

To:
Lloyd Jordan, Chairperson
DC OZ BZA
One Judiciary Square
441 4th St., NW
Suit 210 South
Washington DC 20001

04/26/2012

MAY 1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18342

EXHIBIT NO. 25

Subject: BZA Application No. 18342 at 2425 Franklin ST NE

Dear Chairperson,

Drawings: We revised drawings as per OP. (Exhibit A)

ANC: We started communicating with Patrici Daniel from Feb 1 2012 by calling at 202-529-6217. However, voice mail identified as "Salvation Army" and nobody responded. And e-mailed on Feb 15 2012 to attend the ANC meeting to explain our case. However, we did not hear anything from her. (Exhibit B)

Neighbours: I visited the neighbor houses but could not meet with them and sent letter on 03/09/2012 if they were interested in purchasing our lot. But I did nit hear from them either. (Exhibit C)

Thank you very much.

Respectfully submitted,



M. Sikder
DISTRICT PROPERTIES
6500 CHILLUM PL NW
WASHINGTON DC 20012
Tel.: 202-526-8664
Fax: 202-526-6217
Cell: 240-606-5305

Attachments:

- a) Exhibit A: Revised drawings (1 page).
- b) Exhibit B: E-mail correspondence (2 pages)
- c) Exhibit C : Letter (3 pages)

[Print](#) | [Close Window](#)

Subject: [FWD: 2425 Franklin St NE, DC 20018]
From: "N Rasiff" <rasiff@district-properties.com>
Date: Thu, Mar 15, 2012 8:33 am
To: 5B09@anc.dc.gov

EXHIBIT B
(2 pages)

Good Morning M/s Patrici Brown Daniel,

We were expecting you e mail to conform the date of ANC meeting. We are ready to explain our case to ANC meeting. However, nobody e mailed or called us for this conformation.

Please let us know when we can come to your ANC meeting to explain our case.

Waiting for you reply

Thanx

For any further queries, please feel free to contact me on my e mail .

N Rasiff
District-Properties
6500 Chillum Pl., NW,
Washington DC 20012

----- Original Message -----

Subject: [FWD: 2425 Franklin St NE, DC 20018]
From: "N Rasiff" <rasiff@district-properties.com>
Date: Fri, March 02, 2012 12:02 pm
To: 5B09@anc.dc.gov

Good Morning,

Please respond

Thanx

For any further queries, please feel free to contact me on my e mail .

N Rasiff
District-Properties
6500 Chillum Pl., NW,
Washington DC 20012

----- Original Message -----

Subject: [FWD: 2425 Franklin St NE, DC 20018]
From: "N Rasiff" <rasiff@district-properties.com>
Date: Thu, February 16, 2012 10:44 am
To: 5B09@anc.dc.gov

Good Morning,

Please can you let me know if you want any more information such as plans and drawings.

Thanx

For any further queries, please feel free to contact me on my e mail .

N Rasiff

District-Properties

6500 Chillum Pl., NW,
Washington DC 20012

----- Original Message -----

Subject: [FWD: 2425 Franklin St NE, DC 20018]
From: "N Rasiff" <rasiff@district-properties.com>
Date: Wed, February 15, 2012 12:35 pm
To: 5B09@anc.dc.gov

----- Original Message -----

Subject: 2425 Franklin St NE, DC 20018
From: "N Rasiff" <rasiff@district-properties.com>
Date: Wed, February 15, 2012 10:19 am
To: 5B09@anc.dc.gov

Good Morning M/s Patrici Brown Daniel,

This is about the above address, We are trying to build a house but this land is little bit small , So we want your support on this, I can e mail the plans if you want to look on this,

Our BNZ Application No. 18342
2425 Franklin Street, NE (Aquare4265,821)

From the past month I try to call and left messages but i didn't got any reply, Hope i will get a reply.

Thanx

For any further queries, please feel free to contact me on my e mail .

N Rasiff

District-Properties

6500 Chillum Pl., NW,
Washington DC 20012

Copyright © 2003-2012. All rights reserved.

To:
Arinita B Parham
206 Herrington Dr
Upper Marlboro
MD 20775

03/09/2012

EXHIBIT C

Subject: BZA hearing of case 18342 for vacant lot at 2425 Franklin ST NE SQ 4265
LOT 821 and offer to sell our lot at market value or to purchase your vacant lot at market
value

Dear Arinita B Parham,

You own lot 824 SQ 4265 at left of our vacant lot 821. We own this vacant lot 821 of SQ 4265 at 2425 Franklin ST NE. This vacant lot is too small to build a house as a matter of right. Therefore, we need variances of lot area requirement from BZA in order to build a house. BZA hearing is set forth on May 1st, 2012 at the address of 441 4th St., NW, Suit 210, Washington DC 20001. You are welcome at the hearing of this project. We need your support for this project. Once we get the BZA approval, we will apply for a building permit to construct a detached dwelling on these lot of 821. We assure you that we will take the utmost precaution to prevent any damage to any adjoining property during the construction. The proposed building will be constructed fully in accordance with DC laws and regulations as well as within the property boundary line. If you would like to review the plans of our proposed building, please do not hesitate to call us and we will arrange those for you.

Also, we will be glad to sell our lot 821 (land area 3574 SQFT) for a market value of \$70,000.00 to you if you choose to buy. Or we offer to purchase your lot 824 (land area 7502 SQFT) for an amount of \$110,000.00. Please see the attachment of recent sale at 2414 Girard ST NE of 7500 SQFT lot sold for \$111,000.00. Therefore, fair market value of both lots is justified.

Please let me know your thought.

If you have any question regarding this matter, please give me a call at 240-606-5305.

Thanks.



M. Sikder
6500 Chillum PL NW
Washington DC 20012
Cell: 240-606-5305
e-mail: aotcusa@hotmail.com

Kay Bajwa

Keller Williams Realty

Office: (703) 564-4000
 Cell: (202) 689-4256
 Fax: (703) 564-4001
kBajwa@mrsl.com

Start Email Favorites Possibilities Discarded

Welcome Sikdar Mohammad

5 of 8

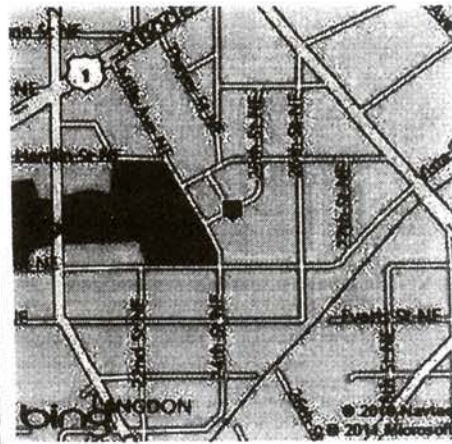
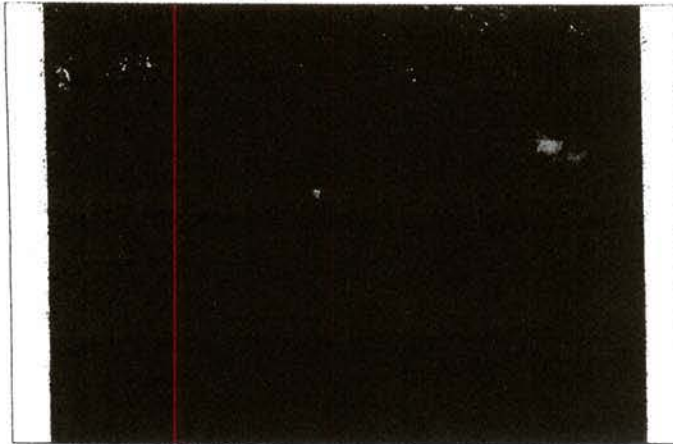
[Previous](#) · [Next](#) · [1](#) [2](#) [3](#) [4](#) **[5](#)** [6](#) [7](#) [8](#) · [Bottom](#) · [Back to System Summary - Customer display](#)

**Metropolitan Regional Information Systems, Inc.**

DC7567677 - WASHINGTON
2415 GIRARD PL NE, WASHINGTON, DC 20018 - 2526

Full Listing
Lot-Land

Image 1 of 1 [Album](#)

**Status: SOLD**

Close Date: 16-Sep-2011

Foreclosure: No

Incorporated City/Town:

Adv. Subdivision: WOODRIDGE

Legal Subdivision: WOODRIDGE

Election District: 5

Tax ID#: PAR/0155/0012

Lot AC/SF: .172 / 7,500

Listing Type: Excl. Right

Seller Subsidy: \$0.0

Auction: No

List Price: \$130,000

Close Price: \$111,500

Potential Short Sale: No

ADC Map Coord: 056-C

Area:

HOA Fee:**Total Taxes: \$23,154**

Elementary:

Middle:

High:

Showing Instructions: Show Anytime, Sign on Property**Directions:**

Rhode Island east, right on Mills, left onto Girard Place, lot on the right.

REMARKS:

Internet/Public:

Don't see the house you want on the market? BUILD IT! Lot for sale in Woodridge. Builders the market is getting warm purchase the next spot for your masterpiece

EXTERIOR

Lot Sqft/Acres: 7,500/.172

Perc Type:

Building Permits: No Building Permits

Development Status: Zoned

Exterior Features:

Lot Description:

Building Sites/Lots:

Perc Sites:

Lot Dimensions: x x

Bedroom Percs:

3/16/12
#7603

LAMMOND-RIGGS POST OFF
WASHINGTON, District of C
200111408
1050050236 -00
(202)635-5317

03/15/2012

Product
Description

CLINTON MD 20735 Zone
First-Class Letter
0.90 oz.
Expected Delivery
Certified
Label #:

Issue PVI:

CLINTON MD 20735
First-Class Letter
0.90 oz.
Expected Delivery
Certified
Label #:

Issue PVI:

UPPER MARLBORO MD 20775
Zone-1 First-Class
Letter
0.90 oz.
Expected Delivery
Certified
Label #:

Issue PVI:

Total:

Paid by:
VISA

Account #:
Approval #:
Transaction #:
23 902892413

BRIGHTEN SOMEONE'S MAILBOX. Greeting cards
available for purchase at select Post
Offices.

Order stamps at usps.com/shop or call
1-800-Stamp24. Go to usps.com/clicknship
to print shipping labels with postage.
For other information call 1-800-ASK-USPS.

Get your mail when and where you want it
with a secure Post Office Box. Sign up for
a box online at usps.com/poboxes.

Bill #: 1000200421096
Clerk: 05

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business

HELP US SERVE YOU BETTER

Go to: <https://postalexperience.com/Pos>

TELL US ABOUT YOUR RECENT
POSTAL EXPERIENCE

YOUR OPINION COUNTS

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To	Arinnita B Parham
Street, Apt. No., or PO Box No.	206 Herrington Dr
City, State, ZIP+4	Upper Melborn MD 20775
PS Form 3800, August 2006 See Reverse for Instructions	

70110470000329317223
\$3.
\$0.45

\$2.95
\$3.40

\$10.20

\$10.20

XXXXXXXXXXXX9045
02536C
814