



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: March 8, 2011

SUBJECT: BZA Case No. 18186, 7714 Georgia Avenue, N.W., Square 2957, Lot 34

SUMMARY RECOMMENDATION

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

- A special exception pursuant to § 736 of Title 11 DCMR, to permit a pet grooming establishment.

AREA AND SITE DESCRIPTION

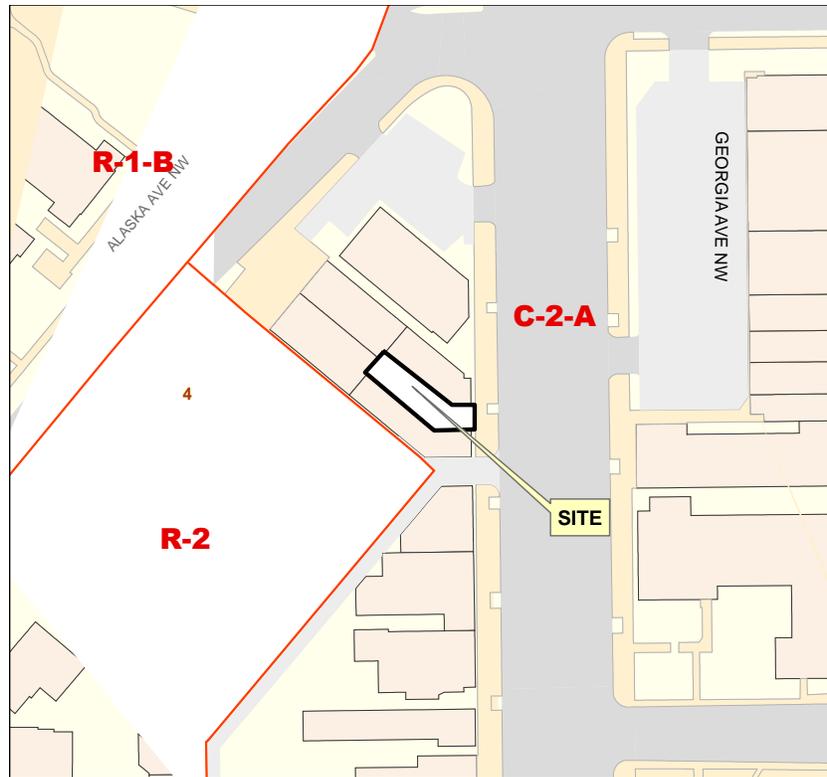
Address	7714 Georgia Avenue, N.W.
Legal Description	Square 2957, Lot 34
Ward	4
Lot Characteristics	“Dog-legged” shaped property with no alley access
Existing Development	One-story commercial building
Zoning	C-2-A: Medium density community business center
Adjacent Properties	North, South and West: One and two-story commercial buildings East: Across Georgia Avenue, one-story shopping center, offices and apartment buildings.
Surrounding Neighborhood Character	Mixture of residential and neighborhood serving retail.

APPLICATION IN BRIEF

The applicant, Doggie Washerette, LLC, proposes to establish a pet grooming establishment within an existing commercial space. This facility would be a self-serve dog washing and grooming facility, including a coin-operated dog wash vending machine. Waste would be picked up from the site weekly and no outdoor facilities would be provided.

The applicant proposes to upgrade the facility through the installation of a new HVAC system with charcoal filters, new acoustical ceiling tiles and the installation of new partitions along the common walls of the adjacent commercial uses of soundproof drywall, sound-deadening boards and sound attenuation batts.





Zoning and Vicinity Map

OFFICE OF PLANNING ANALYSIS

Special Exception pursuant to § 736 – Pet Grooming Establishment

736.2 *“The pet grooming establishment shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste.”*

The proposed establishment would be located within a masonry building with no windows. New acoustical ceiling tiles would be installed and new partitions would be located along the common walls with the adjoining retail uses, including sound attenuation batts, sound-deadening boards and soundproof drywall to control noise. A new HVAC unit with charcoal filters would be installed to control odors. Waste would be stored on-site in odor neutralizing compost bins and collected weekly.

736.3 *“All animal waste shall be placed in closed waste disposal containers and shall utilize a qualified waste disposal company to collect and dispose of all animal waste at least weekly. Odor shall be controlled by means of an air filtration system or an equivalently effective odor control system.”*

The application indicates that animal waste would be stored in odor neutralizing compost bins within the facility, and placed out front for collection once a week. The application includes a proposal from a company specializing in solid waste disposal.

736.4 *“The pet grooming establishment shall not abut an existing residential use or Residence District.”*

The subject property does not abut either an existing residential use or a residence district.

736.5 “External yards or other external facilities for the keeping of animals shall not be permitted.”

No external yards or other exterior facilities are proposed.

736.6 “The sale of pet supplies is permitted as an accessory use.”

The applicant informed the Office of Planning that she is aware of this permitted accessory use.

736.7 “The Board may impose additional requirements as it deems necessary to protect nearby properties.”

The Office of Planning does not recommend any additional requirements.

COMMUNITY COMMENTS

ANC 4A, at its meeting of December 7, 2010, voted in support of the application.

Councilmember Bowser submitted a letter to the file in support of the application.

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 pursuant to § 736 of the Zoning Regulations. Therefore, the Office of Planning recommends **APPROVAL** of the application.

JS/sjm^{AICP}

Project Manager: Stephen J. Mordfin, AICP