



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
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December 12, 2012

(Via email only to bzasubmissions@dc.gov)

Board of Zoning Adjustment
441 4th Street, N W
Room 210S
Washington, D C 20001

RECEIVED
D C OFFICE OF ZONING
2012 DEC 12 PM 3:00

Re BZA Case No 18474
1232 9th Street, N W.
Square 368, Lot 911
Wagtime LLC

Dear Members of the Board of Zoning Adjustment:

On December 5, 2012, at its regularly scheduled and duly noticed public meeting, at which a quorum was present and acting throughout, Advisory Neighborhood Commission 2F ("ANC 2F") voted unanimously to approve the following resolution

RESOLVED, that ANC 2F send a letter of support to the Board of Zoning Adjustment for BZA Case No 18474, advising that the Board grant the special exceptions requested under Sections 735, 736 and 739 of the Zoning Regulations for the property located at 1232 9th Street, N W

The requested relief would allow pet grooming, animal boarding and animal shelter uses on the subject property, which is within the C-2-A District.

More specifically, the requested relief would allow the continued use of Wagtime's operations on the subject property, which includes pet grooming, animal boarding and animal

Serving Logan Circle, Thomas Circle, Old City, Blagden Alley, Franklin Square, and parts of Shaw and Downtown

BOARD OF ZONING ADJUSTMENT
District of Columbia
Board of Zoning Adjustment
CASE NO. 18474
CASE NO. 18474
EXHIBIT NO. 3

shelter uses at the cellar level of the building, a retail pet shop, animal boarding and animal shelter uses on the first level of the building, and animal boarding and animal shelter uses on the second level of the building

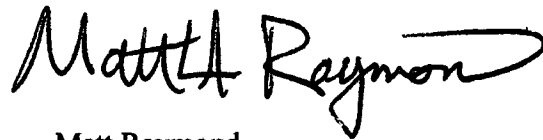
Notwithstanding the objection to the application raised by the owner of the property located at 1230 9th Street, N W., ANC 2F supports the requested relief and finds that the Applicant meets the standards for the requested special exception approvals for the following reasons:

- 1 The animal boarding use does not abut a Residence Zone. The Property is in the C-2-A District and is surrounded on all sides by properties zoned C-2-A.
- 2 The Applicant shall maintain the existing concrete masonry building, which is virtually sound proof, and shall also utilize industry-standard flooring sealants to help eliminate bacteria and minimize odors by preventing waste from penetrating into the concrete floor. The windows and doors of the premises will be kept closed. There are no external yards on the Property.
- 3 The Applicant places all solid animal waste from both indoor and outdoor areas in biodegradable bags and in closed waste disposal containers. The Applicant utilizes a qualified waste disposal company to collect and dispose of all animal waste three times per week. The Applicant washes all indoor floors with a water/chemical mixture that breaks down urine odor and the liquid mixture captured by a drainage system. The Applicant controls odor with an air filtration system for all air conditioner units in all daycare areas throughout the building. The units and vents are maintained and cleaned by a professional company.
- 4 The Applicant will not use any exterior facilities of the building for animal boarding.
5. The pet grooming takes place in the cellar of the building, the animal shelter and the animal boarding uses will take place in the cellar and the first and second floors of the building. The location and design of the uses do not create any objectionable condition to the adjacent properties resulting from animal noise, odor, or waste.

Further, ANC 2F heard significant support for the special exceptions from community members residing in the immediate area and Logan Circle more broadly, both in person and in writing.

ANC 2F therefore urges the Board, pursuant to District of Columbia Code §1-309.10, to accord great weight to its advice and grant the above-referenced special exception relief so that Wagtime can obtain a certificate of occupancy for its operations

Respectfully submitted,

A handwritten signature in black ink that reads "Matt Raymond". The signature is fluid and cursive, with a long horizontal stroke at the end.

Matt Raymond
Vice Chairman, ANC 2F

cc: *(Via Email Only)*
Mike Benardo, chairman, ANC 2F
Jennifer Dusek, executive director, ANC 2F
Leila Batties, Holland & Knight