

From: Mubashir Khan mubashir_khan1@yahoo.com
Subject: Re: 413 60th St - BZA Memo
Date: September 28, 2018 at 12:19 AM
To: Zoning Shawn Gibbs shawn.gibbs@dc.gov
Cc: Zoning Mamadou Ndaw mamadou.ndaw@dc.gov, Mack, Durrell (DCRA) Durrell.Mack@dc.gov



Hello Mr Gibbs, I have uploaded all updated drawings in ProjectDox as per your request. I really need to submit my BZA case today (9/28), so please send me updated / revised BZA memo.

I really appreciate your help. Thanks :-)

Mubashir Khan
202-365-4680

On Sep 27, 2018, at 4:25 PM, Gibbs, Shawn (DCRA) <shawn.gibbs@dc.gov> wrote:

Please upload all updated drawings into ProjectDox

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

Shawn.Gibbs@dc.gov | 1100 4th St SW, DC 20024
main: 202.442.4576 | desk: 202.442.4544
dcra.dc.gov

[<image001.png>](#) [<image002.jpg>](#) [<image003.jpg>](#)
[<image004.jpg>](#) [<image005.jpg>](#)

From: Mubashir Khan [mailto:mubashir_khan1@yahoo.com]
Sent: Thursday, September 27, 2018 11:27 AM
To: Gibbs, Shawn (DCRA) <shawn.gibbs@dc.gov>
Cc: Ndaw, Mamadou (DCRA) <mamadou.ndaw@dc.gov>; Mack, Durrell (DCRA) <Durrell.Mack@dc.gov>
Subject: Re: 413 60th St - BZA Memo

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Hello Mr Gibbs,

Sorry but I did not receive your other email where you explained me process, please resend. It seems like DCRA have installed some firewall in their email system as I am getting Dcra emails with delays or not receiving.

Regarding bicycle spaces - 3 bike rack is added on first floor plans. Its located in hallway when walking towards backyard. See attached plans again.

We got rid of penthouse as we were not meeting setbacks, instead now we have small loft, before we had 255 sf each penthouse (room, bath and closet) and now we only have 138 sf open loft / mezzanine. See attached old and new plans.

I just tried calling, please feel free to call me on my cell number below to discuss this. Thanks for all your help, I really appreciate it.

Board of Zoning Adjustment
District of Columbia
CASE NO.19889
EXHIBIT NO.7

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

On Sep 27, 2018, at 7:54 AM, Gibbs, Shawn (DCRA) <shawn.gibbs@dc.gov> wrote:

Mr. Khan –

A couple of things of note pertaining to your request. I have provided you with an understanding of the process in another email. If you did not receive that email, please let me know and I will be glad to forward it to you again. With any revision to a BZA Memo, it still needs a Zoning review and signature by the Deputy Zoning Administrator. Unfortunately this is not a one-day process.

Secondly, you have stated that you have provided the required three long-term bicycle spaces. However when I look at the provided updated floor plans, I do not see any bicycle spaces in the cellar or first floor. If I am missing something, please direct me to where I can find them on the floor plan.

In regards to the Penthouse, the only change I see is now you are labeling it as an “Loft.” It appears to still be a penthouse. Please provide clarification.

I will be working at the Permit Services Center tomorrow morning from 8:30 am to 12:30 pm. If you would like to stop by and discuss this matter at that time, please feel free to stop by.

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

Shawn.Gibbs@dc.gov | 1100 4th St SW, DC 20024
main: 202.442.4576 | desk: 202.442.4544
dcra.dc.gov

<[image001.png](#)> <[image002.jpg](#)>
<[image003.jpg](#)> <[image004.jpg](#)> <[image005.jpg](#)>

From: Mubashir Khan [mailto:mubashir_khan1@yahoo.com]
Sent: Wednesday, September 26, 2018 2:33 PM
To: Gibbs, Shawn (DCRA) <shawn.gibbs@dc.gov>

Cc: Ndaw, Mamadou (DCRA) <mamadou.ndaw@dc.gov>; Mack, Durrell (DCRA) <Durrell.Mack@dc.gov>
Subject: Fwd: 413 60th St - BZA Memo

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Mr Gibbs & Mr Mamadou, I am waiting on revised BZA memo. Can you please send me today? Thanks

Mubashir Khan
202-365-4680

Begin forwarded message:

From: Mubashir Khan <mubashir_khan1@yahoo.com>
Date: September 25, 2018 at 11:06:56 AM EDT
To: Zoning Shawn Gibbs <shawn.gibbs@dc.gov>
Cc: "Ndaw, Mamadou (DCRA)" <mamadou.ndaw@dc.gov>, Durrell.Mack@dc.gov
Subject: Fwd: 413 60th St - BZA Memo

Hello Mr Gibbs,

Did you get a chance to revise attach BZA memo as per my below 9/20 email request? I have attached revised plans again with this email. I am required to submit BZA case by tomorrow, so I am waiting on revised memo. Can you please revise and re-issue BZA memo and take away 2 exceptions as requested in my 9/20's email.

Thanks for having PDRM meeting with me and helping me in this matter.

Mubashir Khan.

Begin forwarded message:

From: Mubashir Khan
<mubashir_khan1@yahoo.com>
Date: September 20, 2018 at 3:37:27 PM EDT
To: Zoning Shawn Gibbs <shawn.gibbs@dc.gov>
Cc: "Ndaw, Mamadou (DCRA)" <mamadou.ndaw@dc.gov>, "Mack, Durrell (DCRA)" <Durrell.Mack@dc.gov>
Subject: Re: 413 60th St - BZA Memo

Hello Shawn

SHAWN GIBBS,

In order to get rid of 2 exceptions from attached BZA memo, we updated floor plans. See attached floor plans, we got rid of penthouse (room, bathroom and closet) and now only have small open loft / mezzanine and we have added bike rack on 1st floor. Can you please remove these 2 exceptions from BZA memo and re-issue BZA memo? I plan to submit this to BZA on Monday 9/24.

Thanks for all your help :-)

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

On Aug 9, 2018, at 5:44 PM, Gibbs, Shawn (DCRA) <shawn.gibbs@dc.gov> wrote:

Mubashir –

Please refer to my responses below.

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

Shawn.Gibbs@dc.gov | 1100 4th St SW, DC 20024
main: 202.442.4576 | desk: 202.442.4544
dcra.dc.gov

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From: Mubashir Khan
[mailto:mubashir_khan1@yahoo.com]
Sent: Thursday, August 09, 2018 2:52 PM
To: Gibbs, Shawn (DCRA)
<shawn.gibbs@dc.gov>; Ndaw, Mamadou (DCRA)
<mamadou.ndaw@dc.gov>
Cc: Mack, Durrell (DCRA)
<Durrell.Mack@dc.gov>
Subject: Re: 413 60th St - BZA Memo

Hello Mr Mamadou and Mr Gibbs,

Thanks for issuing attached BZA Memo. I prefer to make my BZA case with least exceptions possible, therefore will like to get rid of 2 following special exceptions if possible:

2. How can I make the penthouse size conforming within required setback requirements? In our PDRM meeting, penthouse size seems to be OK. My architect's understanding is we designed conforming penthouse within allowed setback requirements, can you please provide details so that can be fixed. **We discussed the penthouse setback issue during the PDRM. I would encourage you to take a look at C, 1502 (attached) and have your architect redesign the penthouse to satisfy the applicable setbacks from the sides and front.**

4. I can try to provide long term bicycle parking spaces (3) to avoid this special exception. Does these parkings needs to be inside or outside building? **The bicycle spaces are long-term, and are required to be located within the building (in the cellar or first floor). Please refer to C,**

805 (attached).

Please advice....

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

On Aug 8, 2018, at 11:16 AM,
Mack, Durrell (DCRA)
<Durrell.Mack@dc.gov>
wrote:

Good afternoon:

Attached you will find the
BZA Memo for the above-
referenced property.

Now that you have the memo,
you must visit the Board of
Zoning's website at
DCOZ.DC.GOV and fill out
an application for special
exception. Additional
documents may be required
prior to scheduling your
hearing; if so, you can contact
the Board of Zoning
Adjustments at 202-727-6311
and someone within their
office will provide you with
the details.

If you have any questions
regarding the memorandum
(attached), please do not
hesitate to contact us at 202-
442-4576.

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

From: Mubashir Khan
[mailto:mubashir_khan1@yahoo.com]

Sent: Friday, July 27, 2018
3:39 PM

To: Gibbs, Shawn (DCRA)
Cc: Mack, Durrell (DCRA)
Subject: Re: 413 60th St

Ok great, thanks....

See if you can try to get BZA
memo little quicker than 30
days as I already lost 4 weeks
since permit submission. I
can't file BZA case till I have
memo issued.

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

On Jul 27, 2018,
at 12:16 PM,
Gibbs, Shawn
(DCRA)
<shawn.gibbs@dc.gov> wrote:

Mubashir -

I have assigned
that case tracking
no. FY-18-57-Z.
Please use that
number if you
need to call our
office to check on
the status. Please
allow up to 30
days for
completion of the
memo. Have a
good weekend.

Best,

Shawn N. Gibbs,

RLA | Zoning
Technician, Office
of The Zoning
Administrator
Department of
Consumer and
Regulatory
Affairs

Shawn.Gibbs@dc.gov
| 1100 4th St
SW, DC 20024
main:
202.442.4576|
desk:
202.442.4544
dcra.dc.gov

—

-----Original
Message-----
From: Mubashir
Khan
[mailto:mubashir_khan1@yahoo.com]
Sent: Friday, July
27, 2018 12:04
PM
To: Gibbs, Shawn
(DCRA)
Subject: Re: 413
60th St

Ok great, I
appreciate that,
you are awesome.
I submitted permit
application 4
weeks ago but
unfortunately
could not get for yet

could get it yet.
So I will ignore
these comments
for now, let me
know if you need
anything else from
me. Will wait for
BZA memo.

Thanks
Mubashir Khan
President
633 Park Inc.
715 8th St SE,
Suite 1,
Washington DC
20003
202-543-4680 Off
202-365-4680
Cell

On
Jul
27,
2018,
at
11:58
AM,
Gibbs

,
Shaw
n
(DCR
A)
<shawn.gibbs@dc.gov>
wrote
:

Don't
worry
about
it, I'll
take it
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here.

Than

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Shaw
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Gibbs
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Original
Message-----
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From:
Mubashir
Khan
[[mailto:
mubashir_khan1@yahoo.com](mailto:mubashir_khan1@yahoo.com)]

Sent:
Friday,
July
27,
2018
11:53
AM
To:
Gibbs

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Shaw
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(DCR
A)
Subject:
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https://public.govdelivery.com/accounts/DCWASH/subscribe/new?qs=DCWASH_20
to receive DCR A news and updates.

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<413 60TH ST NE.pdf>

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