

# Holland & Knight

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October 17, 2025

**VIA IZIS**

Zoning Commission  
for the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, D.C. 20001

**Re: Z.C. Case No. 24-11  
Consolidated PUD and Related Zoning Map Amendment – New York and  
Montana Avenues, NE  
Updated Plans and Waiver Request to Permit Late Filing**

Dear Members of the Commission:

On behalf of Jemal's Schaeffer LLC and Jemal's Bumper George LLC (together, the "Applicant"), please find enclosed a consolidated set of the updated plans for the above-reffenced PUD application. Because this filing is within 30 days of the public hearing, the Applicant respectfully requests a waiver under Subtitle Z § 101.9 from the timing restriction in Subtitle Z § 401.5.

The enclosed set of plans includes the latest architectural plans and renderings, civil plans, landscape plans, and LEED Scorecard for the proposed PUD. There is good cause for the Zoning Commission to accept the plans because they incorporate the revisions and updates requested by OP and DDOT and will be included in the Applicant's presentation to the Zoning Commission at the public hearing on October 20th. The only other party to the case is ANC 5C, which will be served a copy of the plans. They have not expressed any objections or concerns about the latest building or site plan design. Therefore, granting the waiver to accept the plans would not prejudice ANC 5C.

In light of the foregoing, the Applicant respectfully requests that the Commission grant the requested waiver and accept the updated plans into the record.

Respectfully submitted,

HOLLAND & KNIGHT LLP

  
Leila M. Jackson Batties  
Madeline Shay Williams

ZONING COMMISSION  
District of Columbia  
CASE NO. 24-11  
EXHIBIT NO. 115

ZC Case No. 24-11  
Applicant's Supplemental Prehearing Submission

cc: Certificate of Service

Enclosure

## **CERTIFICATE OF SERVICE**

We hereby certify that on October 17, 2025, a copy of the foregoing correspondence and enclosure was served via electronic mail upon the following at the addresses listed below:

### **D.C. Office of Planning**

Jennifer Steingasser: [jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

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### **District Department of Transportation**

Erkin Ozberk: [erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)

### **Advisory Neighborhood Commission (“ANC”) 5C**

[5C@anc.dc.gov](mailto:5C@anc.dc.gov)

### **Commissioner Tequia Hicks Delgado**

ANC 5C Chair

[5C03@anc.dc.gov](mailto:5C03@anc.dc.gov)

### **Commissioner Shawn Nelson**

Single-Member District 5C04, Representative

[5C04@anc.dc.gov](mailto:5C04@anc.dc.gov)

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