
RE: Rear 304 - 308 K Street SE BZA 21209

From Vahid Bilvardi <Vahid.Bilvardi@dcwater.com>

Date Fri 10/24/2025 8:56 AM

To Toye Bello <toyebello@bandbllc.com>

Cc Ramy Ali <ramy@ramdesigndc.com>; Gregory Igbozuruike <qigreg@gmail.com>

 4 attachments (10 MB)

Builder's Plat 21209_50.pdf; Utilities Site Plan 21209_47.pdf; Utility Plan by lot 21209_41.pdf; Design Drawings 21209_51.pdf;

Dear Ms. Bello,

In similar cases, the Zoning Committee typically sends us an email requesting feedback. Kindly ask the Committee to forward the BZA email to me so I can provide official comments in support of your project.

Regarding the professional concept provided by Mr. Ali, I do not see any issues. The only item that may require further discussion is the proposed method of connection to the street water main. This can be addressed during the plan submission phase of our review.

At that time, we may recommend installing a private 4-inch or 6-inch water private main—depending on the projected water demand of the future buildings—instead of using three 1.5-inch service lines. Future meters should then be connected to this private line. Please let me know if you have any questions. I'm looking forward to BZA email . Thank you.

Best Regards



Vahid Bilvardi | Senior Manager, Developer Review, Department of Permit Operations |
|DC Water|1385 Canal St SE |Washington, DC 20003|(202) 646-8614|
vahid.bilvardi@dcwater.com

From: Toye Bello <toyebello@bandbllc.com>

Sent: Thursday, October 23, 2025 11:47 PM

To: Vahid Bilvardi <Vahid.Bilvardi@dcwater.com>

Cc: Toye Bello <toyebello@bandbllc.com>; Ramy Ali <ramy@ramdesigndc.com>; Gregory Igbozuruike <qigreg@gmail.com>

Subject: Rear 304 - 308 K Street SE BZA 21209

Board of Zoning Adjustment
District of Columbia
CASE NO. 21209
EXHIBIT NO. 59

EXTERNAL EMAIL: This email was NOT sent by a DC Water Team Member. **Use CAUTION before CLICKING a link or OPENING any attachment in this email.** For additional analysis of this email message by the Cyber Team, please click the "Report Message" icon found in the upper right-hand corner of this message.

Mr. Bilvardi:

I trust this email meets you well.

I am reaching out to you because of your history of responsiveness and professional assistance in my office's dealings with you on client projects.

I am the authorized agent for the applicant in the project and BZA case No. of reference, which is scheduled for a hearing in two weeks, specifically on November 5, 2025

As the attached documents attest, the instant project entails the subdivision of a large and existing alley record into three lots upon which three attached but separate one-family dwelling units

The Board of Zoning Adjustment (BZA) as part of its review of the application considers how required utilities would serve these alley lots, hence DC Water's feedback on the preliminary concept utility plans.

I have attached pertinent application submissions, including concept utility plans that the applicant proposes for DC Water's review and feedback

The applicant understands that DC Water's provisional acceptance or a no object is not in itself an approval of the wet utility plan, and shall be subject to other applicable standards at the time of permit submission

Please peruse and let me know if any questions or need further clarification.

And if you are not the responsible staff for these BZA matters, a copy of which the Office of Zoning would have referred to the agency, please your direction to the appropriate staff and guidance is appreciated

Thanks, and best regards

Toye Bello

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