

Hamala, Mark (DCOZ)

From: Yagya Oli <yagya.oli@plan-source.com>
Sent: Monday, August 5, 2024 2:00 PM
To: Hamala, Mark (DCOZ)
Cc: TPS Design; Bhoopendra Prakash; Reid, Robert (DCOZ); Rose, Tracey (DCOZ); Mehlert, Keara (DCOZ)
Subject: Re: BZA 17963-A 4975 South Dakota Associates, LTD - April 3rd Hearing

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Good Afternoon Mark,

We would like to withdraw the application. Please let us know if any forms need to be submitted for withdrawal.

Regards,



Yagya Oli, P.E.

Senior Project Manager, **The Plan Source, Inc.**

571-748-5417 | yagya.oli@plan-source.com

9506B Lee Hwy, Fairfax, VA 22031

www.plan-source.com

On Mon, Jul 29, 2024 at 2:54 PM Hamala, Mark (DCOZ) <mark.hamala@dc.gov> wrote:

Hi Mr. Prakash,

I am following-up on our phone conversation from earlier today. My understanding is that you do not want to do the Comprehensive Transportation Review (CTR) with DDOT without prior support from one of DDOT, the ANC, OZA, OP, or Office of Zoning (OZ). I recommend contacting Noah Hagen (Noah.Hagen@dc.gov) to try and resolve the issues and concerns you have with the DDOT process. There are a few things I need to note:

1. I want to reiterate that no single DC Agency or civic organization holds veto power over an application. The Board is charged with reviewing the application and zoning requirements and taking into consideration

Board of Zoning Adjustment
District of Columbia
CASE NO. 17963A
EXHIBIT NO. 37

technical reports from DC Agencies and community engagement (ANC, letters to the Board). I will also note that OZ does not provide the Board a recommendation and that the Zoning Administrator Memorandum is a way to determine what relief is needed, this can also be done through a Form 135 (self-certification, signed by a DC Licensed attorney or architect).

2. DDOT has previously informed me their process from the study to writing a report takes roughly 3 months from when the project scoping is agreed upon,
3. Per the Office of Planning report in exhibit 21 they cannot provide a recommendation without first reviewing DDOT's report.

It is also my understanding that there is not a Certificate of Occupancy for the proposed Gasoline Service Station and that BZA Order No. 17963 is expired, this would mean that there is not an Order to modify but a new special exception to be considered.

In order to properly notice your application we need the following information for a complete application pursuant to Subtitle Y 300.8

1. Revised list of all names and mailing addresses of property owners within 200 feet.
2. An updated ZA Memo or Self-Certification (form 135)
3. If to continue as a Modification of Significance, a Certificate of Occupancy for the gasoline service station use.

I recommend submitting this information to us as quickly as possible (i.e. the next week or so, say August 9th) so that way OZ can properly full-fill its noticing obligations in advance of the October 9th public hearing date.

Please let me know if you have any questions.

Best,

Mark Hamala
Zoning Specialist

Office of Zoning | *District of Columbia Government*
441 4th Street, NW | Suite 200-S | Washington, DC 20001

(202) 727-0368(office) | (202) 727-6072 (fax)
www.dcoz.dc.gov | mark.hamala@dc.gov

From: Hagen, Noah (DDOT) <noah.hagen@dc.gov>
Sent: Friday, March 22, 2024 2:37 PM
To: Yagya Oli <yagya.oli@plan-source.com>; Hamala, Mark (DCOZ) <mark.hamala@dc.gov>
Cc: TPS Design <tps@plan-source.com>; Myers, Crystal (OP) <crystal.myers@dc.gov>; Mehler, Keara (DCOZ) <Keara.Mehler@dc.gov>; Rose, Tracey (DCOZ) <tracey.rose@dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>; Jeff Sykes <jeffsykes@capitolpetro.com>; Heaven-Leigh Howard <hlhoward@capitolpetro.com>; Bhoopendra Prakash <bprakash@plan-source.com>
Subject: RE: BZA 17963-A 4975 South Dakota Associates, LTD - April 3rd Hearing

Yagya and Bhoopendra –

Whenever you are ready to start preparing the CTR (comprehensive transportation review), please reach out to me so we can start the scoping process.

Thanks,

Noah Hagen
Transportation Planner
202-815-7130 (mobile)
noah.hagen@dc.gov

From: Yagya Oli <yagya.oli@plan-source.com>
Sent: Friday, March 22, 2024 1:16 PM
To: Hamala, Mark (DCOZ) <mark.hamala@dc.gov>
Cc: TPS Design <tps@plan-source.com>; Myers, Crystal (OP) <crystal.myers@dc.gov>; Hagen, Noah (DDOT) <noah.hagen@dc.gov>; Mehler, Keara (DCOZ) <Keara.Mehler@dc.gov>; Rose, Tracey (DCOZ) <tracey.rose@dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>; Jeff Sykes <jeffsykes@capitolpetro.com>; Heaven-Leigh Howard

<hlhoward@capitolpetro.com>; Bhoopendra Prakash <bprakash@plan-source.com>

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You don't often get email from yagya.oli@plan-source.com. [Learn why this is important](#)

Mark,

Please find the signed Form 150 attached requesting the postponement.

Please let us know if any questions.

Regards,



Yagya Oli, P.E.

Senior Project Manager, **The Plan Source, Inc.**

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On Fri, Mar 22, 2024 at 1:05 PM Bhoopendra Prakash <bprakash@plan-source.com> wrote:

We will file an extension, Sir.

[@Yagya Oli](#), please extend.

Bhoopendra

Bhoopendra Prakash, P.E.
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Offices in USA and Guyana
Tel 571 249 3448 (USA)
Tel 592 702 9154 (Guyana)

On Fri, Mar 22, 2024, 12:56 PM Hamala, Mark (DCOZ) <mark.hamala@dc.gov> wrote:

Good Afternoon Mr. Prakash,

I wanted to check-in with you regarding your April 3rd public hearing date. To move forward, various agencies need a transportation study and time to write a report. Given the proximity of the April 3rd public hearing date I recommend you file a postponement request and notice the other parties and be prepared to attend the April 3rd hearing to give the Board a status update. Please contact me if you have any questions.

Best,

Mark Hamala
Zoning Specialist

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March is **Developmental Disabilities Awareness Month**. Let's create a world where people of all abilities, skills, and talents have the chance to thrive. #AWorldofOpportunities