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**Email chain re meeting with builders Jan 9th, and subsequent rejection of terms ANC requested ( see 2nd attachment)**

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**From** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>  
**Date** Sat 1/31/2026 10:22 PM  
**To** DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

 2 attachments (523 KB)  
pro-QX0FR7oR.jpeg; pro-bEXDJ75B.jpeg;

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**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>  
**Sent:** Sunday, January 11, 2026 9:55:14 PM  
**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>  
**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>  
**Subject:** Re: 1253 Morse St NE - BZA 21361, IMPORTANT PLEASE READ

Hello everyone. I found this email, ( see attachment,) which you may remember me sending after you read it. And I believe Mr Reid also wrote to you saying the same thing at one point. Certainly you can call Mr Reid Monday if you have any doubt.

It's clear that if the ANC opposes you must receive a Full order rather than a Summary order and a Full order could take about a year before its issued bc of agency backlog.

So the time that you must wait before beginning construction would clearly be alot longer if you don't get a yes vote from the ANC and you must wait until you receive your order from the BZA before beginning construction, whether its a summary or a full order.

Please call Mr Reid for verification if you don't believe what I'm saying here is true, as it will clearly cost the Olayinka's alot more money if they don't receive support from the ANC.

Best,  
Anna

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21361  
EXHIBIT NO. 80

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**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>

**Sent:** Thursday, January 8, 2026 7:58:08 PM

**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>

**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

Hi and ty Shima. Ok thats good. Here's the zoom link. Tyvm and see you tomorrow at 4 everyone!!

Best, Anna

<https://us02web.zoom.us/j/85289634225?pwd=AzmNF77RlaErRxx01oaTGVJajDYOzh.1>

Meeting ID 852 8963 4225

Passcode 107370

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**From:** Seyedehshima Safinia <shima@CARBALLOARCH.com>

**Sent:** Thursday, January 8, 2026 3:41:58 PM

**To:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>

**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

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Hi Anna,

Adam has a prior obligation at 5:30 PM, so the latest we can meet on Friday is 4:00 PM. Mr. Olayinka is also available at that time. While our office typically closes at 3:00 PM on Fridays, we're happy to stay later to meet.

Bests,  
Shima



Shima Safinia, LEED Green Associate  
Senior Design Associate  
Carballo Architecture, LLC  
1816 Aliceanna Street, Baltimore, MD 21231  
[shima@carballoarch.com](mailto:shima@carballoarch.com)  
443.963.1077 X 114 office  
Office Hours: M-Th 8:30A-5:30P, F 8:30AM-3:00PM

---

**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>  
**Sent:** Wednesday, January 7, 2026 8:10 PM  
**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>  
**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>  
**Subject:** Re: 1253 Morse St NE - BZA 21361

Can you do 5 Shima, Im not sure if the people who work can do 4. Anna

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**From:** Seyedehshima Safinia <shima@CARBALLOARCH.com>  
**Sent:** Wednesday, January 7, 2026 4:36:17 PM  
**To:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>  
**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com

<molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats  
<skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com  
<susanna.dipietra@gmail.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

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Hi Anna,

We can meet you on Friday at 4pm.

Bests,  
Shima



Shima Safinia, LEED Green Associate  
Senior Design Associate  
Carballo Architecture, LLC  
1816 Aliceanna Street, Baltimore, MD 21231  
[shima@carballoarch.com](mailto:shima@carballoarch.com)  
443.963.1077 X 114 office  
Office Hours: M-Th 8:30A-5:30P, F 8:30AM-3:00PM

---

**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>  
**Sent:** Wednesday, January 7, 2026 8:05 AM  
**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>  
**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>  
**Subject:** Re: 1253 Morse St NE - BZA 21361

Actually I realized Skip has class Monday Tuesday and Wednesday. Is there any chance you can do tomorrow after 715, or Friday after 4, or the weekend?

Tx Anna

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**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>

**Sent:** Tuesday, January 6, 2026 5:41:09 PM

**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>

**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

Hi Shima can you do after 5 that day, they cannot do 2 or 3. Or a different day after 5?

Tx so much Anna

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**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>

**Sent:** Tuesday, January 6, 2026 4:21:46 PM

**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>

**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

Oh great tx so much Shima. Ill consult w neighbors. Anna

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**From:** Seyedehshima Safinia <shima@CARBALLOARCH.com>

**Sent:** Tuesday, January 6, 2026 4:04:36 PM

**To:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>

**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com

<susanna.dipietra@gmail.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

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Hi Anna,

We are available on Jan 12<sup>th</sup> at 2pm or 3pm. Please let us know if either time works for you.

Bests,  
Shima



Shima Safinia, LEED Green Associate  
Senior Design Associate  
Carballo Architecture, LLC  
1816 Aliceanna Street, Baltimore, MD 21231  
[shima@carballoarch.com](mailto:shima@carballoarch.com)  
443.963.1077 X 114 office  
Office Hours: M-Th 8:30A-5:30P, F 8:30AM-3:00PM

---

**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>  
**Sent:** Tuesday, December 30, 2025 9:15 PM  
**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>  
**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; ANC5D Zoning <anc5dzoning@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>  
**Subject:** Re: 1253 Morse St NE - BZA 21361

Hello and Happy New Year, good wishes for the New Year everyone.

We would like to offer you the chance to discuss your situation with us and possibly come to a satisfactory agreement for everyone. If we have an agreement I will ask for a re-vote and will recommend we support you bc your project has risen to a satisfactory level for the community. I feel sure you will then be supported by the ANC.

I believe this would be a big help to Mr Olayinka, who I believe deserves another chance at being supported by the ANC, and he had asked us for a re-vote. He would have a much shorter wait before he could begin construction. And it would be great for the community, it would give

neighbors a chance to come to a agreement they approve of. It would in fact be good for everyone.

We will need to meet before our next Public Meeting which is Tues Jan 13th. I apologize for writing during winter holidays but hoping it is a good holiday gift for everyone.

Best  
Anna Roblin ANC5d03

---

**From:** Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>  
**Sent:** Saturday, December 13, 2025 12:48:53 AM  
**To:** Seyedehshima Safinia <shima@CARBALLOARCH.com>; DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>  
**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>; ANC5D Zoning <anc5dzoning@gmail.com>; Skip Keats <skip.keats@gmail.com>; loffreda10@yahoo.com <loffreda10@yahoo.com>; susanna.dipietra@gmail.com <susanna.dipietra@gmail.com>  
**Subject:** Re: 1253 Morse St NE - BZA 21361

Hello,

Our Commission has decided not to hear your case again in January. We feel that seeing your presentation was sufficient even tho Commissioners did not have the chance to see the other updated materials before the vote.

Have a nice holiday everyone,  
Anna Roblin ANC5d03

---

**From:** Seyedehshima Safinia <shima@CARBALLOARCH.com>

**Sent:** Monday, December 8, 2025 9:09:15 PM

**To:** DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>; Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>

**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>; Oluwatoyin Olayinka <angelsquare1@aol.com>; molayinka@aol.com <molayinka@aol.com>; zinobolayinka@gmail.com <zinobolayinka@gmail.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

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Hi all,

Please see the attached presentation files and affidavit of maintenance, which have been added to the case record. The presentation was larger than 8MB, so we had to split it into three separate files.

Bests,  
Shima



Shima Safinia, LEED Green Associate  
Senior Design Associate  
Carballo Architecture, LLC  
1816 Aliceanna Street, Baltimore, MD 21231  
[shima@carballoarch.com](mailto:shima@carballoarch.com)  
443.963.1077 X 114 office  
Office Hours: M-Th 8:30A-5:30P, F 8:30AM-3:00PM

---

**From:** Seyedehshima Safinia <shima@CARBALLOARCH.com>

**Sent:** Saturday, December 6, 2025 10:26 PM

**To:** bzassubmissions@dc.gov <bzassubmissions@dc.gov>; Salvador Saucedo-Guzman <5d05@anc.dc.gov>; Roblin, Anna (SMD 5D03) <5d03@anc.dc.gov>; Zoning ANC5D <anc5dzoning@gmail.com>; nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>; ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>

**Cc:** Info <Info@carballoarch.com>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>

**Subject:** Re: 1253 Morse St NE - BZA 21361

Hi all,

Please find attached the new documents that were submitted to the case record.

Bests,  
Shima



Shima Safinia, LEED Green Associate  
Senior Design Associate  
Carballo Architecture, LLC  
1816 Aliceanna Street, Baltimore, MD 21231  
[shima@carballoarch.com](mailto:shima@carballoarch.com)  
443.963.1077 X 114 office  
Office Hours: M-Th 8:30A-5:30P, F 8:30AM-3:00PM

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**From:** Seyedehshima Safinia  
**Sent:** Thursday, December 4, 2025 12:49 PM  
**To:** nataliecmartinez@yahoo.com <nataliecmartinez@yahoo.com>; Dawn Boutelle <dboutelle@deloitte.com>  
**Cc:** ANC 5D Office (ANC 5D) <5d@anc.dc.gov>; bzasubmissions@dc.gov <bzasubmissions@dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>; Info <Info@carballoarch.com>; Zoning ANC5D <anc5dzoning@gmail.com>; Roblin, Anna (SMD 5D03) <5d03@anc.dc.gov>; Salvador Saucedo-Guzman <5d05@anc.dc.gov>; Adam Carballo <adam@carballoarch.com>; Hayley Medtart <hayley@CARBALLOARCH.com>  
**Subject:** 1253 Morse St NE - BZA 21361

Good afternoon,

Attached please find the updated documents for BZA Case #21361.

Bests,



Shima Safinia, LEED Green Associate  
Senior Design Associate  
Carballo Architecture, LLC  
1816 Aliceanna Street, Baltimore, MD 21231  
[shima@carballoarch.com](mailto:shima@carballoarch.com)  
443.963.1077 X 114 office  
Office Hours: M-Th 8:30A-5:30P, F 8:30AM-3:00PM