

REVISED - STATEMENT OF OUTREACH

Seeking BZA Special Exceptions for 413 60th St NE, Washington DC 20019. (Square 5261, Lot 0803) for Special Exception to construct new 8 Unit Apartment Building, Special Exception to reduce required 1 parking space in RA -I Zone District and Side Yard Variance.

COMMUNITY OUTREACH

Owner approached ANC 7C05 SMD Commissioner after purchasing property and met Commissioner multiple times, we also implemented her feedback in developing these plans. She strongly supports this project.

Owner have already presented this project to ANC 7C Executive Committee on August 30, 2018. ANC Commissioners and Chair are in support of this project.

Owner have done community outreach and presented his project to neighbors in ANC 7C05 public meeting on September 10, 2018. Neighbors and public are strongly in favor of this project. They also want this eye-sore abandoned property to be redeveloped, which will make neighborhood more lively and upscale.

Due to DCRA's revised BZA memorandum issued on December 18, 2018, Owner presented project again in ANC Executive meeting on 2/28/19 and presented project again in ANC public meeting on 3/14/19. ANC, neighbors & public are strongly in favor of this project.

ANC 7C is very appreciative that Owner have pro-actively approached ANC after his acquisition and has been working with ANC 7C and keeping them in loop.



Mubashir Khan
President
AMM2 Investments LLC (owner of 413 60th St NE)
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**Advisory Neighborhood Commission 7C
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July 2, 2018

Mrs. Melinda Bolling
Director,
Department of Consumer and Regulatory Affairs
1100 4th St SW, Washington DC 20024

Dear Mrs. Bolling,

It has come to my attention, Advisory Neighborhood Commission 7C SMD 7C05 that the tax classification for 413 60th St NE (Square 5261, Lot 0803) was recently changed to Class 4 (blighted). The owner AMM2 Investments LLC (Mr. Mubashir Khan) approached ANC right after purchasing property and briefed us about his developmental plans. We are very excited and supportive to see this eye-sore property which has been sitting for many years, now seems to be in the process of undergoing redevelopment to enhance the neighborhood.

Mr. Khan met with ANC Commissioner multiple times in the last few months and showed his development plans. In reviewing his plans, he made changes as per our recommendations. Mr Khan is also working with DCRA and BZA and preparing necessary plans and documents needed. He have received demo permit and filed for raze permit. According to his plans and approach, we think he is moving in the right direction to develop this property.

It is very unfortunate to raise tax class of this property to vacant and blighted instead of keeping it to residential (class 1). As per owner, he budgeted for class1 taxes. These high taxes may risk him to foreclose property, like previous owners. If that happens again, this property will continue to stay as un-developed.

I strongly support the owner's blighted and vacant appeals to reinstate property to tax class 1 for Tax Year 2018. Please feel free to reach me for any questions or concerns.

Sincerely yours,

A handwritten signature in black ink that reads "Mary L. Gaffney".

Dr. Mary L. Gaffney
ANC Commissioner,
SMD 7C05
202-399-1828