ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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December 16, 2003

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The Hon. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, NW, Suite 210 South
Washington, DC 20001

Re: BZA Appeal No. 17092 - Appeal of Stephanie Mencimer, *et al.*, pursuant to 11 DCMR §§ 3100 and 3101, from the administrative decision of Denzil Noble, Acting Zoning Administrator, DCRA, from the issuance of Certificate of Occupancy Number CO57903, dated July 23, 2003, to WagTime LLC, 1412 Q Street, N.W. (Square 209, Lot 878)

Dear Chairman Griffis and Members of the Board:

At its December 3, 2003 monthly meeting, which was publicly noticed and with a quorum present, ANC 2F voted unanimously (6-0-0) to accept the recommendation of its Community Development Committee (CDC) that it not take a position in favor of or opposing the above-referenced appeal. The ANC requests the Board of Zoning Adjustment issue an opinion as to whether the current use of the property is a matter of right within C-3-A zoning and thereby resolve this issue for all involved.

The appellants have challenged the administrative decision of the Department of Consumer and Regulatory Affairs to grant a Certificate of Occupancy to WagTime LLC, for use of the premises at 1412 Q Street, NW for what is described by the owner as a "pet spa and boutique" and by the appellants as a "24-hour dog kennel with an outdoor play area." At the CDC meeting, the appellants argued that the nature of the business is dissimilar to other uses permitted within C-3-A zoning such as a veterinary office or pet store. Such uses, according to the appellants, do not have the impact of a 24-hour facility with overnight boarding, nor do permitted uses include an outdoor component, argued appellants and supporting residents. With regard to other, non-animal-related uses permitted in a C-3-A zone, such as a billiard parlor and shooting gallery, appellants noted that such uses would be entirely indoors. Representatives of WagTime stated that the dogs are inside the facility between 5 p.m. and 9 a.m. WagTime representatives also stated that their use of the facility has not negatively impacted the quality of life of its neighbors.

Thank you for according our views great weight.

Sincerely,

Helen M. Kramer
Chairman, ANC 2F

BZA
Case No. 17092
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17092
EXHIBIT NO. 23