

Residential and Commercial Neighbors on Squares 902 & 925
In Conditional Support of Application No. 21438

To: The Board of Zoning Adjustment
From: Square 902 & 925 Residential and Commercial Neighbors¹
Re: BZA 21438 – Special Exception Application of Emerald Wings, LLC
Date: June 15, 2026

The listed property owners (both commercial and residential), residents, and businesses on Squares 902 & 925 support Emerald Wings’ request for a fast-food special exception for 406 8th Street, SE, provided the conditions negotiated by Emerald Wings, ANC 6B, and various neighbors (as well as the exhibits incorporated into those conditions) are made part of any BZA order granting the requested exception.²

It is essential to the future health and commercial and residential vitality of Squares 902 & 925 that, in installing another fried chicken fast-food establishment directly across the street from Popeyes, Emerald Wings not undo all the good that the owners of and landlords for most of the existing food operations on the 400 block of 8th Street—including &Pizza (405 8th St.), Ledo’s Pizza (415 8th St.), Eat Bar (formally at 415 8th St.), Taco Bell (411 8th St.) and Chipotle (413 8th St.)—have achieved in terms of mitigating rodents, rodent-attracting kitchen exhaust, noise (mechanical and human), and related health and nuisance issues.

It would also be inequitable not to incorporate into Emerald Wings’ BZA order menu- and site-specific mitigation standards that are similar to those incorporated into the orders granting fast food exceptions to the other fast-food operations on the 400 block of 8th St., all listed above. Absent proven and enforceable mitigation methods, the rodents, food odors, and noise generated by Emerald Wings’ Wingstop (an all-carry-out, no-indoor-seating operation) will negatively impact the entirety of Squares 902 & 925.

¹ Among the below listed individuals and entities are ten neighbors (residential and commercial property owners) who have applied for party status in conditional support of Emerald Wings’ Special Exception Application. For the benefit of the Board, those neighbors have separately submitted a three and a half page memorandum briefly describing the two-decade long collaborative effort of residential and commercial property owners, residents, and businesses to identify and implement effective mitigation methods to ensure that increased food uses in the 400 Block of 8th St. SE do not undermine the value or use and enjoyment of residential properties and properties on which non-food businesses on Square 902 & 925 operate.

² The agreed upon conditions are memorialized in paragraphs 1-10 and incorporated Exhibits 1 and 2 of an MOA adopted by Saad Usman, Managing Member of Emerald Wings, and Samuel Pastore, Chair of ANC 6B. See BZA Exhibit Nos. 32A & 37. As reflected in both its Supplemental Letter dated June 11, 2026, and the MOA attached to it, Emerald Wings joins ANC 6B and the individuals and entities listed here in requesting that the BZA incorporate these conditions and exhibits in any order granting the requested fast-food exception. See BZA Ex. No. 32 at 2; BZA Ex. No. 32A at ¶ 12.

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