

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



June 22, 2026

Memo to File:

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

As a preliminary matter at the Virtual Public Hearing of July 22, 2026, the Board of Zoning Adjustment denied the ANC's Motion to Postpone the hearing in this case. The Board heard the merits of the application, completed its hearing procedures, and set the case for decision at its **VIRTUAL PUBLIC MEETING** on **JULY 29, 2026** at 9:30 am through Webex. The record is closed, **except** for the following requested items:

Due Thursday, July 23, 2026

From the Applicant:

- Supplemental information responding to community and ANC 4C concerns
- List of proposed conditions

Due Monday, July 27, 2026

From ANC 4C: Optional response

Please serve your filings on parties to the case. To submit to the Board, documents can be filed directly into the case record through IZIS or, if you have technical difficulties, they can be submitted by email to bzasubmissions@dc.gov. Filings are accepted until 24 hours before the hearing session begins (i.e., by Tuesday, July 27th at 9:30 a.m.).

To listen to the Public Meeting, please see the Office of Zoning website for Webex access information: <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings>.

If you have questions, please contact the Office of Zoning at 202-727-6311.

Sincerely,

KEARA MEHLERT

Secretary, Board of Zoning Adjustment
Office of Zoning