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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *W* Arthur Jackson, Case Manager
Joel Lawson, Associate Director Development Review

DATE: June 18, 2013

SUBJECT: **BZA Case 18572** – special exception relief to establish a dog grooming establishment in a two-story row building located at 4824 Macarthur Boulevard NW

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) **recommends approval** of the special exception requested in accordance with § 736 for a proposed new dog grooming establishment on the subject property.

II. LOCATION AND SITE DESCRIPTION:

Address:	4824 Macarthur Boulevard NW
Legal Description:	Square 1388, Lot 0025
Ward:	3D
Lot Characteristics:	The generally rectangular interior lot has an area of 1,608 square feet (0.04 acre) and frontages along Macarthur Boulevard NW and an alley that is 16-feet wide (refer to Figures 1 and 2).
Zoning:	C-2-A – a pet grooming establishment is permitted by special exception if approved by the Board of Zoning Adjustment (BZA).
Existing Development:	The existing building was constructed in 1939 and, thus, it predates the current Zoning Regulations. The first floor and basement of the existing two-story row building was previously occupied by a tile store. The second floor is vacant. The existing building and the neighboring row buildings are set back from the front property boundary. In the rear yard is a storage shed and space directly adjacent the public alley that is wide enough for two vehicles (refer to Figure 2).
Historic District:	None
Adjacent Properties:	Two-story commercial row buildings.

II. PROJECT DESCRIPTION IN BRIEF

Applicant	(Aifen) Shiao Chen, the owner of record.
Proposal:	To establish a dog grooming establishment on the building first floor and basement. All establishment operations will be conducted inside the building and no exterior changes are proposed.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18572

EXHIBIT NO. 28



Relief Sought:	The proposed use is allowed subject to special exception approval in accordance with § 736. Although the application originally requested special exception relief in accordance with § 223, the applicant later stated that this relief was requested in error.
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III. OP ANALYSIS

Consistency with § 736

736.1 *A pet grooming establishment may be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the requirements of this section.*

736.2 *The pet grooming establishment shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste.*

The building was described as a substantial brick and block structure that would minimize the release of sound to the outside. Client access will be through the front door on the Macarthur Boulevard side. Waste products will be kept in closed containers in the shed on the rear of the building. The applicant is also installing equipment to minimize pet odor onsite.

In accordance with § 2100.4 of the regulations, no additional parking spaces are required for this change from a retail to a pet grooming (service) use.

736.3 *All animal waste shall be placed in closed waste disposal containers and shall utilize a qualified waste disposal company to collect and dispose of all animal waste at least weekly. Odor shall be controlled by means of an air filtration system or an equivalently effective odor control system.*

The closed containers in the rear storage shed will be serviced by a commercial company on a weekly basis.

736.4 *The pet grooming establishment shall not abut an existing residential use or Residence District.*

The subject property does not abut a Residence District (the nearby R-1-B district is across the alley).

736.5 *External yards or other external facilities for the keeping of animals shall not be permitted.*

The external yards and facilities will not be used to keep animals.

736.6 *The sale of pet supplies is permitted as an accessory use.*

The application seemed to indicate that pet supplies would not be sold onsite.

736.7 *The Board may impose additional requirements as it deems necessary to protect nearby properties.*

No additional requirements are recommended.

Figure 1



IV. AGENCY COMMENTS

In a memorandum dated June 11, 2013, the District Department of Transportation (DDOT) determined that this proposal will have no adverse impacts on the District's transportation network. Although there is the potential for minor impacts to on-street parking conditions, DDOT expressed no objection to the approval of this special exception.

V. COMMUNITY COMMENTS

On June 5, 2013, Advisory Neighborhood Commission (ANC) 3D unanimously voted to support this pet grooming establishment application during its scheduled public meeting on June 5, 2013.

The Commission also noted in its letter to the Board dated June 18, 2013 that a petition of 50 signatures from neighbors in support was (apparently) presented at the meeting

Figure 2

