

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *KB* Kelsey Bridges
Neighborhood Planning Branch Manager

DATE: July 9, 2026

SUBJECT: BZA Case No. 21462 – 3831 Georgia Avenue NW

APPLICATION

Thomas Jefferson Real Estate, LLC and Emerald Wings, LLC (jointly, the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exception under the eating and drinking establishment uses as a fast food establishment of Subtitle H § 6009.1 to permit a fast-food establishment use within an existing mixed-use (residential with ground floor retail) building. The site is in the NMU-7B/GA Zone at 3831 Georgia Avenue, NW (Square 3028, Lot 59) and is served by a 15-foot 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 should coordinate with DDOT to mitigate the potential impact of delivery trips to the site on the operations of Georgia Avenue NW, where DDOT is currently constructing bus-only lanes.

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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21462
EXHIBIT NO. 19

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), there are no Special Trees or Heritage Trees on the property.

KB:ms