

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: December 9, 2016

SUBJECT: BZA Case 19392 (2222-2224 18th Street, N.W.) for a special exception to permit animal boarding in a commercial building

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception:

- U § 513.1(m), Animal Boarding, as part of a business providing other permitted animal care services

Subject to the following condition:

That the applicant post in the building and provide information to its customers that they are not to use the commercial loading spaces in 18th Street for pick-up and drop-off of pets.

II. LOCATION AND SITE DESCRIPTION

Address	2222-2224 18 th Street, N.W.
Applicant	Revana, LLC
Legal Description	Square 2553, Lot 829
Ward/ANC	Ward 1/ ANC 1C
Zone	MU-4
Lot Characteristics	Rectangular mid-block lot with a 3-foot wide alley footpath to the rear. A two-hour commercial loading space exists within 18 th Street to the front of the property.
Existing Development	Two-story commercial building with basement
Adjacent Properties	North and South: Two-story commercial buildings East: Across 18 th Street, Marie Reed Recreation Center West: Four-story apartment building
Surrounding Neighborhood Character	Mixture of residential and commercial uses

Proposed Development	<p>Conversion of a retail space into an animal boarding establishment for more than ten dogs not in conformance with the provisions of Subtitle U § 512.1 (k), the provisions for permitting animal boarding as a matter-of-right. The use would occupy the entire building.</p> <p>It would operate from 7:00 am to 10:00 pm daily, with an option of overnight boarding. Pet grooming, permitted as an accessory use, would be available from 9:00 am to 5:00 pm. Pet related retail, permitted as a matter-of-right, would be available. A chauffer van service to pick-up and drop-off pets would be available upon request. When the van is not in use it would be parked in a commercial lot at the corner of 18th Street and Belmont Street, where the applicant has leased a space. Pets would be picked-up and dropped-off from either a legal parking space near the store or from the leased parking space.</p> <p>In addition to renovating the building to accommodate animal uses, the applicant proposes to upgrade the building to current building code requirements.</p> <p>The proposed use would be the applicant's second location.</p>
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III.OFFICE OF PLANNING ANALYSIS

a. Special Exception Relief from U § 513.1(m), Animal Boarding Uses

- i. Animal boarding uses not meeting the conditions of Subtitle U § 512.1(k), subject to the following:

- (1) The animal boarding use shall take place entirely within an enclosed building;

The use would take place entirely within an enclosed building.

- (2) Buildings shall be designed and constructed to mitigate noise to limit negative impacts on adjacent properties, including residential units located in the same building as the use. Additional noise mitigation shall be required for existing buildings not originally built for the boarding of animals, including the use of acoustical tiles, caulking to seal penetrations made in floor slabs for pipes, and spray-on noise insulation;

The applicant proposes to install acoustical floor and ceiling tiles, acoustical concrete and masonry, caulk and seal all building penetrations and add insulation to mitigate any noise emanating from the existing building. There are no residential uses within the building.

- (3) The windows and doors of the space devoted to the animal boarding use shall be kept closed, and all doors facing a residential use shall be solid core;

All windows and doors would be kept closed and the rear door facing a residential use is solid core.

- (4) Animal waste shall be placed in closed waste disposal containers and shall be collected by a waste disposal company at least weekly;

The applicant would place all animal waste in a metal container at the rear of the property, collected at least weekly by a qualified waste disposal company.

- (5) Odors shall be controlled by means of an air filtration system or an equivalently effective odor control system;

As part of the renovations and upgrading of the building, an air filtration system would be installed.

- (6) Floor finish material, and wall finish materials measured a minimum of forty-eight inches (48 in.) from the floor, shall be impervious and washable;

The applicant informed OP that impervious and washable floors and wall materials forty-eight inches from the floor would be installed.

- (7) The Board of Zoning Adjustment may impose additional requirements pertaining to the location of buildings or other structures, entrances and exits; buffers, banners, and fencing, soundproofing, odor control, waste storage and removal (including frequency), the species and/or number of animals; or other requirements, as the Board deems necessary to protect adjacent or nearby property; and

OP makes no recommendations for additional requirements.

- (8) External yards or other exterior facilities for the keeping of animals shall not be permitted.

No external facilities are proposed.

ii. Will be in Harmony with the General Purpose and Intent of the Zoning Regulations and the Zoning Maps

The proposed animal boarding use is in conformance with the specific criteria for an animal boarding use within a neighborhood commercial zone, as permitted by the Zoning Regulations and the Zoning Maps.

iii. Will not Adversely Affect the Use of Neighboring Properties

The proposed use would be located within a building that will be updated to current building codes and modified to be in conformance with all of the provisions required for animal boarding uses, designed to protect neighboring properties. Customer access to the building would be from 18th Street, a commercial street, and it would also be separated from the residential building to the rear by a three-foot wide alley. No residential uses would be within the subject building.

IV. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT, in a memorandum dated December 7, 2016, stated that commercial loading zones, such as those located to the front of the property in 18th Street, are not be used for the pick-up and drop off of pets. DDOT recommended the applicant post signage in the building to that effect and provide information to its customers regarding the use of the loading spaces.

No other comments were received from District agencies.

V. COMMUNITY COMMENTS

The applicant informed OP that ANC 1C voted to support the application at its regularly scheduled meeting of December 7, 2016.

The Kalorama Terrace Condominium Association submitted a letter in support.

Three letters were submitted by community residents in support of the application.

Seven letters were submitted in support of the application by current customers.

Attachment: Location Map

