BEFORE THE ZONING COMMISSION OR BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

FORM 150 – MOTION FORM

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.:	21503

Motion of: ☐ Applicant ☐ Petitioner ☐ Appellant ☒ Party ☐ Intervenor ☐ Other _____

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Advisory Neighborhood Commission 4A is a party to this case and is the movant of this motion. The Board Memo (attacched) allowed the Commission until 10/30/2026 to submit optional comments on the conditions offered by the applicanat. ANC4A would like to extend that until 11/2/2026 with the applicant's consent.

Points and Authorities:

On a separate sheet of 8 ½" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form (see instructions).

Consent:

Did movant obtain consent for the motion from all affected parties?

☒ Yes, consent was obtained by all parties
☐ Consent was obtained by some, but not all parties
☐ No attempt was made
☐ Despite diligent efforts consent could not be obtained

Further Explanation: The applicant's representative, Mr. Sullivan, agreed during a telephone call that the applicant would not oppose a time extension

CERTIFICATE OF SERVICE

I hereby certify that on this 30 **day of** NOVEMBER , 2026

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning in the above-referenced ZC or BZA case via: ☐ Mailed letter ☐ Hand delivery ☒ E-Mail ☐ Other _____

Signature:	Paula Edwards
Print Name:	Paula. Edwards, Chair ANC 4A
Address:	6218 Georgia Ave NW #44 Washington, DC 20011

Board of Zoning Adjustment
District of Columbia
CASE NO. 21503
EXHIBIT NO. 35

Phone No.:	202-909-7156	**E-Mail:**	4a01@anc.dc.gov

Reasons for Requesting Relief, i.e., Extension until Monday November 2, 2026 to submit additional comments from ANC 4A

1) The representative for ANC 4A, Commissioner Paula Edwards, works with Federal Election Commission (FEC) filing committees in her normal employment. The FEC website was hacked one week before the November 3, 2026 elections and filings have been slowed or cancelled. Commissioner Edwards' time has been consumed with responding to the problem.
2) The status of the parking lot as discussed during the hearings has complicated the entire matter. ANC 4A has reached out to Jemal Gateway for their comments and have had no response. We would like time to try once more on Monday to clarify the situation.
3) We have spoken to the applicant several times about the proposed conditions. The applicant has offered revisions and we would like to consider them.
4) In an effort to be fair to the applicant, Emerald Wings, LLC, and the community, the ANC would like to take the extra time to craft a careful response.
5) The applicant's representative has indicated during a telephone call that the applicant would not oppose the additional time required to craft a well considered response.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

October 22, 2026

BZA Memo:

Re: BZA No. 21503 - Application of Jemal's Gateway DC, LLC, and Emerald Wings, LLC

At its Virtual Public Hearing on October 21, 2026, the Board of Zoning Adjustment completed its hearing procedures and **scheduled** the application for decision at the **VIRTUAL PUBLIC MEETING** on **NOVEMBER 4, 2026**, through WebEx, beginning at 9:30 a.m. The Board **closed** the record **except** for the following requested items:

Due by Friday, October 23, 2026

From the Applicant: Proposed conditions

Due by Friday, October 30, 2026

From ANCs 4A and 4B: Optional response

Please serve your filings on the other party to the application. Documents can be filed directly into the case record through IZIS or, if you have technical difficulties, they can be filed by email to bzasubmissions@dc.gov. Submissions are allowed into IZIS until 24 hours before the Meeting (i.e., by Tuesday, November 3rd at 9:30 a.m.).

To listen to the Public Meeting, please see the Office of Zoning website for Webex access information: https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings.

If you have questions, please contact the Office of Zoning at 202-727-6311.

Sincerely,

KEARA MEHLERT
Secretary, Board of Zoning Adjustment
Office of Zoning