

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, July 22, 2026 @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA07-22-2026>

Via Telephone: 202-860-2110 Access code: 2317 998 3880

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning>

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

TO CONSIDER THE FOLLOWING APPLICATION THAT HAS BEEN ACCEPTED BY THE OFFICE OF ZONING AND SCHEDULED FOR PUBLIC HEARING:

Application No. 21462 of Thomas Jefferson Real Estate, LLC and Emerald Wings, LLC

Address: 3831 Georgia Avenue, N.W. (Square 3028, Lot 59)

ANC: 4C

Relief: Special Exception under:

- The eating and drinking establishment uses as a fast food establishment use of Subtitle H § 6009.1(c) (subject to the conditions of Subtitle H § 6007.1(e) and pursuant to Subtitle X § 901.2)

Project: To permit a fast food establishment use in an existing, semi-detached, six-story mixed use building in the NMU-7B/GA Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5.

PLEASE NOTE:

The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment (“Board” or “BZA”), on the website of the Office of Zoning (“OZ”) at <https://dcoz.dc.gov/BZACalendar>, as well as on the case record webpage available on the Interactive Zoning Information System (“IZIS”) on the OZ website <https://dcoz.dc.gov/CaseRecord> (additional instructions below). **Please check these webpages to confirm the final hearing date and time** as there will be no other notice of these changes provided. One day before the hearing, the order of cases, agenda, and any other scheduling changes will be posted to the Board’s online calendar on OZ’s website.

Those who wish to testify at the public hearing **must** be present when their case is called. The order of cases may change at the Board’s discretion. Participants are encouraged to visit <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings> to watch the live broadcast

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

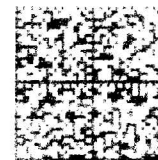
E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov
Board of Zoning Adjustment
District of Columbia
CASE NO. 21462
EXHIBIT NO. 17

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MARJORIE FIORAMONTI
904 MAN O WAR LN
GREAT FALLS VA 22066-2424

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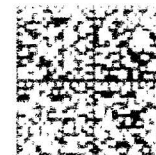


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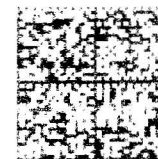
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