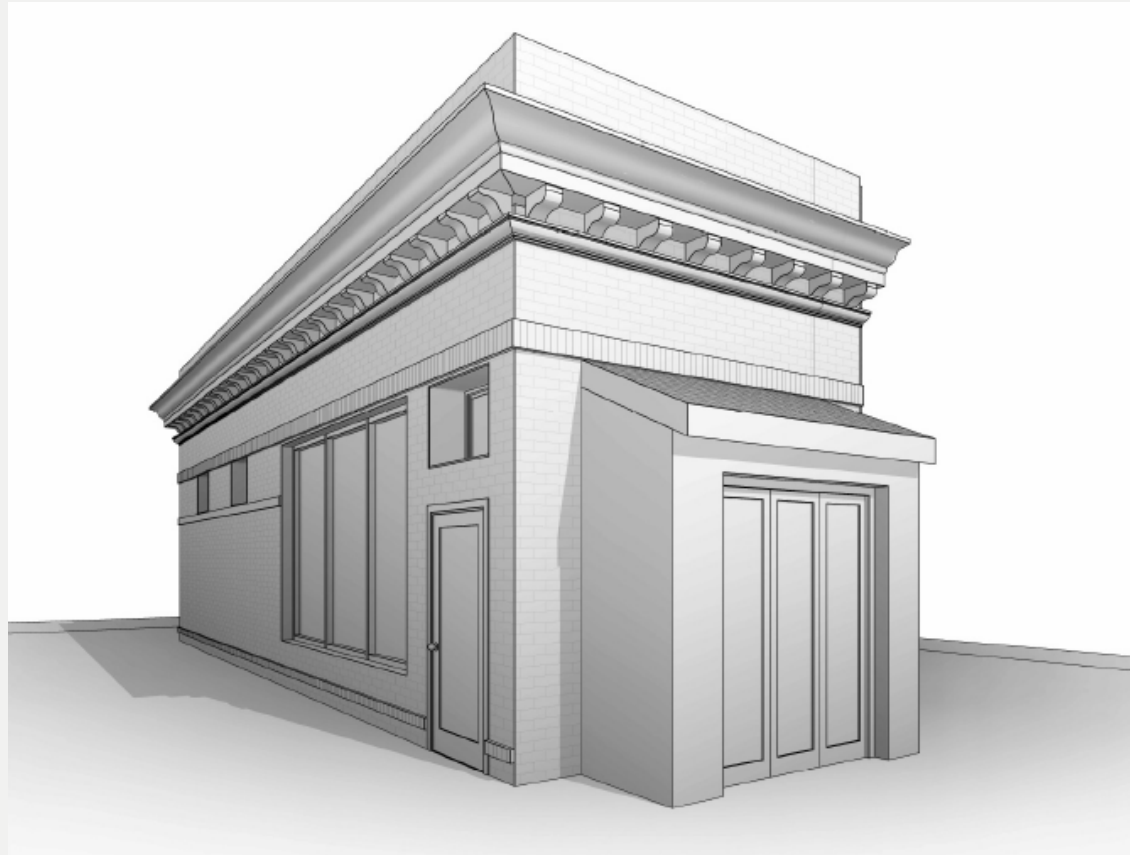


BZA Case No. 21192

3320 Brown Street NW (Square 2611, Lot 804)



Applicant: Brown Street Maker Cooperative



Existing Conditions – Vacant



INTERIOR VIEW



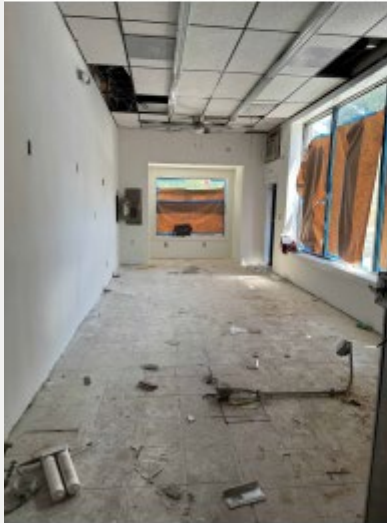
INTERIOR ATTIC SPACE



SIDE ELEVATION



SIDE ELEVATION



INTERIOR CONDITIONS



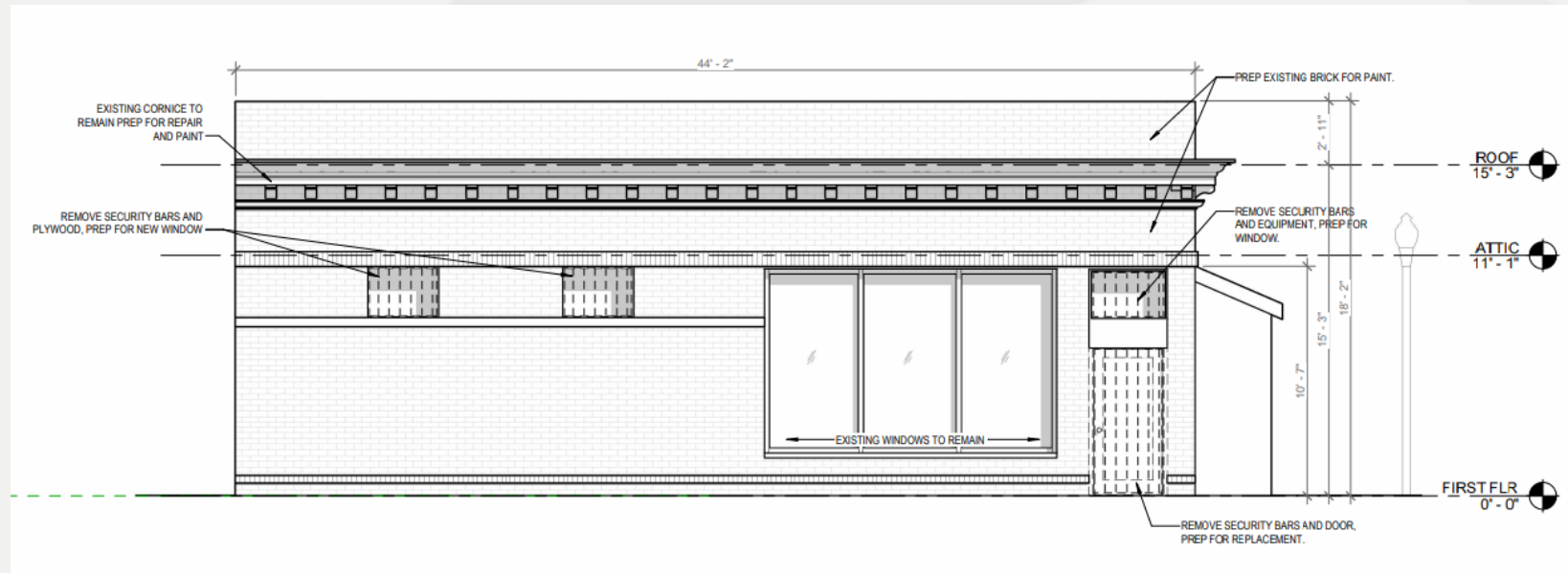
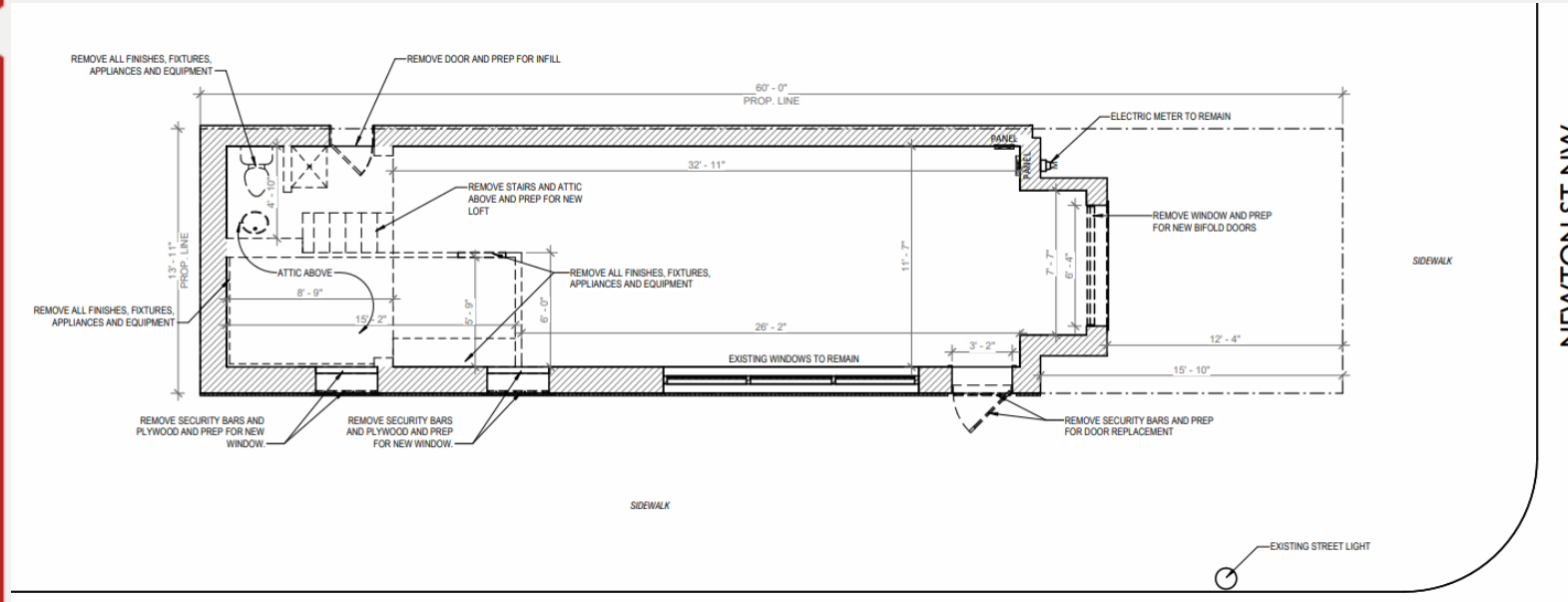
INTERIOR CONDITIONS



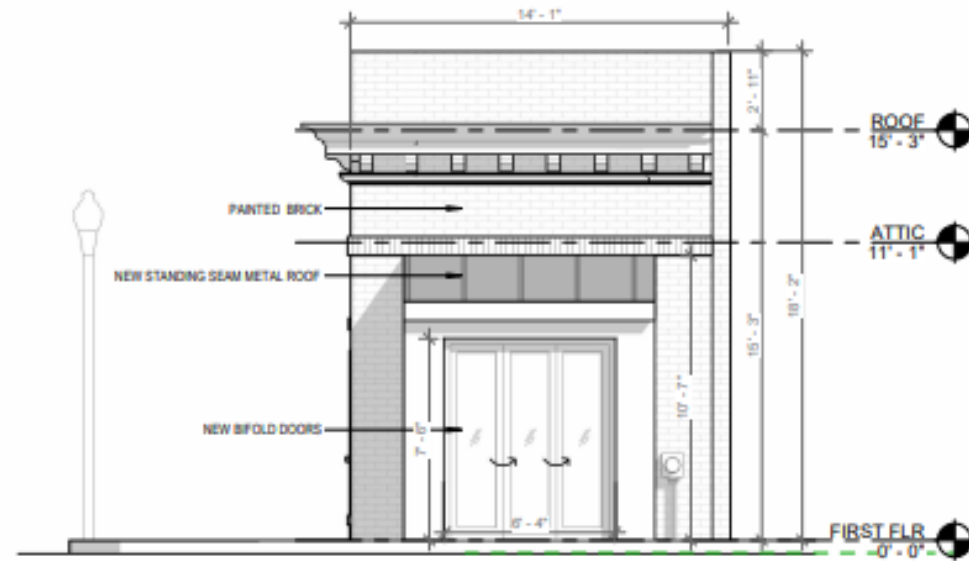
Project

- ☐ Proposed Use – Community center building use as a nonprofit maker space
 - ☐ Design and creation of variety of crafts and sustainable projects
 - ☐ Ex: 3D printing, laser engraving, woodworking, STEM activities, “fix-it” clinics
- ☐ Operations
 - ☐ Managed by Applicant (nonprofit)
 - ☐ Hours of operation: varied based on interest but will conclude by 9pm
 - ☐ Max. occupant load of 49

Site Plan & Side Elevation



Front Façade



2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

Proposed Changes

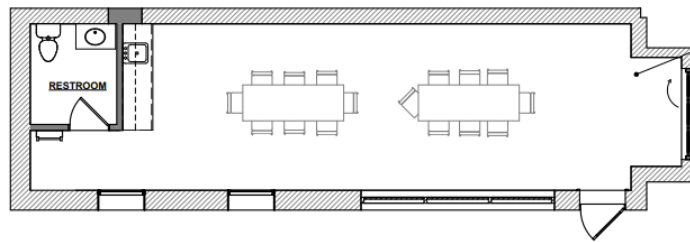
☐ Interior

- ☐ Remove stairs and attic at rear and replace with storage loft
- ☐ Bathroom slightly expanded and reconfigured
- ☐ Removal of certain fixtures and appliances

☐ Exterior

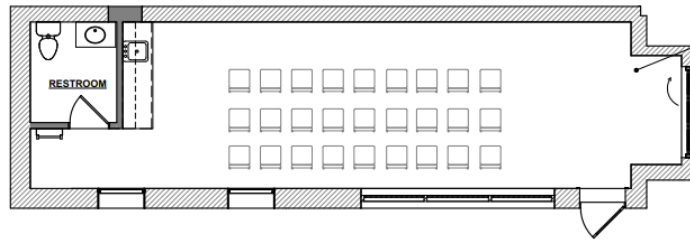
- ☐ Multi-purpose green space at entry
- ☐ Minor changes to exterior (removal of security bars, paint, replace windows, etc.)

Proposed Layout Options



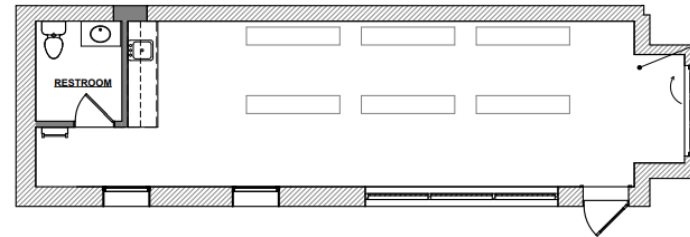
PROPOSED PROGRAM:

- 10-15 PEOPLE CRAFT CLASSES
- 15-30 PEOPLE WRITING WORKSHOPS
- 16-20 KIDS ACTIVITIES



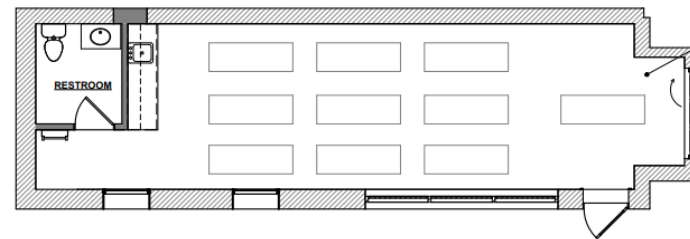
PROPOSED PROGRAM: (UP TO 49 OCCUPANTS)

- SEATED PRESENTATION
- SEATED MOVIE SCREENING
- MUSICAL EVENTS / PRESENTATIONS



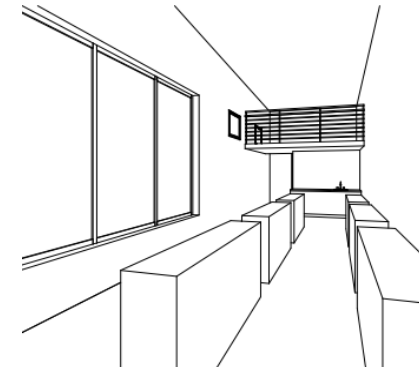
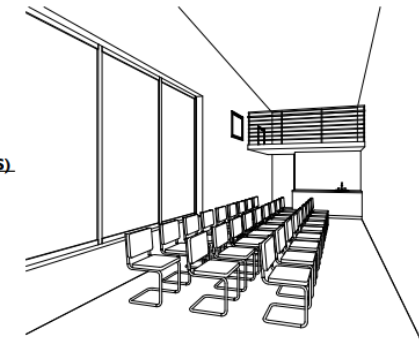
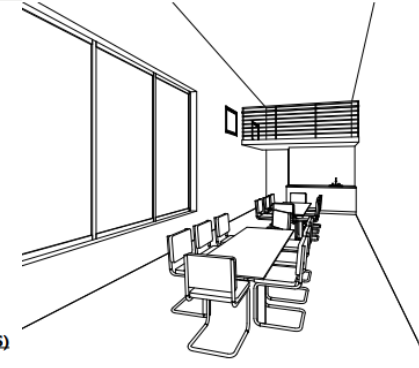
PROPOSED PROGRAM: (UP TO 49 OCCUPANTS)

- BOOK FAIR
- ANTIQUE FAIR
- ART DISPLAY
- POP UP CERAMIC SHOP



PROPOSED PROGRAM:

- 6-10 PEOPLE YOGA CLASSES
- 10- 15 PEOPLE HITT CIRCUIT GYM CLASS
- 15-20 PEOPLE MEDITATION SESSIONS



Relief Requested

- ☐ Special Exception Relief – Subtitle X § 901.2
 - ☐ A community center building use is permitted by special exception in the RF-1 zone under Subtitle U § 203.1(d) subject to conditions

Special Exception Relief Under Subtitle X § 901.2

1.) Harmonious with purpose and intent of the regulations;

- ☐ RF zones are intended to “allow for limited compatible nonresidential uses” under Subtitle E § 101.2(b)
- ☐ Proposed use is compatible with the surrounding community providing valuable artistic and educational services to the community
- ☐ District-wide policy emphasis on encouraging arts and culture

2.) Not tend to adversely affect the use of neighboring property; and

- ☐ No major structural changes to exterior
- ☐ Limited number of participants due to small building footprint
- ☐ Hours would not extend past 9pm
- ☐ Proposed use would occur primarily inside

Special Exception Relief Under Subtitle X § 901.2

3.) Will meet special conditions of Subtitle U § 203.1(d):

a) *The use shall not be organized for profit, but shall be organized exclusively for the promotion of the social welfare of the neighborhood in which it is proposed to be located;*

The community center building would be operated by a nonprofit.

b) *The use shall not include retail sales to the general public but may charge a fee to members for services, which may include refreshments;*

The Applicant does not propose to provide retail sales to the general public.

c) *The use shall not likely become objectionable in a R zone because of noise or traffic; and*

The proposed use is not likely to become objectionable due to limited number of participants, hours would not extend past 9pm, and would occur primarily inside.

d) *The use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located;*

The proposed use would be located in the heart of the Mount Pleasant neighborhood.

Community Outreach & Agency Review

- ☐ ANC 1D Resolution in Support (Ex. 17)
- ☐ OP Report (Ex. 22) – recommends approval

Questions?