



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	21462	Case Name:	Thomas Jefferson Real Estate, LLC and Emerald Wings, LLC
Address or Square/Lot(s) of Property:	3831 Georgia Ave NW		
Relief Requested:	Under the eating and drinking establishment uses as a fast food establishment of Subtitle H § 6009.1(c)		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	08 / 07 / 26	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	On www.anc4c.com, via Commissioner newsletters, and through public online forums					

Number of members that constitutes a quorum:	4	Number of members present at the meeting:	7
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MATERIAL SUBSTANCE

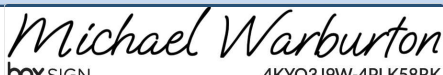
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See the attached document, "ANC 4C Report for BZA Case 21462", below

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 4C recommends that the BZA deny the requested special exception
for the reasons detailed in the attached report below.

AUTHORIZATION

ANC	4	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-1
Name of the person authorized by the ANC to present the report:			Michael Warburton	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Michael Warburton	
Signature of Chairperson/ Vice-Chairperson:			Date:	Jul 13, 2026

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21462
EXHIBIT NO. 21



Advisory Neighborhood Commission 4C

Government of the District of Columbia

<https://www.anc4c.com>

Commissioners

Emily Winternitz
4c01@anc.dc.gov

Dr. Antoine Kirby
4c02@anc.dc.gov

Mike Warburton
Chair
4c03@anc.dc.gov

Liz Kovacevic
Secretary
4c04@anc.dc.gov

Brittany
Kademian
4c05@anc.dc.gov

Christen Boas
Hayes
Vice Chair
4c06@anc.dc.gov

Eric Heller
Treasurer
4c07@anc.dc.gov

ANC 4C Report for BZA Case 21462

This document accompanies Form 129.

ANC 4C voted to oppose the special exception requested under Case 21462 by Emerald Wings at 3831 Georgia Ave NW.

ANC 4C heard directly from 9 residents and 1 community organization, all of whom had concerns about this Special Exception. Ward 4 Councilmember Lewis George's office shared that they also received messages opposing this Special Exception. ANC 4C did not receive any messages in support of this Special Exception.

While the Applicant did engage in some negotiation with ANC 4C and offered some concessions to address potential disturbances to the neighborhood, these were not deemed sufficient.

The issues raised by residents and commissioners included:

- Nighttime noise from guests;
- Nighttime light from signage;
- Litter, due to no seating at the establishment;
- Safety hazards for dogs from discarded chicken bones;
- An increase in the local rodent population;
- Odors, even with the roof exhaust;
- Traffic danger & congestion from delivery drivers, due to a delivery-heavy business model, at an already busy intersection which hosts a Safeway and a Wendy's;
- The existence of another fast-food establishment (Wendy's) on the same intersection;
- The existence of local businesses already offering wings and similar products, such as Honeymoon Chicken, America's Best Wings, Dannie's Carryout, and more;



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- Possible exploitation of minors and age discrimination against adults, due to no commitment to pay all employees the adult minimum wage;
- Extraction of wealth from the community of about \$100,000 per year, before any profit or other forms of extraction, due to franchise fees.

ANC 4C voted 6-0-1 to oppose this Special Exception and we ask the BZA to deny the request on the following grounds:

- The requested use would not be sufficiently varied from other uses in the immediate area - Subtitle G § 101.3(b) and Subtitle H § 101.2(a);
- The requested use would decrease pedestrian & traffic safety and traffic efficiency - Subtitle G § 101.3(d) and Subtitle H § 101.2(b);
- The requested use would threaten existing uses nearby - Subtitle H § 101.2(c) and Subtitle H § 101.2(e);
- The requested use would detract from the needs of our residents, due to an extraction of community wealth - Subtitle H § 101.2(e);
- The requested use would not meet the needs of our workers - Subtitle H § 101.2(e);
- The requested use would degrade the local shopping area (due to litter and chicken waste) - Subtitle H § 101.2(c);
- The requested use would discourage residential uses along the Georgia Ave corridor due to sensory disturbances, litter, and lack of local character - Subtitle H § 800.1(c) and Subtitle H § 800.1(g);
- The requested use would discourage additional commercial uses, by encouraging landlords to hold out for high-budget establishments like this one rather than make their spaces available to local establishments - Subtitle H § 800.1(g);
- The requested use would be objectionable to neighboring properties due to noise, lights, hours of operation, odors, and litter – Subtitle H § 6007.1(e)(2)(G).

In the same vote, ANC 4C also appointed Commissioner Warburton to serve a representative of the commission for this case and deliver testimony on its behalf.