was reviewed and approved by 10 different departments within DCRA and now, after 6 months, we are told that this was a mistake. Mr. Le Grant stated that he lacked the authority to withdraw the Stop Work Order.

This unexpected Stop Work Order is causing me substantial losses on a daily basis. I would appreciate the opportunity of discussing this situation with you in an effort to resolve this matter without any further proceedings, at your earliest convenience.

Thank you for your consideration of this matter.

Mubashir Khan
President
Metro Construction, Inc.
Capitol Hill, Washington DC
Off : 202-543-4680
Cell: 202-365-4680
Fax: 202-543-2588

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Linda Argo
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