



## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

**DATE:** September 21, 2010

**SUBJECT:** BZA Case No. 18118, 1711 Florida Avenue, N.W., Square 2562, Lot 95

### SUMMARY RECOMMENDATION

The Office of Planning (OP) recommends **APPROVAL** of:

- **A special exception pursuant to § 735 of Title 11 DCMR**, to permit an animal boarding establishment.

### AREA AND SITE DESCRIPTION

Address	1711 Florida Avenue, N.W.
Legal Description	Square 2562, Lot 95
Ward	1
Lot Characteristics	Corner lot with no alley access
Existing Development	Two-story building with automobile parking on the first floor and office space on the second floor.
Zoning	C-2-B – medium high density community business center district RC – Reed-Cooke Overlay District
Adjacent Properties	North: PEPCO facility South: Across Florida Avenue, mixture of commercial and residential uses East: storage facility West: across Champlain Street, ball fields and tennis courts
Surrounding Neighborhood Character	Mixture of residential, commercial and public uses

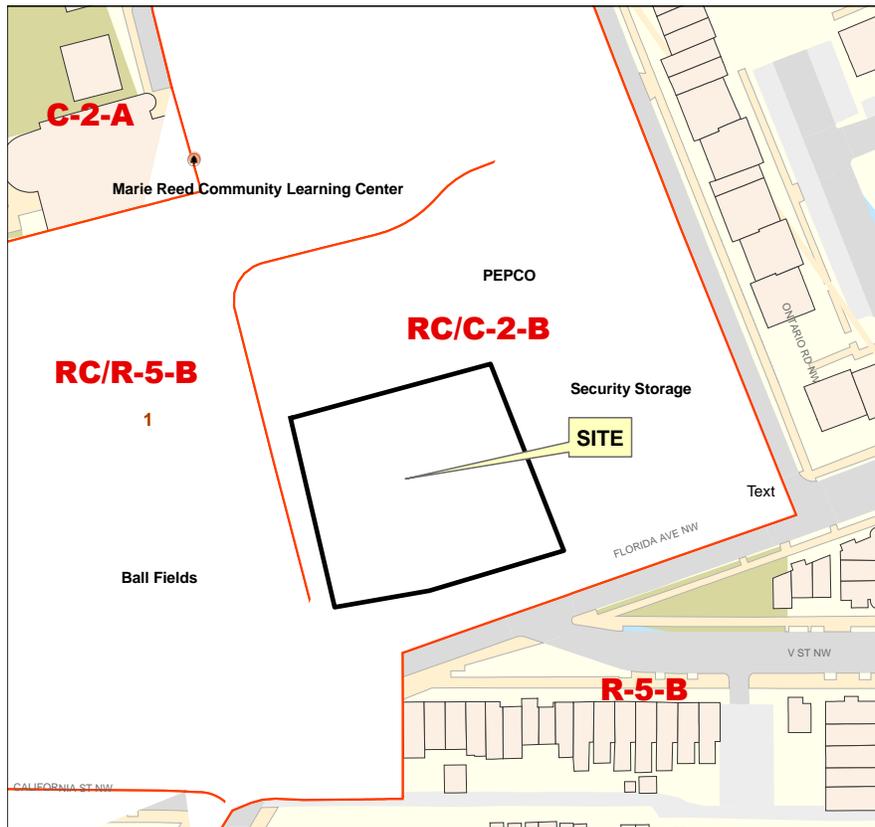
### APPLICATION IN BRIEF

The applicant proposes to relocate Dogs by Day, an animal boarding, training and grooming use, and Greenpets, an affiliated pet food and supply store, to 1711 Florida Avenue, N.W. These two uses are currently located in the 1700 block of 14<sup>th</sup> Street, N.W. The applicant currently boards approximately 80 dogs a day, including day care and overnight boarding.



The new location would be in the northwest corner of Champlain Street and Florida Avenue, and would be located on the second floor of a brick-enclosed parking garage in space that was formerly used for offices. It has small narrow windows that do not open. The pedestrian entrance to the space would be located on Florida Avenue. Automobiles would continue to enter the building from Champlain Street, and clients arriving by car would be able to park in the garage. No outdoor play space is proposed.

The uses proposed are permitted by special exception within the C-2-B district. Animal boarding, which includes training, is permitted as a special exception use. Dog grooming is also permitted by special exception, but if more than ten dogs are on the premises at any one time, as per the definition of pet grooming establishment contained in § 199.1 of the Zoning Regulations, the use is considered to be animal boarding. Sale of pet supplies is considered to be an accessory use to pet grooming, and therefore in this case can be permitted pursuant to the special exception request for animal boarding.



Zoning and Vicinity Map

**OFFICE OF PLANNING ANALYSIS**  
**Special Exception pursuant to § 735 – Animal Boarding**

735.2 “The animal boarding use shall not abut a Residence Zone.”

The subject property does not abut residence zone. All properties within the square are commercially zoned.

735.3 *“The animal boarding use shall take place entirely within an enclosed and soundproof building in such a way so as to produce no noise or odor objectionable to nearby properties. The windows and doors of the premises shall be kept closed and no animals shall be permitted in an external yard on the premises.”*

The application indicates that the use would take place entirely within an enclosed building improved with windows that do not open. The doors would be kept closed. No objectionable noise to nearby properties would result because of the masonry construction, soundproofing the building. No external yard would be provided.

735.4 *“The animal boarding use shall place all animal waste in closed waste disposal containers and shall utilize a qualified waste disposal company to collect and dispose of all animal waste at least weekly. Odors shall be controlled by means of an air filtration system (for example, High Efficiency Particulate Air “HEPA” filtration) or an equivalently effective odor control system.”*

Animal waste would be placed in heavily lined cans and kept within the building until the day of pick-up. Collection of the waste would take place three times a week, on Mondays, Wednesdays and Fridays. HEPA filters would be installed within the building for air filtration.

735.5 *“The Board may impose additional requirements pertaining to the location of buildings or other structures; entrances and exits; buffers, barriers, and fencing; soundproofing; odor control; waste storage and removal (including frequency); the species and/or number and/or breeds of animals; or other requirements, as the Board deems necessary to protect adjacent or nearby property.”*

The Office of Planning does not recommend any additional requirements.

735.6 *“External yards or other exterior facilities for the keeping of animals shall not be permitted.”*

No external yards or other exterior facilities are proposed.

### **Reed-Cooke Overlay District**

The subject property is located within the Reed-Cooke Overlay District. Pursuant to § 1400.5(c) of the Zoning Regulations, the application would be subject to the provisions of the overlay because a new certificate of occupancy would be required to reflect a change in use from office to animal boarding. No new construction or alterations in excess of fifty percent of the assessed value of the structure are proposed, and the proposed use would not be prohibited by § 1401, Use Provisions. Therefore, the subject application would be in conformance with the provisions of the overlay, provided the applicant obtains a new Certificate of Occupancy.

The Office of Planning concludes that the subject application is in conformance with all applicable provisions of the Zoning Regulations.

### **COMMUNITY COMMENTS**

The applicant informed the Office of Planning that ANC 1C voted to support the application at its regularly scheduled meeting on September 1, 2010.

Sixty-five community members submitted letters in support of the application.

## **CONCLUSION AND RECOMMENDATION**

The Office of Planning finds the subject application to be in conformance with the provisions of the requirements for the granting of a special exception within the Reed-Cooke Overlay, pursuant to §§ 735 and 1400 of the Zoning Regulations. Therefore, the Office of Planning recommends **APPROVAL** of the application.

JS/sjm<sup>AICP</sup>

Project Manager: Stephen J. Mordfin, AICP