

Cochran, Patricia (DCOZ)

From: Hamala, Mark (DCOZ)
Sent: Friday, January 16, 2026 1:02 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: FW: BZA No. 21386 of AMW Associates, LLC

Hi Pat,

Could you add to the record as "Applicant's Clarification on Relief," thank you!

Best,

-Mark

From: Toye Bello <toyebello@bandbllc.com>
Sent: Friday, January 16, 2026 12:37 PM
To: Hamala, Mark (DCOZ) <mark.hamala@dc.gov>
Cc: Thomas, Karen (OP) <karen.thomas@dc.gov>; Toye Bello <toyebello@bandbllc.com>
Subject: Re: BZA No. 21386 of AMW Associates, LLC

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Mark

Happy new year

The proposed lot occupancy is 68% going up from an existing 57%

The proposed rear yard inclines distance is 11.75 feet, whereas the existing rear year is 16.7 feet

The 30% reference is the net change in the existing nonconformity of rear yard, hence an increase in an existing nonconformity of rear yard!

Could've been better articulated on my part!

Will file the late notice form accordingly

Hopefully this clarifies sufficiently

Thanks

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From: Hamala, Mark (DCOZ) <mark.hamala@dc.gov>
Sent: Friday, January 16, 2026 11:43 AM

Board of Zoning Adjustment
District of Columbia
CASE NO. 21386
EXHIBIT NO. 26

To: Toye Bello <toyebello@bandbllc.com>
Cc: Thomas, Karen (OP) <karen.thomas@dc.gov>
Subject: RE: BZA No. 21386 of AMW Associates, LLC

Hi Toye,

I saw the updated exhibits, thank you for doing that. I have a question for you – what is the proposed lot occupancy and rear yard setback?

The revised self-cert (Ex. 18) indicates 68% lot occupancy and 11.75 ft. for the rear yard, the revised burden of proof (Ex. 21) states 68% lot occupancy and states the rear yard nonconformity will increase by approximately 30%, with the revised plat calling out the original 15.75 feet. Could you clarify and confirm for us what the correct numbers are? Also – could you submit a Form 150 to request a late filing for Exhibits 18-23 as they were submitted within 30 days of the hearing (please also notice ANC 6A and reference it in the request).

Best,

Mark Hamala
Senior 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: Toye Bello <toyebello@bandbllc.com>
Sent: Wednesday, December 17, 2025 10:46 PM
To: Hamala, Mark (DCOZ) <mark.hamala@dc.gov>
Cc: Toye Bello <toyebello@bandbllc.com>
Subject: Re: BZA No. 21386 of AMW Associates, LLC

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Mark:

Hapy Holidays as well.

Will do.

Thanks

Toye Bello

Bello, Bello & Associates, LLC

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CBE:DBE,DZE,LBE,SBE LSDZ80734102019
SECTION 3 BUSINESS CONCERN
MWAA LDBE
WMATA; SBLPP

From: Hamala, Mark (DCOZ) <mark.hamala@dc.gov>
Sent: Monday, December 15, 2025 12:19 PM
To: Toye Bello <toyebello@bandbllc.com>
Subject: BZA No. 21386 of AMW Associates, LLC

Hi Toye,

Happy Holidays! For the above-referenced application could you provide a plat of the existing conditions and a third photograph per Subtitle Y 300?

Best,

Mark Hamala
Senior Zoning Specialist
Office of Zoning | *District of Columbia Government*
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