

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Leila M. Jackson Batties
202.419.2583
leila.batties@hklaw.com

Madeline Shay Williams
202.469.5741
madeline.williams@hklaw.com

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-referenced 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

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

Joel Lawson: joel.lawson@dc.gov

Crystal Myers: crystal.myers@dc.gov

District Department of Transportation

Erkin Ozberk: erkin.ozberk1@dc.gov

Advisory Neighborhood Commission (“ANC”) 5C

5C@anc.dc.gov

Commissioner Tequia Hicks Delgado

ANC 5C Chair

5C03@anc.dc.gov

Commissioner Shawn Nelson

Single-Member District 5C04, Representative

5C04@anc.dc.gov



Leila M. Jackson Batties

Madeline Shay Williams

Holland & Knight LLP