

From: Gibbs, Shawn (DCRA) shawn.gibbs@dc.gov 
Subject: RE: 413 60th St NE (B1811347/FY-18-57-Z) -- Additional Relief Required for Proposed Apartment House
Date: December 17, 2018 at 2:32 PM
To: Mubashir Khan mubashir_khan1@yahoo.com
Cc: Ndaw, Mamadou (DCRA) mamadou.ndaw@dc.gov, Goldstein, Paul (DCRA) paul.goldstein@dc.gov, Mack, Durrell (DCRA) Durrell.Mack@dc.gov, Beeton, Kathleen A. (DCRA) kathleen.beeton@dc.gov, Myers, Crystal (OP) crystal.myers@dc.gov

ZS

Again I do apologize. I will work with the Deputy Zoning Administrator to expedite an amended referral memorandum.

Shawn N. Gibbs, RLA | Zoning Technician, Office of The Zoning Administrator
Department of Consumer and Regulatory Affairs

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From: Mubashir Khan [mailto:mubashir_khan1@yahoo.com]
Sent: Monday, December 17, 2018 2:30 PM
To: Gibbs, Shawn (DCRA) <shawn.gibbs@dc.gov>
Cc: Ndaw, Mamadou (DCRA) <mamadou.ndaw@dc.gov>; Goldstein, Paul (DCRA) <paul.goldstein@dc.gov>; Mack, Durrell (DCRA) <Durrell.Mack@dc.gov>; Beeton, Kathleen A. (DCRA) <kathleen.beeton@dc.gov>; Myers, Crystal (OP) <crystal.myers@dc.gov>
Subject: Re: 413 60th St NE (B1811347/FY-18-57-Z) -- Additional Relief Required for Proposed Apartment House
Importance: High

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Hello Mr Gibbs,

I am surprised to hear this at this latter stage. If you remember we had PDRM meeting months ago, had many emails, phone calls and went through few revisions before we obtained BZA Referral Memorandum and then revised BZA Referral Memorandum. I don't know how Zoning missed this in entire process? At this stage, I have already filed BZA case and our hearing is already scheduled. It's too late now to change design as I presented this to ANC and community outreach and already received support from them, so please issue an updated memorandum.

I hope Office of Planning and BZA take this in consideration and support my project as I followed the process and did everything what I was suppose to.

Board of Zoning Adjustment
District of Columbia
CASE NO.19889
EXHIBIT NO.40

Thanks for your continuous help and support.

Mubashir Khan
Member
AMM2 Investments LLC.
715 8th St SE, Suite 1,
Washington DC 20003
202-543-4680 Off
202-365-4680 Cell

On Dec 17, 2018, at 1:45 PM, Gibbs, Shawn (DCRA) <shawn.gibbs@dc.gov> wrote:

Good afternoon Mr. Khan:

It has been brought to my attention, that one area of relief was omitted from the BZA Referral Memorandum prepared by me on behalf of the Office of the Zoning Administrator. For the proposed apartment house, a minimum side yard of eight (8) feet is required for each side yard, pursuant to F-306.2 (a). Area Variance relief is required for the current configuration, as only four (4) foot side yards are provided.

I have provided a copy of the referenced Zoning regulation for your reference. If you prefer to maintain the current design, I will work with the Deputy Zoning Administrator to expedite completion of an updated memo. Alternatively, you can amend the design to provide the required side yards.

Please accept my apologies for any inconvenience that may have been caused. Let me know how you would prefer to proceed. If you have any questions, comments, or if I may be of further assistance, please do not hesitate to contact me.

Regards,

Shawn N. Gibbs, RLA | *Zoning Technician, Office of The Zoning Administrator*

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<[image001.png](#)>

<[image002.jpg](#)> <[image003.jpg](#)> <[image004.jpg](#)> <[image005.jpg](#)>

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<11F306.pdf><BZA Memo Revised 11-6-18.pdf>

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