

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



Date: JUN 01 2012

To Whom It May Concern:

The D.C. Office of Zoning is providing this letter to inform all property owners within 200 feet of a development project of conditions associated with the approval of the project.

The following is offered for informational purposes only. **You are not required to respond or take any other action with respect to this letter. Further, the record in this case is closed and no additional documentation will be accepted.**

The D.C. Board of Zoning Adjustment recently approved the following project, which is within 200 feet of your property:

**Application No. 18346 of Wagtime LLC**, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for special exception pursuant to subsection 802.21, and a variance from subsection 801.7(a) (iii) and (a)(iv)(D), to permit an animal boarding and animal shelter use in the C-M-1 District at premises 900 M Street, S.E. (Square 952, Lot 34).

This application was approved subject to the following conditions:

1. The approval shall be for a period of five (5) years.
2. The applicant shall maintain the existing concrete masonry building to absorb sound and shall utilize industry standard flooring sealants to help eliminate bacteria and minimize odors by preventing waste from penetrating into the concrete floor.
3. All windows and doors within the building shall be kept closed.
4. The applicant shall place all solid animal waste from both indoor and outdoor areas in biodegradable bags and in closed waste disposal containers. The applicant shall utilize a qualified waste disposal company to collect and dispose of all animal waste at least three times per week.
5. The applicant shall wash all indoor floors with a water/ chemical mixture that breaks down urine odor and shall ensure that the liquid mixture is captured by a drainage system.

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BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18346

EXHIBIT NO. 37

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18346  
EXHIBIT NO. 37

**BZA APPLICATION NO. 18346**  
**CONDITIONS LETTER**  
**PAGE NO. 2**

6. The applicant shall control odor by installing HEPA filtration systems for all air conditioner units in all day care areas throughout the building. The units and vents shall be maintained and cleaned by a professional company.
7. With respect to the outdoor training area located in the parking lot adjacent to M Street, S.E:
  - a. No animals shall be permitted to enter between the hours of 5:00 p.m. and 9:00 a.m.;
  - b. It shall be enclosed with fencing having a minimum height of eight feet and constructed of solid or opaque materials with noise absorbing characteristics;
  - c. No more than three animals shall be permitted at any one time;
  - d. Access shall be from within the building only;
  - e. The enclosed area shall measure approximately 19 feet in width by approximately 26 feet in length;
  - f. It shall be washed daily with a water/chemical mixture that breaks down urine odor, and the liquid mixture used to clean the outdoor training shall be captured to prevent its flow outside of the enclosed area.
8. The applicant shall create within sixty days of the issuance of a BZA order to approve the application an on-going Liaison Committee to address any neighborhood concerns regarding the operation of the use. The Committee shall be composed of a representative from the applicant and a neighborhood representative selected by the Single Member District (SMD) Commissioner for the ANC in which the property is located. The applicant and the SMD Commissioner may change their designated representatives upon written notice to the other. Operation of the facility shall be reviewed by the Committee no less than six months and one year from the effective date of the Certificate of Occupancy issued as a result of the BZA order approving the application.
9. The Applicant will encourage all customers to park in the lot adjacent to M Street S.E. or use its "Valet Barking" service when dropping off animals at the 9<sup>th</sup> Street entrance. The Applicant will discourage customers from parking along neighborhood streets, particularly Potomac Avenue S.E. and 10<sup>th</sup> Street S.E., through verbal and written messages.

**Please note:** The timeframe for development of an approved project varies depending on the scope and complexity of the project. Consequently, the conditions enumerated above may not be pertinent or at issue until a future date.

**BZA APPLICATION NO. 18346**  
**CONDITIONS LETTER**  
**PAGE NO. 3**

If you are interested in learning more about this case, or have questions about the definition of terms enumerated above, you can obtain a copy of the written Order that contains the conditions from the D.C. Office of Zoning website ([www.dcoz.dc.gov](http://www.dcoz.dc.gov)). From the homepage, select the "Search" tool in the blue left sidebar, navigate to a search of "ZC and BZA Orders," and enter the case number provided above. Once you obtain the Order, if you have questions *specifically pertaining to enforcement of the aforementioned conditions*, please contact the D.C. Office of Zoning Compliance Review Specialist at (202) 727-6311.

**SINCERELY,**

A handwritten signature in blue ink, appearing to read "R. Nero", is positioned above the printed name.

**RICHARD S. NERO, JR.**  
**Deputy Director of Operations**