
Proposed wing stop

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To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

BEFORE THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT

Re: BZA Case No. 21438
406 8th Street, SE (Square 925, Lot 827)

Dear Chairperson and Members of the Board:

I submit the following objections to the Applicant's Preliminary Statement of Compliance.

1. Impacts on Emergency Response

The proposed use will have a detrimental impact on firefighter and emergency response operations from the nearby firehouse located just a few doors away. Increased curb congestion, delivery activity, and alley obstruction directly conflict with the need for unobstructed emergency access and rapid response times.

2. Failure to Account for Upcoming Bus Lane Changes on 8th Street, SE

The application does not account for planned and upcoming bus lane changes along 8th Street, SE. These changes will further constrain curb access, reduce loading flexibility, and increase congestion. The traffic and operational assumptions in the filing are therefore incomplete and outdated.

3. Underestimation of Traffic Impacts from a To-Go-Only Operation

The Applicant significantly understates the traffic impacts of a to-go-only restaurant model. Pickup-focused operations generate short-term stopping, double-parking, delivery driver queuing, and frequent turnover that is often more disruptive than traditional sit-down dining. No delivery or pickup management plan is provided to mitigate these impacts.

4. Refuse Handling and Alley Impacts

Access to the rear dumpsters requires refuse to be moved through the front of the building and transported by foot down the public alley. This operational reality is not acknowledged or analyzed in the Applicant's filing. The increased frequency of trash movement associated with a high-volume fast food operation will intensify alley congestion, sanitation issues, and conflicts with other users of the alley.

Conclusion

For these reasons, the Applicant has not met its burden under Subtitle X § 901.2. The proposed use, as currently presented, will adversely affect public safety, traffic conditions, and alley operations, and should not be approved absent substantial revisions and enforceable operational conditions.

Respectfully submitted,

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