

## **2210 5<sup>th</sup> Street LLC**

**LOT 0811 SQ 3611**

**Building Size 3,383 Sq ft with 611 additional on 2<sup>nd</sup> floor**

**Lot Size: 10,200 sq ft**

**ZONING PDR-2**

### **Statement of Intended Uses**

The Properties Existing use was a automotive garage place. We purchased the property in 2023 and have used to park some vehicles but for no other activity. Currently sits dormant with no activity.



We have been involved in permitting process for over a year and recently a comment came back that we need a special exception for zoning to include Golf Simulators in our space.

The intended Use is area is a Cannabis Sales (Off and On Premise) and inside the facility we want to have four Golf simulator bays. Essentially 15 feet wide by 15 feet deep – the individual would hit a golf ball into a heavy netting and various cameras would follow and analyze the swing, ball flight and so forth.

Some competitive games might be played as the simulators allow for the user to select a course (like Pepple Beach or Clear View).

Application meets the burden of proof and specific criteria for the requested relief. There would be little to no effect to the community – the machines are not designed for loud noise, although there will be some music playing in the background and from time to time there be an announced tournament style event.

We have spoken to the zoning committee for ANC 5F and received approval of the use, in fact they were excited to have the amenities in their neighborhood.

Types of activity: Activities will include

Teaching lessons for golfers

Recreation, individual and group use. Groups not expected to exceed 8 persons per simulator for a total occupancy of approximately 32 persons. The building plans show a total occupancy of 90 persons.

Noise will not exceed the 70dB as allowed in an industrial zone

The property has open space inside a fenced area and patrons would not be allowed to accumulate outside the property. There will be no lines or expected crowds exceeding capacity.