

Joseph R Lagomarcino  
2303 14<sup>th</sup> Street NW, # 219  
Washington, DC 20009

February 3, 2014  
Lloyd Jordan, Chairman  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW, Suite 210S  
Washington, DC 20001

RE. Opposition to BZA Application No 18702. 2303 14<sup>th</sup> Street NW

Dear Chairman Jordan and Members of the Board,

I am not able to attend the Zoning Meeting on February 4<sup>th</sup> due to Business meetings and have authorized Martin Sullivan of Sullivan & Barros, LLP to speak on my behalf. I live in unit 219 of View 14 and am adjacent to apartment 221 which is directly above the proposed space for an animal shelter, pet grooming and animal boarding facility and I am opposed to the granting of this zoning exception request.

I believe that the noise and odor that will emanate from this facility will negatively impact me and other tenants in the building. I have an outdoor terrace which I believe will also be impacted negatively. My concerns include dog barking both from within the facility and from other dogs who live with tenants in the building as well as odors from the animals. I do not believe that the space can be constructed to guarantee that barking will not be heard outside of the interior box of the facility or that odors will not be a problem

I think it is impossible to prevent the noise from carrying to our apartments and outside. Any resident dogs in the apartments will be able to hear the barking from the animals in the facility even when I cannot and this will cause them to bark in response which I will have to hear. With such a large facility, there will be dozens of dogs coming and going daily and this will cause barking on the street which will make the use of my outdoor terrace unpleasant. Also, there is no way to prevent the dogs from defecating in the plant beds in front of the building and this will create an odor that will be very unpleasant on my terrace.

I believe the plans calling for odor abatement are not specific and I do not see how an air filtration system could eliminate these unpleasant odors. The best mitigation for sound and odor could not fully protect the residents from the harmful effects. Allowing an exception to

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the current zoning regulations for this facility which is adjacent to residential housing would be very harmful. As a result of these concerns, I request that the Board deny the Application.

Sincerely,

Joseph Lagomarcino

A handwritten signature in black ink, appearing to be 'Joe Lagomarcino', with a long horizontal line extending to the right and a large loop at the bottom.