

# Holland & Knight

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December 18, 2025

## **VIA IZIS**

Zoning Commission  
for the District of Columbia  
441 4<sup>th</sup> Street, NW  
Suite 210-S  
Washington, DC 20001

**Re: Z.C. Case No. 24-11  
Applicant's Response to Councilmember Robert White's Letter in Opposition  
Consolidated PUD and Related Zoning Map Amendment – New York and Montana  
Avenues, NE**

Dear Members of the Commission:

On behalf of Jemal's Schaeffer LLC and Jemal's Bumper George LLC (together, the "Applicant"), this letter is submitted in response to Councilmember Robert White's letter in opposition dated October 19, 2025, and filed in the record on December 17, 2025, at Exhibit 147.

Please find attached at **Exhibit A** a copy of the voting information for B24-001, the *Comprehensive Plan Amendment Act of 2020* and a copy of the voting information for PR24-0380 *Comprehensive Plan Future Land Use Map and Generalized Policy Map Approval Resolution of 2021*, which included adding the PDR use to the subject property. Please note that Councilmember White voted in support of both.

The PDR-1 zone is the only zone that is consistent with the subject property's designation on the FLUM and with the text in the Comprehensive Plan requiring an industrial use for property that has a PDR designation on the FLUM. As such, we urge the Commission's support of ZC Case No. 24-11.

Respectfully submitted,  
HOLLAND & KNIGHT LLP

By: 

Leila M. Jackson Batties  
Madeline Shay Williams

Attachment

ZONING COMMISSION  
District of Columbia  
CASE NO. 24-11  
EXHIBIT NO. 148

**Certificate of Service**

I hereby certify that on December 18, 2025, a copy of the foregoing letter was served on the following via electronic mail at the addresses listed below:

**Office of Zoning Legal Division**

Jacob Ritting            [jacob.ritting@dc.gov](mailto:jacob.ritting@dc.gov)  
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**Commissioner Tequia Hicks Delgado**

ANC 5C Chair            [5C03@anc.gov](mailto:5C03@anc.gov)

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**Commissioner Salvador Saucedo-Guzman**

ANC 5D Chair            [5D05@anc.dc.gov](mailto:5D05@anc.dc.gov)



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Leila M. Jackson Batties  
Madeline Shay Williams

# **EXHIBIT A**

## Voting Information for B24-0001

Action Date	May 18, 2021	Action Type	Final Reading
Vote Type	Roll Call	Vote Result	Passed

[Print](#)

### Vote Detail

Anita Bonds	Yes	Brianne K. Nadeau	Yes
Brooke Pinto	Yes	Charles Allen	Yes
Christina Henderson	Yes	Elissa Silverman	Yes
Janeese Lewis George	Yes	Kenyan R. McDuffie	Yes
Mary M. Cheh	Yes	Phil Mendelson	Yes
Robert C. White, Jr.	Yes	Trayon White, Sr.	Yes
Vincent C. Gray	Yes		

### Vote Summary

Yes	13
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## Voting Information for PR24-0380

Action Date	Nov 16, 2021	Action Type	Final Reading, CC
Vote Type	Roll Call	Vote Result	Approved

[Print](#)

### Vote Detail

Anita Bonds	Yes	Brianne K. Nadeau	Yes
Brooke Pinto	Yes	Charles Allen	Yes
Christina Henderson	Yes	Elissa Silverman	Yes
Janeese Lewis George	Yes	Kenyan R. McDuffie	Yes
Mary M. Cheh	Yes	Phil Mendelson	Yes
Robert C. White, Jr.	Yes	Trayon White, Sr.	Yes
Vincent C. Gray	Yes		

### Vote Summary

Yes	13
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