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.:	21503	**Case Name:**	Jemal's Gateway, DC, LLC and Emerald Wings, LLC
Address or Square/Lot(s) of Property:	7800 Alaska Avenue, NW		
Relief Requested:	To permit a fast-food establishment in an existing one-story commercial building in the R-1B and MU-4 zones		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	**Was proper notice given?:**	**Yes**	☒	**No**	☐		

Description of how notice was given:

Each meeting was duly noticed on neighborhood listservs in the Shepherd Park, North Portal Estates, Brightwood, TakomaDC, and NextDoor listservs.

Number of members that constitutes a quorum:	4	**Number of members present at the meeting:**	5

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 Attached Letter

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*):

See Attached Letter

AUTHORIZATION

ANC	4	A	**Recorded vote on the motion to adopt the report (i.e. 4-1-1):**	3-0-2
Name of the person authorized by the ANC to present the report:			Paula Edwards	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Paula Edwards	
Signature of Chairperson/ Vice-Chairperson:			**Date:**	10/14/2026

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. 21503
EXHIBIT NO. 25

Advisory Neighborhood Commission 4A
Government of the District of Columbia
Washington, DC 20011 and 20012

October 14, 2026

Chair Michelle Pourciau
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200S
Washington, DC 20001

RE: Case No. 21503
7800 Alaska Avenue NW
BZA Application for Special Exemption
(Hearing scheduled for October 21, 2026)

Dear Chairperson Pourciau and Members of the Board:

Please be advised that Advisory Neighborhood Commission (ANC) 4A, at its regularly scheduled monthly meeting on Tuesday, October 6, 2026, a quorum of commissioners being present, voted (3-0-2) to support the application of Jemal's Gateway, DC, LLC and Emerald Wings, LLC for a special exception under the fast food establishment uses of Subtitle U § 513.1(e) pursuant to Subtitle X § 901.2 The requested relief is to permit a fast-food establishment in an existing one-story commercial building in the R-1B and MU-4 zones at 7800 Alaska Avenue, NW.

Prior to the October 6th Regular Public ANC 4A meeting, the Commission took several steps to duly and timely notify the public of the application. We sent the BZA Public Hearing Notice to the neighborhood listservs with a link to the IZIS case on June 28. The applicant made a presentation at the September 1st Regular Public ANC 4A meeting where the Commissioners asked questions. A meeting for Single Member District 4A01 was held on October 1, 2026 where the public was able to ask questions. Each meeting was duly noticed on neighborhood listservs in the Shepherd Park, North Portal Estates, Brightwood, TakomaDC, and NextDoor listservs. Notices for the October 1 meeting were hand delivered to the blocks immediately surrounding 7800 Alaska Avenue, NW.

I have attached emails from the community that we received. The Zoom links to the meetings that we held are provided above and contain the discussions.

In response the community and commissioner concerns, the applicant, the community and the Commission reached an agreement at the October 1 meeting on several key factors as follow:

1. Hours of operation: Emerald Wings 7800 Alaska Ave NW (hereafter Emerald) agrees to close at least 1 hour before Champion Kitchen (located at 7730 Georgia Avenue NW). Champion Kitchen closes at 2 AM Sunday though Thursday and at 3 AM Friday and Saturday, so Emerald would close at least by 1 AM Monday through Thursday and 2 AM Friday and Saturday. Under consideration: Allowing Emerald to stay open an extra hour on bank holidays and the night before the bank holidays and on special occasions designated by the DC government such as the World Cup.
2. Store Deliveries: Emerald will have overnight deliveries to prevent congestion of the parking lot and blocking street parking. Emerald will speak to its delivery company about parking on the street as far away from residences as possible and keeping noise to a minimum during the deliveries that should not last more than 15 minutes. The ANC will work with the delivery company to try to establish a safe parking area for quick deliveries.
3. Security: Emerald will have cameras that cover the outside of the building. There will be no security guard at this time. The security cameras will apply to connected to the DC Connect camera program with MPD to allow MPD to access the cameras directly. Emerald should receive up to a $500 rebate for joining the program. Emerald will consider posting signs, if necessary, to discourage loitering in and near its premises.
4. Parking: Emerald will encourage its employees to park at the back of the parking lot to prevent congestion and not to park on the street at all, to prevent occupying residential parking. The ANC will work with the Douglas Jemal Development to change the traffic flow and will work with Department of Public Works Parking Enforcement to discourage illegal parking on residential streets.
5. Noise: Emerald will discourage noise from employees, delivery drivers, and others especially during late night hours.
6. Trash: Emerald is testing interior trash containment to prevent attracting rodents. Emerald commits to keeping its premises clean and to regularly keeping the outside area around its premises clean. The ANC will work with the landlord to have regular trash abatement in the parking lot and on the nearby streets.
7. Pest/Vermin Control: Emerald is aware of the prior problems in the area and is required to have monthly pest and vermin abatement. The ANDC and residents will work to make sure that the Department of Health stays apprised of all rodent activity in the area.

8. Grease Traps: Emerald is required by the Department of Health to maintain the cleanliness of its grease traps and is committed to following the regulations.
9. Discounts for first responders: Emerald will consider offering discounts to MPD officers. The ANC requests that they consider offering discounts to our DCFD officers at Engine Company 22 also.
10. Point of Contact: Emerald has provided and will maintain an active point of contact for the ANC and nearby neighbors to call in the event of problems on the property.

Therefore, ANC 4A's support for the granting of the Application for Special Exemption was:

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of 5 of 6 members were present) on October 6, 2026, by a vote of 3 yes, 0 no, and 2 abstentions..

Respectfully submitted,

Paula Edwards

Paula Edwards
Chair
ANC 4A
Mobile: 202-909-7156
Email: 4A@anc.dc.gov

Emails from the community

Neighbors,

I was totally unfamiliar with Wing Stop until they were mentioned here on the list serve.
So, I decided to google Wing Stop to find out more about them.
After reading a considerable number of reviews and factoids about them, I actually got hungry and developed wing cravings!

Apparently, their Lemon Pepper, Garlic Parmesan and Louisiana Rub versions are noteworthy, popular and affordable (about $1.20 per drum or flat).
So out of respect for my neighbors and the neighborhood, I will refrain from either rooting for them or condemning them.

However, if they make it to the neighborhood, I will have to check them out.
Actually, 7421 Georgia Avenue sounds like a good compromise, not as fancy a spot, but it should certainly work for them.

Yours in neutrality,
Butch Alvarez
Morningside Drive

On Monday, October 5, 2026 at 09:34:01 PM EDT, Bob Jenkins via groups.io <rjenkins34=yahoo.com@groups.io> wrote:

I suggest the vacant store at 7421 Georgia as a compromise location. It presently available for rent.

It was formerly a liquor store , has parking and is further away from single family homes.

Bob on Kalmia

On Oct 5, 2026, at 9:23 PM, Bob Jenkins via groups.io <rjenkins34=yahoo.com@groups.io> wrote:

This is absolutely
awful! I missed the Zoom meeting. But this 60+ year Shepherd Park neighbor, who remembers the building being a bank, is strongly opposed.

We do NOT need another fast food restaurant!

Years ago, we successfully fought development of a Wendy's on the site that's now the neighborhood library? Has the time come for another project.

Bob on Kalmia.

All very important things to consider, Mike. Not thrilled about the proposal for Emerald Wings given what you also flagged. Can you remind us how we can submit comments? I can also search my emails.

Thank you!

On Sun, Oct 18, 2026 at 8:15 AM Michael Kendellen via groups.io <mike.kendellen=gmail.com@groups.io> wrote:
First, the easy access and quality of the Zoom is commendable. Can't all Zooms be like this?

What caught my attention was the summary of businesses from Geranium to Kalmia. They include three establishments including the proposed wings place open until 1-2 a.m. all across from each other, two which serve alcohol, plus KFC, a 24/7 McDonalds, a pizza restaurant, two gas stations, two liquor stores, and two marijuana dispensaries. Throw in a school, a library, a church, and a funeral home. Does all this make the proposed senior living (affordable housing?) in the now boarded strip of shops on Georgia and Kalmia an attractive place to live? Is the proposed 4-5 story structure going to happen?

Mike
14th

Comments from 10/6/2026 Meeting

00:55:33 tim shuy: How does the new traffic design at that intersection align with increased traffic from delivery drivers? ANSWER: One parking space will be lost but turning onto Kalmia Road will be easier.

00:55:50 Annie Whatley: I would only support 12 midnight Sunday - Thursday and 1 am Friday and Saturday. No acceptable justification to stay open until 2 am on weekends. Will only add to loitering, crime and noise in that corridor of Georgia Avenue

00:59:11 Annie Whatley: I agree that we have sufficient fast food establishments in the Ga Avenue corridor

01:00:55 Annie Whatley: agree. Not possible for parking

01:04:14 Annie Whatley: Since the other trucks are parking in the parking lot - why not these? ANSWER: Because late night trucks in the parking lot will wake residents and deliveries during the day would conflict with deliveries to other tenants and cause chaos