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December 23, 2025

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001

**Re: New Application to the Board of Zoning Adjustment
Request for Special Exception to Permit Fast Food Restaurant Use and From
Refuse Dumpster Requirements
Emerald Wings LLC
406 8th Street, SE (SSL 0925 0827)**

Dear Members of the Board:

On behalf of the Emerald Wings LLC (the “Applicant”), as authorized by Jamal’s Niti LLC, the owner of the property located at 406 8th Street, SE (Lot 827 in Square 925) (the “Property”), we hereby submit this application pursuant to Subtitle X § 901.2 and Subtitle U § 513.1(e) of the 2016 Zoning Regulations of the District of Columbia (Title 11, District of Columbia Municipal Regulations) (the “Zoning Regulations”) for:

- (1) special exception approval for a fast food restaurant at the Property, which is in the MU-4/CHC zone; and
- (2) special exception relief from Subtitle U § 513.1(e)(2) relating to the refuse dumpster requirements.

In accordance with Subtitle Y § 300, please find enclosed the following materials:

- Letter from the property owner authorizing the Applicant to represent the owner and to authorize Holland & Knight LLP to serve as its representative before the BZA concerning the Property;
- Letter from the Applicant authorizing Holland & Knight LLP to file and process the subject application;

- Completed BZA Form 135 – Zoning Self Certification;
- Surveyor’s plat showing the boundaries and dimensions of the existing and proposed structures on the Property;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended use of the Property;
- A preliminary statement explaining how the application meets each element of the review standards for special exception relief requested (the “Statement of Support”)
- Architectural plans and elevations;
- Color images showing the pertinent features of the structure and the Property;
- Outline of testimony for the witness who will testify at the public hearing;
- Pursuant to Subtitle Y § 300.8(g), the name and mailing address of the owners of all property located within 200 feet of the Property (two (2) sets of mailing labels to be provided to the Office of Zoning separately);
- A statement of the efforts made by the Application to apprise the affected Advisory Neighborhood Commission (“ANC”), ANC 6B, of this application (included within the Statements of Support);
- A Certificate of Service demonstrating that the Office of Planning and ANC 6B have been provided a copy of the subject application (see end of this cover letter); and
- A Certification of Proficiency demonstrating that undersigned counsel is able to represent the Applicant in this case.

The Applicant will pay the required filing fee of \$3,120.00 upon the Office of Zoning’s acceptance of the application for processing. The fee has been calculated in accordance with Subtitle Y § 1600.1(b)(24).

We appreciate the Board’s consideration of this application, and respectfully request that the Office of Zoning schedule the application for public hearing on the next available date.

Respectfully submitted,
HOLLAND & KNIGHT LLP

By: Leila Jackson Batties
Leila Jackson Batties

Madeline Shay Williams
Certificate of Service

I hereby certify that on December 23, 2025, a copy of the foregoing application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

DC Office of Planning

Joel Lawson

joel.lawson@dc.gov

District Department of Transportation

Erkin Ozberk

erkin.ozberk1@dc.gov

Advisory Neighborhood Commission 6B

6B@anc.dc.gov

Commissioner Edward Ryder

Chair, ANC 6B

6B08@anc.dc.gov

Commissioner Brian Gorman

Representative, Single Member District 6B-04

6B04@anc.dc.gov



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