

# Holland & Knight

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November 25, 2024

## **VIA IZIS**

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

**Re: ZC Case No. 24-11 / New City PUD and Related Map Amendment  
Jemal's Schaeffer LLC & Jemal's Bumper George LLC  
Amendment to Application**

Dear Members of the Zoning Commission:

This letter is submitted on behalf of Jemal's Schaeffer LLC and Jemal's Bumper George LLC (collectively, the "Applicant") in support of their request to amend the above-referenced application for a PUD and related Zoning Map amendment (the "Application") pertaining to that certain property located on the south side of New York Avenue, NE, between Montana Avenue and Bladensburg Road, and identified as Lots 6, 12, 14, 801, 804 and 819 and Parcel Nos. 01530113, 01530152, and 01530153 in Square 4268 (collectively the "PUD Site"). The Applicant seeks to amend the Application as discussed below.

## **The PUD Site**

The confirmed boundaries of the PUD Site are reflected as the purple and pink areas on the plan attached as Exhibit A (the "Plan"); the metes and bounds legal description of the PUD Site is attached as Exhibit B. The PUD Site has a land area of 393,358 square feet. In the original application, the PUD Site was larger, having a land area of 485,803 square feet. The updated Zoning Tabulations chart for the architectural plans, based on the reduced land area, is attached as Exhibit C.

## **Limit to Proposed PDR-1 Zone**

Originally, the Application sought to rezone the entire PUD Site from the MU-5B to the PDR-1 Zone, consistent with the property's designation on the Comprehensive Plan Future Land Use Map (the "FLUM"). However, as noted on the Plan, only that portion of the PUD Site that

extends 200 feet south from New York Avenue has FLUM designation of Mixed-Use (High Density Commercial / High Density Residential / PDR); the remainder of the PUD Site is designated Mixed-Use (Moderate Density Commercial / Medium Density Residential). As such, we hereby amend the Application to rezone only that portion of the PUD Site extending 200 feet from New York Avenue from MU-5B to PDR-1. The balance of the PUD Site will remain in the MU-5B zone.

### **Zoning Development Standards and Permitted Uses**

The PDR-1 zone permits, as a matter of right, a maximum density of 3.5 FAR for preferred uses and a maximum height of 50 feet; a PDR-1 zone PUD is permitted a maximum density of 4.2 FAR and a maximum height of 60 feet.

The MU-5B zone permits, as a matter of right, a maximum density of 3.5 FAR and a maximum height of 75 feet; a MU-5B zone PUD is permitted a maximum density of 4.2 FAR and a maximum height of 90 feet.

As shown on the Plan all but 41 feet of the proposed warehouse building will be constructed within the proposed PDR-1 zone. The portion of the PUD Site to remain MU-5B will be improved primarily with the surface parking and loading facilities serving the building. The proposed project has a development density of .49 FAR and a building height of 48 feet, which is within the density and height permitted for both the PDR-1 and MU-5B zones.

Pursuant to Sub. U § 500.2 of the Zoning Regulations, the MU-5 zone is within MU-Use Group E. Uses permitted as a matter of right in MU-Use Group E include those permitted as a matter of right in any R, RF and RA zones. *See* Sub. U § 512.1(a). In the RA zone, accessory parking spaces are permitted as a matter of right, subject to all of the applicable provisions of Sub. C, Chapter 7 of the Zoning Regulations. *See* Sub U § 410.1(b).


In this case, the entire PUD Site will be subdivided into a single record lot, and all of the parking for the proposed building will be on the same lot in accordance with Sub. C, Sec. 701.8(a). The Applicant will design the surface parking to comply with the other applicable standards in Sub. C, Chapter 7 of the Zoning Regulations.

**Conclusion**

With the exception of the foregoing, there are no material changes to the Application. As such, we respectfully request that the Zoning Commission set down the application for public hearing.

Very truly yours,

HOLLAND & KNIGHT LLP

By:   
Leila M. Jackson Batties

Enclosures

Cc: Certificate of Service

**CERTIFICATE OF SERVICE**

*I hereby certify* that on November 25, 2024, a copy of the foregoing and the enclosed application materials were served by electronic mail on the following at the addresses listed below:

**DC Office of Planning**

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**Commissioner Jacqueline Manning**

ANC 5C, Chair and Single Member District Representative  
[5C04@anc.dc.gov](mailto:5C04@anc.dc.gov)

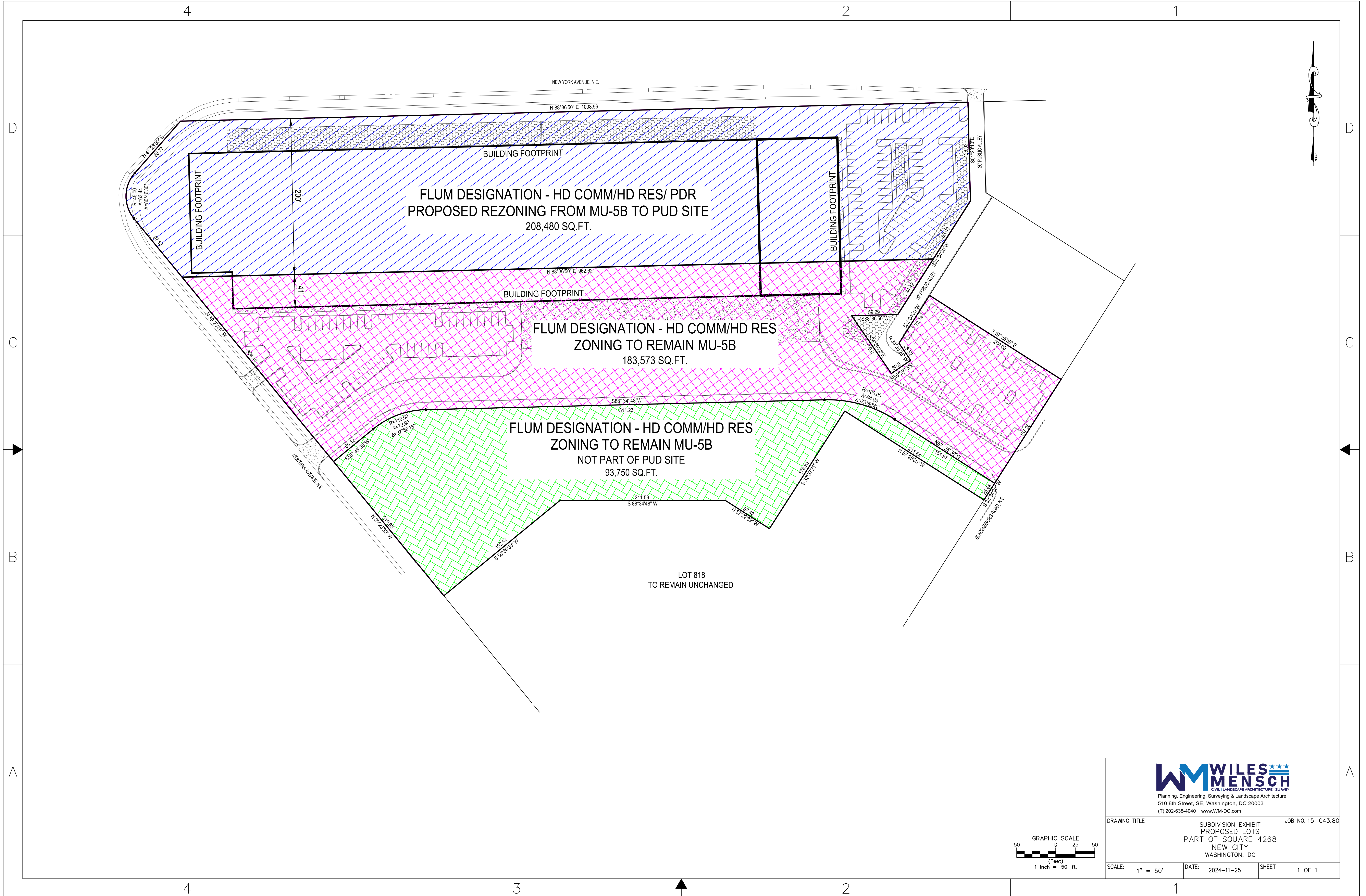


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Leila M. Jackson Batties, Esq.  
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# **EXHIBIT A**





Planning, Engineering, Surveying & Landscape Architecture  
510 8th Street, SE, Washington, DC 20003  
(T) 202-638-4040 www.WM-DC.com

DRAWING TITLE		SUBDIVISION EXHIBIT PROPOSED LOTS PART OF SQUARE 4268 NEW CITY WASHINGTON, DC		JOB NO. 15-043.80
SCALE:	1" = 50'	DATE:	2024-11-25	SHEET 1 OF 1

# **EXHIBIT B**



### **Proposed PUD Lot Square 4268**

All that certain lot or parcel of land situated, lying and being in the District of Columbia, and being described as follows:

Beginning at a point, said point being the northwest corner of Square 4268, and being on the south line of New York Avenue, N.E.; thence the following courses and distances:

1. N88°36'50"E 1008.96 feet with said south line of New York Avenue, N.E. to a point; thence
2. Departing said south line of New York Avenue, N.E. S 1°23'10" E 126.92 feet to a point; thence
3. S 32°34'30" W 172.51 feet to a point; thence
4. S 88°36'50" W 59.29 feet to a point; thence
5. S 34°30'25" E 90.0 feet to a point; thence
6. N 55°29'35" E 30.0 feet to a point; thence
7. N 34°30'25" W 26.52 feet to a point; thence
8. N 32°34'30" E 72.74 feet to a point; thence
9. S 57°25'30" E 200.0 feet to a point, said point being on the westerly line of Bladensburg Road, N.E.; thence
10. S 32°34'30" W 158.88 feet with said westerly line of Bladensburg Road, N.E. to a point; thence
11. Departing said westerly line of Bladensburg Road, N.E. N 57°25'30" W 149.66 feet to a point; thence
12. Along a tangential curve to the left with a radius of 160.0 feet, arc length of 94.84 feet and delta angle of 33°57'40" to a point; thence
13. S 88°36'50" W 510.55 feet to a point; thence
14. Along a tangential curve to the left with a radius of 110.0 feet, arc length of 72.97 feet and delta angle of 38°00'20" to a point; thence
15. S 50°36'30" W 65.03 feet to a point, said point being on the easterly line of Montana Avenue, N.E.; thence
16. N 39°23'30" W 405.63 feet with said easterly line of Montana Avenue, N.E. to a point; thence
17. Along a tangential curve to the right with a radius of 45.0 feet, arc length of 63.44 feet and delta angle of 80°46'30" to a point; thence
18. N 41°23'00" E 88.77 feet to the Point of Beginning and containing 393,358 square feet by record.



# **EXHIBIT C**

# ZONING TABULATIONS

## YARDS, COURTS, AND GAR AREAS (PDR-1)

	DEVELOPMENT STANDARDS	PROPOSED	NOTES
LAND AREA :	393,358 SF (9.03 AC)	393,358 SF (9.03 AC)	
HEIGHT :	50'-0"	48'-0"	
PENTHOUSE HEIGHT :	12'-0"	0'-0"	EXCEPT 15'-0" PENTHOUSE MECHANICAL SPACE
FLOOR AREA RATIO :	3.5 <sub>MAX</sub>	0.47	
LOT OCCUPANCY :	80% <sub>MAX</sub>	47%	
FRONT YARD :	NOT REQUIRED	41'-0"	
REAR YARD :	2.5"/1'-0" OF VERTICAL DISTANCE FROM THE MEAN FINISHED GRADE AT THE MIDDLE OF THE REAR OF THE STRUCTURE TO THE HIGHEST POINT OF THE MAIN ROOF OR PARAPET WALL	295'-5"	12'-0" MINIMUM
SIDE YARD :	NOT REQUIRED	80'-7" <sub>WEST</sub> ; 188'-1" <sub>EAST</sub>	
TRANSITIONAL YARD :	NOT REQUIRED	NOT PROVIDED	
OPEN COURT	NOT REQUIRED	NOT PROVIDED	
GREEN AREA RATIO :	0.2	0.20	0.2 FOR TWO-STORY PRINCIPAL BUILDING

## GROSS FLOOR AREAS

GROUND FLOOR	20,904 SF
FIRST FLOOR	164,788 SF

TOTAL	185,692 SF
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## PARKING AND SUPPORT

CAR PARKING	REQUIRED	PROVIDED	CAR REQUIREMENTS METHOD OF CALCULATION
WAREHOUSE	185	198	1/1000 SF IN EXCESS 3,000 SF EXCEPT WAREHOUSE OR STORAGE FACILITY

BIKE PARKING	REQUIRED (LONG-TERM)	REQUIRED (SHORT-TERM)	PROVIDED (LONG-TERM)	PROVIDED (SHORT-TERM)	BICYCLE REQUIREMENTS METHOD OF CALCULATION
WAREHOUSE	10	NOT REQUIRED	10	NOT PROVIDED	1 SPACE FOR EACH 20,000 SF

BIKE SUPPORT	REQUIRED	PROVIDED	BICYCLE SUPPORT METHOD OF CALCULATION
SHOWERS	6		IF A NON-RESIDENTIAL USE REQUIRES LONG-TERM BICYCLE PARKING SPACES AND OCCUPIES MORE THAN 25,000 GSF, PROVIDE A MINIMUM OF 2 SHOWERS. AN ADDITIONAL 2 SHOWERS SHALL BE INSTALLED FOR EVERY 50,000 GSF ABOVE THE FIRST 25,000 GSF, UP TO 6 SHOWERS <sub>MAX</sub>
LOCKERS	6		IF A NON-RESIDENTIAL USE REQUIRES LONG-TERM BICYCLE PARKING SPACES AND OCCUPIES MORE THAN 25,000 GSF, PROVIDE A MINIMUM OF 6/10s (0.6) TIMES THE MINIMUM NUMBER OF THE REQUIRED LONG-TERM BICYCLE PARKING SPACES. EACH LOCKER IS REQUIRED TO BE A MINIMUM OF 12" W x 18" D x 36" H.

LOADING/SERVICE	REQUIRED	PROVIDED	LOADING/SERVICE METHOD OF CALCULATION
WAREHOUSE	1	23	FOR EACH 100,000 GSF MORE THAN 50,000 SF

\* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.      \* BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED.      \* ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.  
\* RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.      \* PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. \*

NEW CITY, DC

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