

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



ZIP 20001 \$ 600.74⁰
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0008030876 JUL 29 2025

DISTRICT OF COLUMBIA
2000 14TH ST NW 8TH FLOOR
WASHINGTON DC 20009-4487

VAC.

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UNCLAIMED
UNABLE TO FORWARD

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BC: 20001271441 *0231-02386-29-35

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ZONING COMMISSION
District of Columbia
CASE NO. 24-11
EXHIBIT NO. 33

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES

ZIP 20001 \$ 000.74⁰
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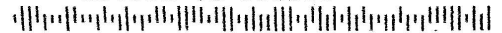
PROGRESSIVE LIFE CENTER INC
1704 17TH ST NE
WASHINGTON DC 20002-1810

171 NEE 1 22410007/30/25
FORWARD TIME EXP RTN TO SEND
PROGRESSIVE LIFE CENTER
1933 MONTANA AVE NE
WASHINGTON DC 20002-1817

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RETURN TO SENDER



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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: **October 16, 2025 @ 4:00 p.m.**
Via WebEx: <http://dcoz.dc.gov/ZC24-11> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access Code:** 2300 063 2261 (audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Z.C. Case No. 24-11 (Jemal's Schaeffer, LLC & Jemal's Bumper George LLC – Consolidated PUD & Related Zoning Map Amendment @ Sq. 4268, Lots 6, 12, 14, 801, 804 & 819; and Parcels 153/113, 153/152 & 153/153 [New York and Montana Avenues, N.E.]

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/service/sign-testify> - see below: *How to participate as a witness – oral statement*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** - see below: *How to participate as a witness – written statements*.

THIS CASE IS OF INTEREST TO ANC 5C

Jemal's Schaeffer, LLC & Jemal's Bumper George, LLC (the "Applicant") filed an application on July 19, 2024, requesting the Zoning Commission ("Commission") to approve a consolidated Planned Unit Development and related map amendment from the MU-5B to the PDR-1 zone (collectively, the "PUD Application") pursuant to Subtitle X, Chapter 3 and Subtitle Z § 300 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, "Zoning Regulations of 2016," to which all subsequent references herein are made unless otherwise specified) for the property known as Lots 6, 12, 14, 801, 804, and 819 and Parcels 153/113, 153/152, and 153/153 in Square 4268 (the "Property"). The Property is within the boundaries of ANC 5C04.

The Property is an irregularly shaped parcel located south of New York Avenue, N.E., west of Montana Avenue, N.E., and east of Bladensburg Road, N.E. The Property is largely vacant and is predominantly surrounded by PDR zoning, though a vacant MU-5B-zoned parcel lies directly to the south. The Property is served by Metrobus routes S41 and B2.

The Applicant proposes to construct a new building for light industrial, distribution, and office uses, which will have a maximum height of 54 feet, 9 inches, contain approximately 185,692 square feet of gross floor area, and approximately 198 vehicle parking spaces, and 23 loading bays (the "Project"). To enable the Project, the PUD Application also includes a related map amendment to rezone approximately 183,267 square feet of land area from the MU-5B to the PDR-1 zone. The

This hearing is governed by the Open Meetings Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov.