

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Emerald Wings LLC
406 8th Street, SE
Square 0925, Lot 0827

Statement of Existing and Intended Use of the Property
submitted in accordance with Subtitle Y § 300.8(d)

The subject property, located at 406 8th Street, SE (Square 0925, Lot 0827) (the “Property”), is situated in the Capitol Hill Historic District. The Property is presently improved with an attached, three-story brick building that has ground floor retail and office uses above. Currently, the existing ground floor retail space is vacant.

The applicant proposes to reconfigure the existing tenant space on the first floor of the building, which consists of approximately 1,274 square feet of GFA, to accommodate a Wingstop fast food restaurant.