

January 15, 2013

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18490

EXHIBIT NO. 24

RECEIVED
D.C. OFFICE OF ZONING
2013 JAN 15 PM 12:03

Re: BZA Case No. 18490 – Applicant's Pre-Hearing Submission

Dear Members of the Board:

This letter serves as Petco's pre-hearing submission for the above-referenced case scheduled for a public hearing on January 29, 2013. In this case, the Applicant requests special exception relief under Sections 736 and 737, to allow a pet grooming establishment and a pet shop, respectively, at a new Petco store in an existing retail center. In addition, the Applicant requests variance relief from Sections 736.4 and 737.3 to allow these facilities adjacent to a residential zone.

Since filing the application on October 23, 2012, the plans and the justifications for the requested relief have not changed. However, the Applicant would like to supplement its application with the information and enclosed materials described below.

A. Store Operations

The Petco store's dominant operation will be the sale of pet supplies, such as pet food, toys, and accessories. No overnight boarding or day care will occur at the store. The pet sales will occupy approximately 2.5% of the store area and will be limited to small animals (birds, fish, gerbils, guinea pigs, hamsters, mice, etc.), with fish being the predominant type of pet being sold. No dogs or cats will be sold at the store. The pet grooming facility will occupy only 5.25% of the store and will service approximately 7-10 pets per day. Before and after grooming, pets are temporarily kept in cages with food and water until they are collected. Generally, pets in the grooming facility are collected within 60 minutes, and the overall stay of a pet is rarely more than a few hours.

The store will provide occasional basic veterinary services as an accessory use to the store. Approximately twice per month (every other Saturday), a veterinarian will visit the store to provide basic check-ups and vaccinations at a discounted rate to walk-up customers. The

Board of Zoning Adjustment

veterinarian will not have an office or any facilities at the store, and these veterinary services will not be a part of the store's daily operations.

In addition, the store will occasionally host pet adoption events sponsored by local shelters and rescue organizations. These separate organizations will bring pets to the store a few times per year to adopt out pets to customers otherwise visiting the store or walking by the store. These adoption events will be accessory to the store and will not be a part of the store's daily operations.

B. Clean-up and Disposal of Pet Waste

Petco will maintain a rigorous routine to remove and clean pet waste as quickly as possible in order to protect the health and safety of both humans and pets. Store employees will remove waste from all animal habitats in the morning and evening, at least twice per day. Also, each habitat will be "deep cleaned" twice per week, which means all glass, trays, dividers will be removed and sanitized. Furthermore, staff members will perform hourly walks 12 times per day to ensure if waste build up occurs it is removed immediately; also, these walks will identify any waste on the store floor in need of clean-up. The store will include several waste clean-up stations (approximately five) around the store for immediate clean up if a visiting dog or pet creates waste in the store. Furthermore, the District Manager and the Regional Animal Care Manager will conduct evaluations of store animal care and waste removal standards a minimum of once per month. In addition to the store's interior, Petco likely will have an agreement with the landlord for keeping a portion of the area outside the storefront free from pet waste.

Once collected and retained within the store, all pet waste will be transferred in closed bags at least once daily from the Petco loading area (Suite 124) to the trash facility for the entire retail center, as identified on the plan attached as Exhibit A. The pet waste will be deposited in the large outdoor dumpsters for the building located next to the building in the loading area. It is very unlikely that animal waste odor detectable to other residential or commercial properties will be a problem since the dumpsters are secured and far removed from any such properties, as shown in the photo in Exhibit B. The retail center's trash will be collected at least once per week by a qualified waste disposal company, and trash collection may be increased to twice per week if necessary.

Furthermore, the presence of animal waste in the building's dumpsters will not create problems because of the small volume. Since the store will sell only small animals and the pet grooming facility generally will not accumulate much waste, the overall volume will be small. Furthermore, the number of accidents from visiting dogs and other pets will be quite small and will contribute only a very small amount to the overall waste generated. The common trash facility for the retail center has more than significant capacity for this pet waste, and it will be small compared to the amount of trash coming from other retailers in the center.

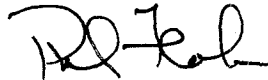
January 15, 2013

Page 3

It is also worth noting that the affected ANC voted unanimously to support this application at its regularly-scheduled public meeting on January 9, 2013.

The Applicant looks forward to presenting this case to the Board on January 29th. Should you or your staff have any questions, please do not hesitate to contact us.

Sincerely,



Phil Feola



Cary Kadlecek

Enclosures

DCDOCS\7065330.1





* Square footage includes tenant's in-rate

B

