



ARCHITECT OF THE CAPITOL ACTION

June 15, 2026

U.S. CAPITOL PRECINCT

AOC File No. [260615-20-01](#)

Submission of
**Emerald Wings, LLC, Special Exception from
Subtitle U § 513.1(e) fast food establishment uses and
Special Exception from Subtitle U § 513.1(e)(2) refuse dumpster requirements
Pursuant to Subtitle X § 901.2 of Title 11 of the District of Columbia Municipal Regulations at
406 8th Street, SE (Lot 827 in Square 925), Washington, DC 20003,
in the MU-4/CHC zone.**

Approximate Meeting Decision Date: June 17, 2026

BZA Application No. [21438](#)

Architect of the Capitol Action requested by the Board
Review the application to permit a fast food establishment in an
existing, attached, three-story commercial building in the MU-4/CHC zone.

**DC Board of Zoning Adjustment
2nd Floor Suite 210
441 4th Street, NW
Washington, DC 20001**

Chair and Members of the Board:

Pursuant to its authority to review and report on Special Exceptions within the U.S. Capitol precinct, the **Architect of the Capitol** has found the relief requested to permit a fast food establishment in an existing, attached, three-story commercial building in the MU-4/CHC zone at 406 8th Street, SE (Lot 827 in Square 925), that does not meet fast food establishment uses of Subtitle U § 513.1(e) and does not meet refuse dumpster requirements of Subtitle U § 513(e)(2) **is not inconsistent** with the intent of the MU-4/CHC zone and **would not** adversely affect the public health, safety, and general welfare of the U.S. Capitol Precinct and area adjacent to this jurisdiction. The **Architect of the Capitol has no objections to this application.** The Applicant, however, is still responsible for meeting the burden of proof associated with the relief requested and consistency with general intent of the Zoning Regulations, and should provide the Board with adequate testimony that the relief requested has little or no impact on the adjacent neighbors.

Sincerely,

Joseph Imamura, Ph.D., AIA, FASLA, FAICP
Special Delegate of the Architect of the Capitol

Board of Zoning Adjustment
District of Columbia
CASE NO. 21438
EXHIBIT NO. 37