

## BZA Application No. 21296

**2928 Georgia Avenue Associates, LLC and Negril DC, Inc.**  
**2928 Georgia Avenue, NW**  
**June 11, 2025**

**Applicant:**

2928 Georgia Avenue Associates,  
LLC and Negril DC, Inc.  
Brian Chinn  
Trudi Wilson

Board of Zoning Adjustment

**Zoning Attorney**

District of Columbia  
Sullivan & Barros LLP  
Alexandra Wilson

## Overview & Requested Relief

- The Applicant seeks zoning relief to allow ‘fast-casual’ use at 2928 Georgia Avenue, NW, a property located in the MU-4 zone and currently improved with a single-story commercial building previously used as a restaurant.
- Negril Jamaican Eatery is a successful, family-run business that has operated in the DMV area for over 45 years, including more than 30 years at its current DC location on Howard University’s campus - just six blocks from the subject property. However, that building is slated for demolition. This prompted Negril to seek to purchase its own site in the neighborhood.
- The restaurant is considered ‘fast-casual’, with a mix of dine-in, take-out, and delivery service.
- The proposed use is an eating and drinking establishment, but the subcategories under that use do not distinguish between traditional fast-food and fast-casual. As this model does not fit neatly into existing zoning definitions, the Department of Buildings categorizes it as “fast food,” which is the only type of eating and drinking establishment use requiring special exception approval in the MU-4 zone. Restaurants, for example, are permitted as a matter of right.
- Therefore, the Applicant is requesting special exception relief under Subtitle U § 513.1(e) to continue operating in the neighborhood and serving the local community in a permanent location.

## Community & Agency Support

- The Office of Planning recommends approval.
- DDOT emailed the Applicant to note that it will not be submitting a report, but it had no objection.
- ANC 1E voted unanimously in support.
- Mailed letters to all neighbors within 200 ft.
- No concerns raised by neighbors, 1 letter in support.

# The Subject Property



## The Subject Property



2920 Georgia Ave., NW

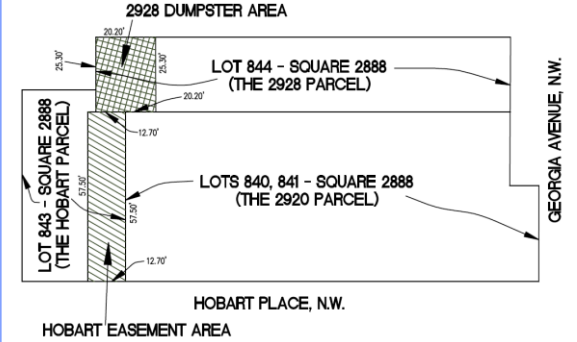
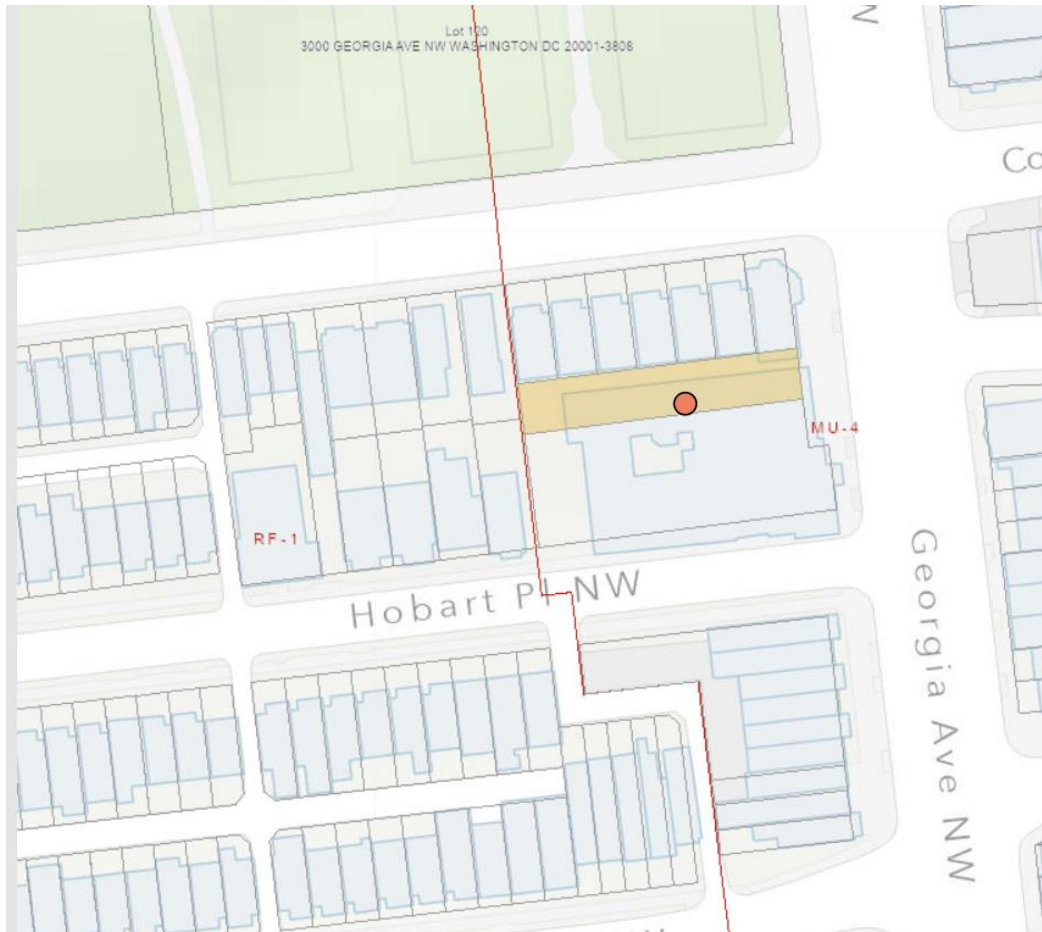
**Subject Property**  
2928 Georgia Ave., NW

700 Columbia Rd., NW





Across Georgia Avenue



Rear of the Property is accessed through Hobart Place, through the rear of the property to the south (existing easement)

## General Special Exception

The proposed use of the property as an eating and drinking establishment is consistent with its historical use and the commercial character of the surrounding Georgia Avenue corridor. The site is easily accessible via public transportation, supporting both customer and employee access.

The move will not have adverse impacts on the use of nearby properties for several reasons:

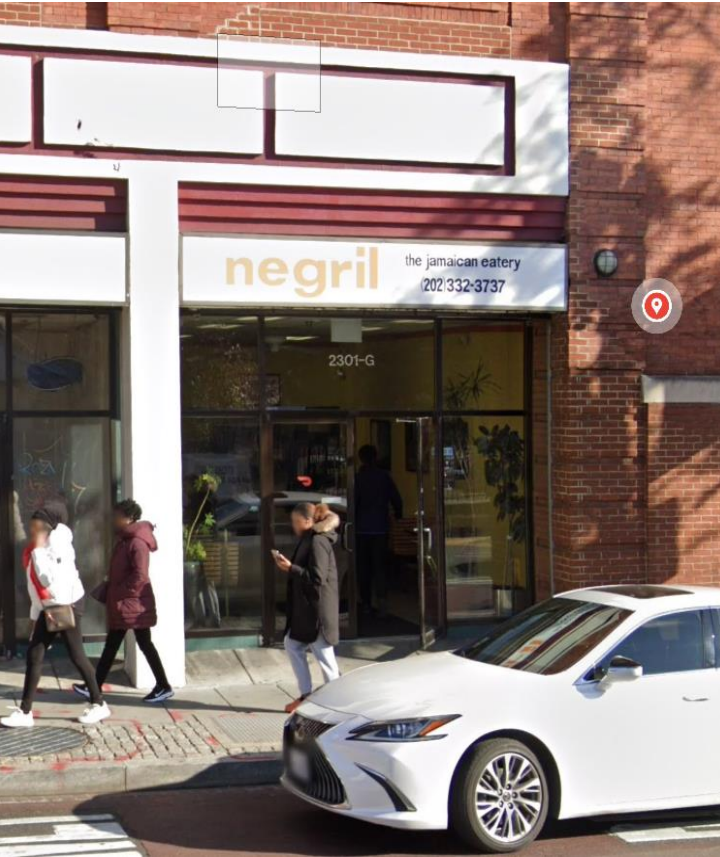
- Negril is an established, locally-owned business relocating within the same neighborhood, 6 blocks away.
- Georgia Avenue is a major commercial corridor well-suited for restaurant uses, including take-out and dine-in formats.
- The property was previously used as a restaurant, so the new use represents no significant change.
- Unlike large chains, Negril offers community-rooted, stable operations with a diverse, accessible menu.



## Special Exception Criteria

If the use is a single tenant in a detached building....	This does not apply as this is not a single tenant in a detached building.
(2) Any refuse dumpster used by the establishment shall be housed in a 3-sided enclosure equal in height to the dumpster or 6 ft. high, whichever is greater. The entrance to the enclosure shall include an opaque gate. The entrance shall not face or be within 10 ft. of a R, RF, or RA zone;	Trash will be stored in a three-sided enclosure at the rear of the property, with an opaque gate entrance on the north side, positioned to avoid facing the adjacent RF zone to the west. The entrance will be within 10 ft. from the RF zone to the west. (Slide 11 and Exhibits 21B and 22B show dumpster location).
(3) The use shall not include a drive-through;	The use does not include a drive-through.
(4) The use shall be designed and operated so as not to become objectionable to neighboring properties because of noise, sounds, odors, lights, hours of operation, or other conditions;	There is no expansion of commercial space, and the use remains consistent with the surrounding commercial area and the prior tenant's use. As such, the operation is not expected to be objectionable to neighboring properties.
(5) The use shall provide sufficient off-street parking, but not less than that required by Subtitle C, Chapter 7 to accommodate the needs of patrons and employees;	Parking is not required, as the restaurant use is below the threshold for triggering parking requirements. The site is well served by public transportation, including Metrobus routes and Metrorail stations, which would ordinarily qualify the property for a 50% parking reduction if parking were needed. Loading and trash pickup occur from the rear, as they did for previous uses, given the easement.
(6) The use shall be located and designed so as to create no dangerous or otherwise objectionable traffic conditions; and	The proposed use is not expected to create dangerous or objectionable traffic conditions. With ample public transit access and a strong local customer base, most patrons are anticipated to arrive on foot. Any vehicle traffic will be minimal and short-term, ensuring limited impact on the area.

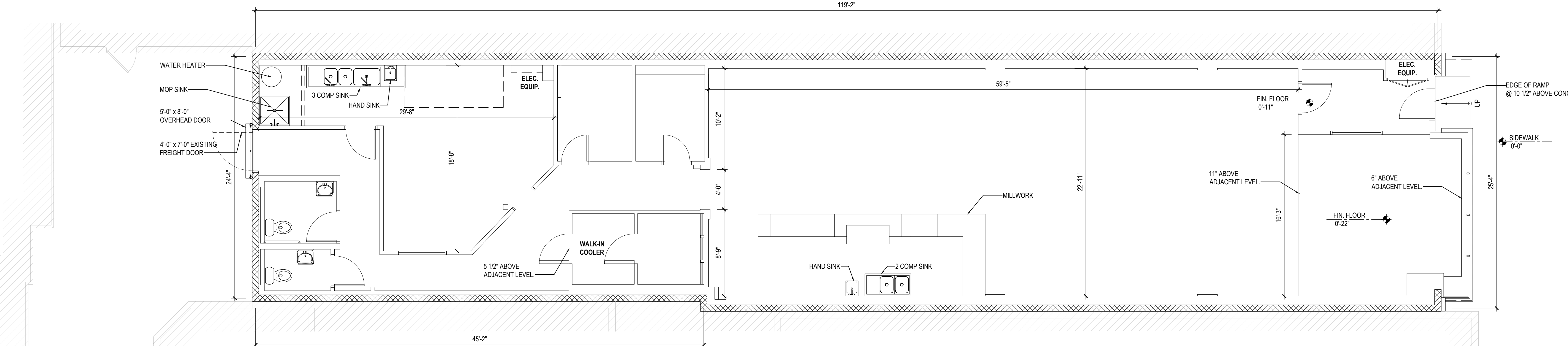
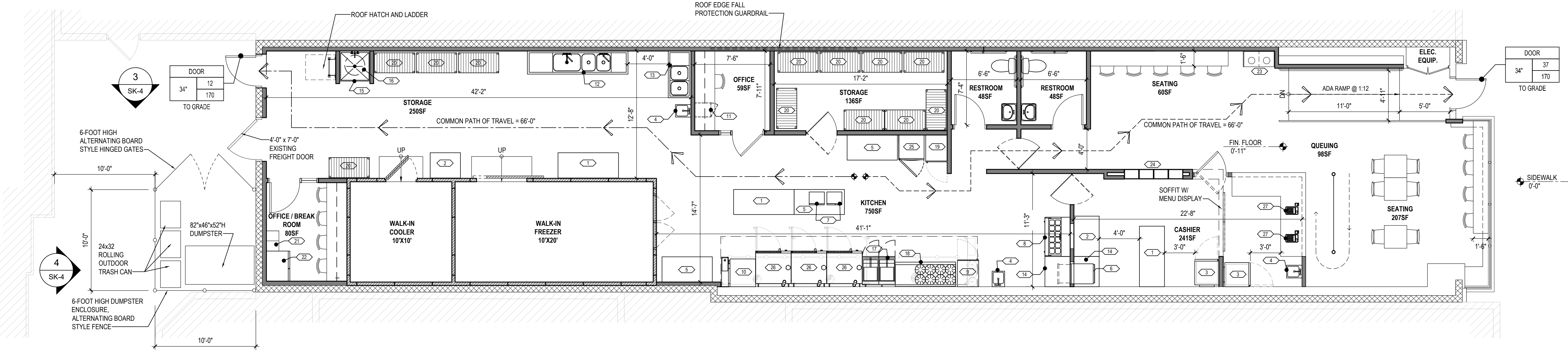
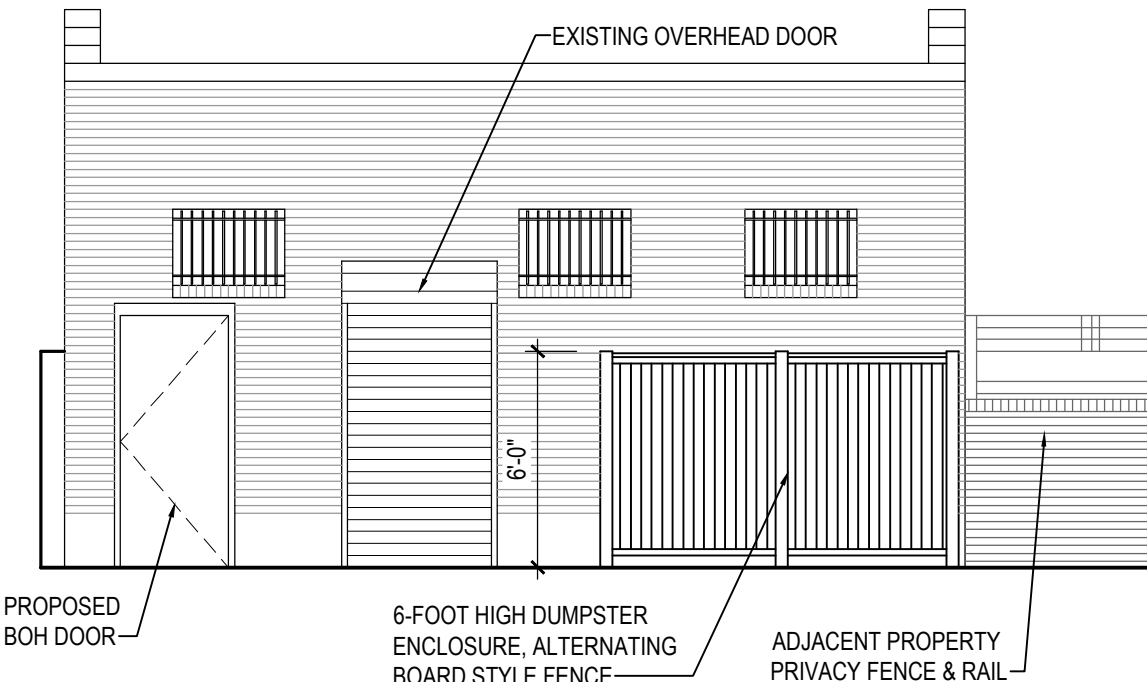
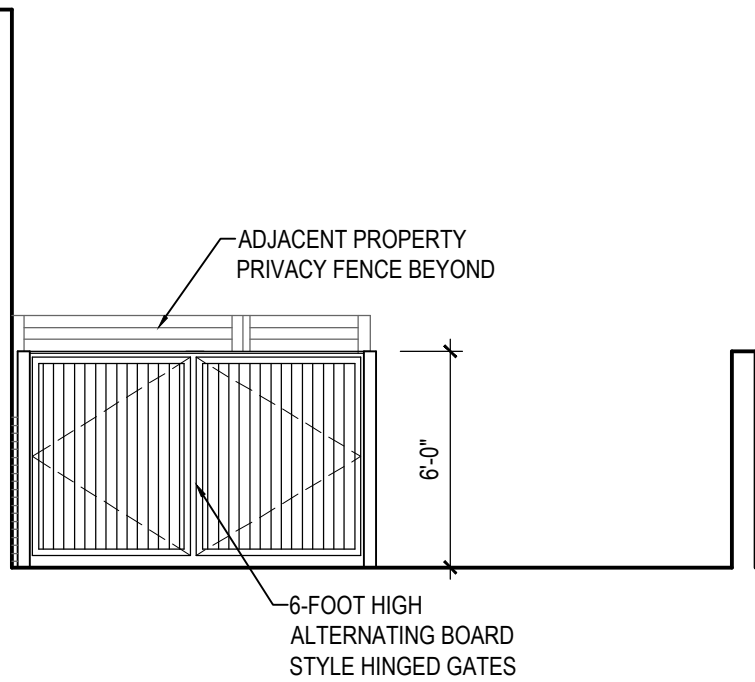
## Howard University Location (PDR zone)





EQUIPMENT SCHEDULE				
ITEM #	EQUIPMENT CATEGORY	MANUFACTURER	MODEL	NOTES
1	SS COUNTER	-	-	72x30
2	SS COUNTER	-	-	48X30
3	1 DOOR REACH-IN REFRIGERATOR	-	-	-
4	HAND SINK	-	-	-
5	SS COUNTER	-	-	60x30
6	WARMER	WINSTON CVAP®	HB80D2	HOLD/SERVE TWO DRAWER MODEL
7	MICROWAVE	-	-	-
8	STEAM COUNTER	-	-	-
9	RETHERM OVEN	WINSTON CVAP®	RTV7-05UV STACKED	2 STACKED
10	TILT SKILLET	RATIONAL VARIO®	LMX.200DE	-
11	DIGITAL SAFE	-	-	-
12	3 COMP SINK/POWER WASH	POWER SOAK	-	-
13	2 COMP SINK	-	-	-
14	SS COUNTER	-	-	36X30
15	MOP SINK	-	-	-
16	WATER HEATER	-	-	ABOVE MOP SINK
17	OPEN FRYERS	EVOLUTION ELITE®	EEG 242	2-WELL GAS
18	STOVE	IMPERIAL®	IR-8-G24	-
19	HOLDING CABINETS	WINSTON CVAP®	RTV7-05UV	2 STACKED
20	WIRE SHELVING W/ COASTERS	-	-	48x24 (5 TIER)
21	LOCKERS	-	-	-
22	REFRIGERATOR	-	-	-
23	TRASH/RECYCLING	-	-	-
24	SMART LOCKERS	BOXIE LOCKERS	-	3 STACKED
25	BLAST CHILLER / SHOCK FREEZER	IRINOX MULTIFRESH NEXT®	-	-
26	OVEN	RATIONAL ICOMBI® PRO	LM100CE	1 TO 2 STACK (5 TOTAL)
27	POINT OF SALE	-	-	-

USE AND OCCUPANCY CLASSIFICATION		BUSINESS (ASSEMBLY WITH LESS THAN 50 OCCUPANTS)	DCBC 2017 SECTION 303.1.1
AREA		2,661 SQ. FT	
OCCUPANT LOAD CALCULATIONS			
FRONT OF HOUSE			
CASHIER AREA	241 SQ. FT / 100 SQ. FT PER OCCUPANT=	3 OCCUPANTS	DCBC 2017 TABLE 1004.1.2
SEATING	267 SQ. FT / 15 SQ. FT PER OCCUPANT=	18 OCCUPANTS	DCBC 2017 TABLE 1004.1.2
QUEUING	98 SQ. FT / 7 SQ. FT PER OCCUPANT=	14 OCCUPANTS	DCBC 2017 TABLE 1004.1.2
FOH OCCUPANTS:		35 OCCUPANTS (<50)	DCBC 2017 TABLE 1004.1.2
BACK OF HOUSE			
KITCHEN	750 SQ. FT / 200 SQ. FT PER OCCUPANT=	4 OCCUPANTS	DCBC 2017 TABLE 1004.1.2
STORAGE	686 SQ. FT / 300 SQ. FT PER OCCUPANT=	3 OCCUPANTS	DCBC 2017 TABLE 1004.1.2
OFFICE	159 SQ. FT / 100 SQ. FT PER OCCUPANT=	2 OCCUPANTS	DCBC 2017 TABLE 1004.1.2
BOH OCCUPANTS:		9 OCCUPANTS (<50)	DCBC 2017 TABLE 1004.1.2
REM. AREAS	453 SQ. FT / 100 SQ. FT (RESTROOMS AND CIRCULATION)=	5 OCCUPANTS	DCBC 2017 TABLE 1004.1.2
TOTAL OCCUPANTS:		49 OCCUPANTS (<50)	DCBC 2017 TABLE 1004.1.2



ARCHITECT

SCOT LOISELLE

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NEGRIL

Project No.: 25.0344  
Drawn By: AH  
Date: XX-XX-XX  
Issue: Bid & Permit

SK-4

Board of Zoning Adjustment  
PROPOSED PLAN  
CASE NO.21296  
EXHIBIT NO.21B