



## MEMORANDUM

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

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

**DATE:** March 29, 2011

**SUBJECT:** BZA Case No. 18192, 5913 Georgia Avenue, N.W., Square 2986, Lot 891

### 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	5913 Georgia Avenue, N.W.
Legal Description	Square 2986, Lot 891
Ward	4
Lot Characteristics	Corner lot with no alley access
Existing Development	Two-story building with automobile parking at the rear.
Zoning	C-3-A – medium bulk major business center and employment district
Adjacent Properties	North: Vacant two-story building, followed by former Curtis Chevrolet site South: Across Missouri Avenue, a gasoline station and Emory Park East: Former Curtis Chevrolet site West: across Georgia Avenue, one and two-story commercial buildings
Surrounding Neighborhood Character	Commercial development along Georgia Avenue and residential development to the east and west.

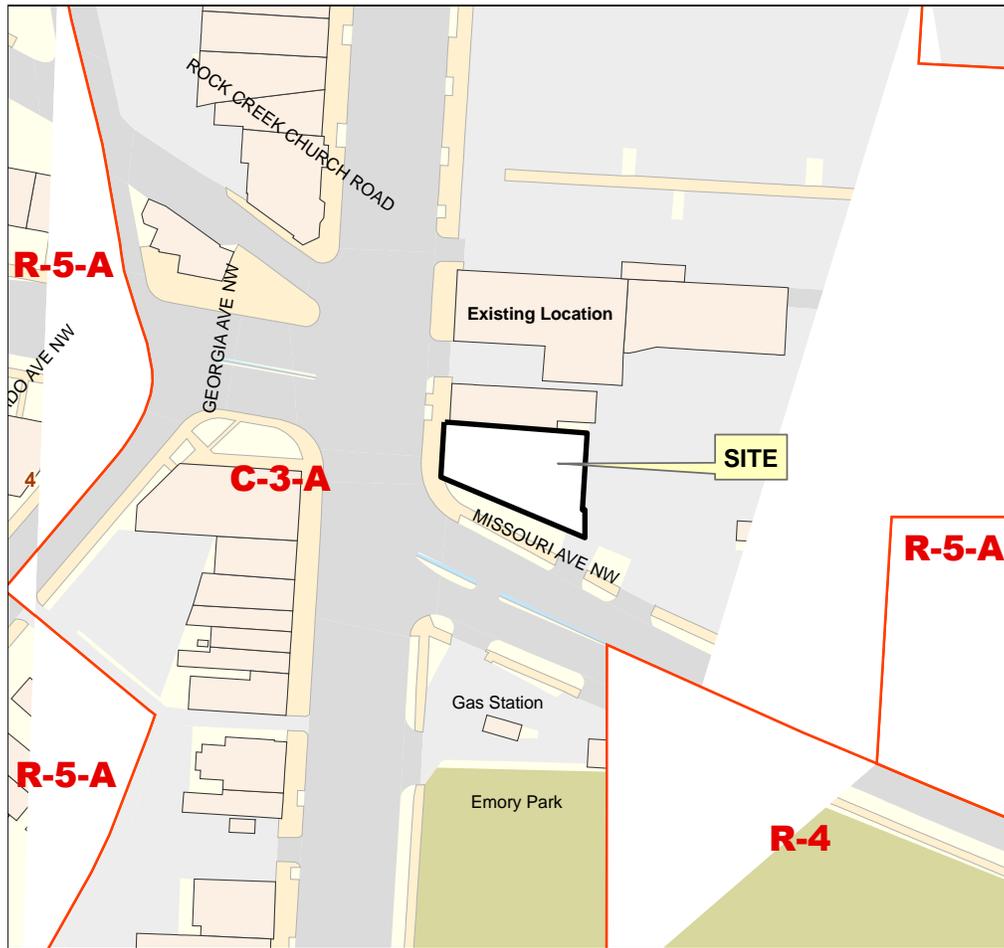
### APPLICATION IN BRIEF

The applicant proposes to relocate Little Rascals Doggie Day Care and Boarding, an animal boarding use, to 5913 Georgia Avenue, N.W. The use is currently located at 5917 Georgia Avenue, N.W. and was permitted pursuant to BZA Application No. 17784, dated April 30, 2008. The existing location is proposed to be demolished for the construction of a Walmart store, a site currently under large tract review.

The new location would be in an existing commercial structure at the northeast corner of Georgia Avenue and Missouri Avenue, and would occupy the entire building. Vehicular access to the site would be from Missouri Avenue, via an existing curb cut and asphalt parking lot at the rear of the building. The pedestrian and animal entrance to the use would be from the rear of the building. No outdoor play space is proposed.



The use proposed, animal boarding, is permitted by special exception within the C-3-A district.



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 a residence zone. All abutting properties 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 and the windows and doors would be kept closed. No objectionable noise to nearby properties would result because of the masonry construction of the building, soundproofing the building. Acoustical ceiling tile would be used to absorb noise from within 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 bagged, placed within a closed waste disposal bin and collected daily from the site. The applicant has a contract with a hauling contractor specializing in this type of waste removal. Floors would be sealed with armorpoxy to prevent the absorption of odors. An air filtration system would be used to control odors.

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.

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

## **COMMUNITY COMMENTS**

ANC 4B, at its regularly scheduled meeting of February 28, 2011, tabled 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 pursuant to § 735 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