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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
Applicant’s Third Supplemental Post-Hearing Statement**

Dear Members of the Commission:

This Third Post-Hearing Statement is submitted on behalf of Jemal’s Schaeffer LLC and Jemal’s Bumper George LLC (together, the “Applicant”) in support of the above-referenced application for a Consolidated Planned Unit Development (“PUD”) and related Zoning Map amendment (the “Application”). This statement is filed in response to the Zoning Commission’s comments at its public meeting on December 18, 2025 (the “Public Meeting”). Updated architectural plans (the “Plans”) are enclosed as part of this submission.

New York Avenue Facade

In order to enhance the building design, the palette of building materials for the New York Avenue façade has been expanded to include brick masonry, textured metal panels, two variations of split-face CMU differing in color, EIFS, and glazing of varying dimensions, complemented by a metal canopy feature. The strategic variation of materials across each segmented portion reinforces the perception of three distinct buildings rather than a single continuous mass, effectively breaking down the visual continuity and enhancing the pedestrian-scale experience. Also towards this objective, portions of the façade have been recessed approximately 20 feet into the building footprint and are designed as storefront conditions in order to maintain direct connectivity to the sidewalk and allowing flexibility for future tenant entrances as needed.

Sustainable Design Elements

The Applicant has expanded the sustainable design elements of the PUD by including the installation of solar panels on the top of the building. As represented in the Plans, approximately 19,567 square feet, or 12% of the total roof area, along the northern edge of the roof will be allocated for solar panels.

Also, the project includes a green roof of approximately 77,130 square feet, or 49% of the total roof area. The proposed system is a low-profile, 4-inch-deep extensive green roof planted with sedum species. Sedums are resilient, low-maintenance succulents well suited to challenging environmental conditions such as high sun exposure, drought, and wind. Their shallow root systems provide a lightweight solution while contributing to stormwater retention, thermal insulation, air quality improvement, and enhanced biodiversity, making them an ideal selection for extensive green roof applications.

Finally, the Plans have been updated to clearly depict the bioretention area within the site and the Bioretention Sections have been included in the Landscape Plans.



Interface Between PUD and Future Residential Development

The PUD site and the future residential community to the south are separate developments, but the PUD has been intentionally designed for them to co-exist without the residential development being adversely impacted. The Plans also show how the residential buildings can be designed and configured so each parcel is distinct and independent of the other.

As shown on the Overall Site Section at Ex. 105 of the Plans, the warehouse building is setback 175 feet from the southern property line of the PUD site and there is a 45-foot wide green area on the south side of the Property, which includes a bioretention area that will be densely planted with mature trees. The Overall Site Section also depicts the change in grade between the PUD site, which has an elevation of approximately 50 feet, and the residential parcel, which has an elevation of approximately 64 feet. This grade differential, together with the setback of the warehouse building and the proposed 45-foot landscaped green area, will minimize the potential visual and noise impacts from the PUD on the adjacent residential parcel.

Aerial views of how the PUD relates to the future residential development to the south are provided at Ex. 108, 109, 110 and 112 of the Plans.

Flexibility on Number of Loading Bays

The Plans depict 12 loading bays for the PUD in order to accommodate a traditional warehouse use for the proposed building. However, as the Applicant has previously discussed, the building can be adapted for a range of industrial, commercial and retail uses, which may not require all 12 bays. **As such, the Applicant seeks flexibility to permit up to 12 loading bays for the PUD based on the requirements of the building tenant(s).**

Conclusion

We trust that the information provided herein adequately responds to the Commission's requests. In light of the foregoing, the Applicant respectfully requests that the Zoning Commission take proposed action in favor of the Application at its February 12th public meeting.

Respectfully submitted,

HOLLAND & KNIGHT LLP


Leila M. Jackson Batties
Madeline Shay Williams

cc: Certificate of Service

CERTIFICATE OF SERVICE

We hereby certify that on January 16, 2026, a copy of the foregoing correspondence and enclosure was served via electronic mail upon the following at the addresses listed below:

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