

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Meredith Soniat *MS*
Associate Director

DATE: June 3, 2026

SUBJECT: BZA Case No. 21438 – 406 8th Street SE

APPLICATION

Emerald Wings, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exceptions from the fast food establishment uses of Subtitle U § 513.1(e) and from the refuse dumpster requirements of Subtitle U § 513.1(e)(2) to permit a fast-food establishment within an existing commercial building. The site is in the MU-4/CHC Zone at 406 8th Street SE (Square 925, Lot 827) and is not served by a curb cut or public alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

The Applicant coordinated with DDOT to mitigate the potential impact of delivery trips to the site on the operations of the adjacent street, where DDOT is currently constructing bus-only lanes. The Applicant has agreed to provide instructions to app-based delivery drivers to only park or stand in legal spaces and avoid parking or standing in front of the driveway of the fire station, located just to the south along 8th Street.

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DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), there is one (1) Special Tree located in public space adjacent to the property along 8th Street. DDOT expects that the Applicant coordinate with the Ward 6 Arborist regarding the preservation and protection of existing Special and small street trees.

Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by DDOT's Urban Forestry Division, a Tree Protection Plan will be required.

MS:nh