

# Holland & Knight

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January 27, 2025

## **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  
Revised Site Plan**

Dear Members of the Zoning Commission:


Attached please find the revised site plan for the above-referenced case. Specifically, the site plan was revised such that the entire footprint of the proposed warehouse building is within that portion of the subject property to be rezoned to PDR-1. That portion of the subject property is limited to the area that extends 200 feet south from New York Avenue, and has FLUM designation of Mixed-Use (High Density Commercial / High Density Residential / PDR).<sup>1</sup> There are no other material changes to the proposed development program.

Should the Zoning Commission set down the application for public hearing, the Applicant will submit an updated set of architectural plans that will include the attached revised sited plan as part of its prehearing statement.

Thank you for your considerate attention to this matter.

Very truly yours,

HOLLAND & KNIGHT LLP

By:   
Leila M. Jackson Batties

Attachment (1)

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<sup>1</sup> The remainder of the PUD Site is designated Mixed-Use (Moderate Density Commercial / Medium Density Residential).

Cc: Certificate of Service

**CERTIFICATE OF SERVICE**

*I hereby certify* that on January 27, 2025, 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**

Jennifer Steingasser

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

Joel Lawson

[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)

Crystal Myers

[crystal.myers@dc.gov](mailto:crystal.myers@dc.gov)

**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 Shawn Nelson**

ANC 5C04, Single Member District Representative

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



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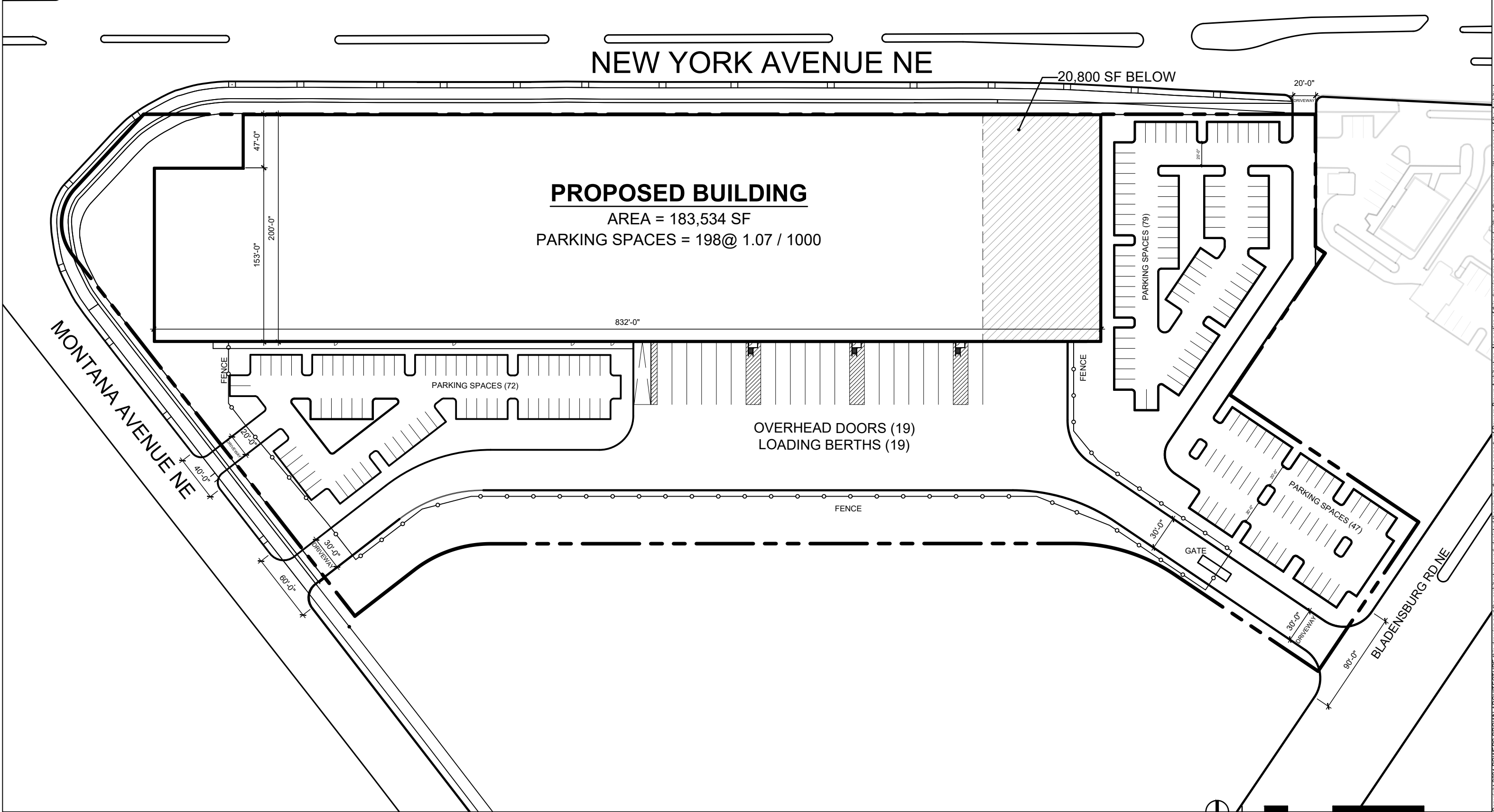
OVERALL SITE PLAN

SITE AREA : 391,795 SF (8.994 SF)

BUILDING AREA : 183,534 SF

LOT OCCUPANCY : 46.8%

PARKING : 198 (1.07/1000)



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