



October 14, 2024

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case No. 21192 – 3320 Brown Street NW (Square 2611, Lot 804)
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Brown Street Maker Cooperative (the “**Applicant**”), please find enclosed the Prehearing Statement for the above-referenced case. We look forward to presenting the application to the Board of Zoning Adjustment on November 13, 2024. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MM', written over a horizontal line.

Meridith Moldenhauer
2001 M Street, Suite 500
Washington, D.C. 20036

A handwritten signature in blue ink, appearing to read 'MSW', written over a horizontal line.

Madeline Shay Williams
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CERTIFICATE OF SERVICE

I hereby certify that on this 14th day of October, 2024 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

D.C. Office of Planning
c/o Ron Barron
1100 4th Street SW, Suite E650
Washington, D.C. 20024
Ron.barron1@dc.gov
planning@dc.gov

Advisory Neighborhood Commission 1D
c/o Angela Allison, Chairperson & SMD 1D06
1D@anc.dc.gov
1D06@anc.dc.gov

D.C. Department of Transportation
c/o Erkin Ozberk and Preston Jutte
250 M Street SE
Washington, D.C. 20003
Erkin.ozberk1@dc.gov
Preston.jutte@dc.gov



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

**APPLICATION OF
BROWN STREET MAKER COOPERATIVE**

BZA CASE NO. 21192

APPLICANT'S PREHEARING STATEMENT

I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT

This prehearing statement is submitted on behalf of Applicant, Brown Street Maker Cooperative (the “**Applicant**”), the owner of the property located at 3320 Brown Street NW (Square 2611, Lot 804) (the “**Property**”), in support of this application for special exception relief from the use requirements under Subtitle U § 203.1(d) to provide a community center building use in the RF-1 zone.

II. ZONING MAP

The Applicant has attached a copy of the Zoning Map at **Tab A**.

III. PUBLIC SPACE

The Applicant proposes a multi-purpose green space between the front façade and front lot line of the Property. The purpose of the proposed green space is to provide a more inviting entryway to the building that may be used for outdoor activities. Although the Applicant is still evaluating what may be done with this area based on the District Department of Transportation design guidelines, the Applicant understands that any modification or improvement to the public space is subject to review by the Public Space Committee.

IV. NO VEHICLE PARKING REQUIREMENT

The Property was previously used as a corner store. The previous use did not provide and was not required to provide vehicle parking spaces as a retail use under Subtitle C § 701.5 has a minimum vehicle parking requirement of 1.33 spaces per 1,000 sq. ft. in excess of 3,000 sq. ft. Since the Property is 832 sq. ft. in land area, no vehicle parking was required.

Similarly, there is no minimum vehicle parking requirement for the proposed general institutional use, or community center building use more specifically. Subtitle C § 701.5 of the Zoning Regulations requires 1.67 spaces per 1,000 sq. ft. in excess of 5,000 sq. ft. Again, since the Property is 832 sq. ft. there is no parking requirement. Further, the Property does not propose an increase in the gross floor area of the Property, which might otherwise trigger a vehicle parking requirement. *See* Subtitle C § 704.1. As such, no parking is required and thus none will be provided.

V. COMMUNITY OUTREACH

Prior to filing this BZA application, the Applicant presented this proposal to ANC 5D at their monthly meeting on June 18, 2024. After filing the subject BZA application, the Applicant formally presented to ANC 5D on September 17, 2024, where a quorum of six Commissioners voted unanimously to support the subject BZA application. *See* Exhibit 17.

VI. CONCLUSION

For the reasons stated above and as enumerated in the Applicant's prior filings, the Applicant submits that the subject BZA application meets the requirements for special exception relief and respectfully requests that the Board approve the application on November 13, 2024.

Respectfully submitted,



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