

BURDEN OF PROOF: EXECUTIVE SUMMARY

- . 735.2 Residence Zone. 3211 O St NW does not abut a Residence Zone.
- . 735.3 Use will take place entirely within enclosed building. Windows and doors will be kept closed and no cats will be permitted in the external yard. Cats are not noisy and thus, noise will not be an issue. All litter-boxes will be stored in the basement and overnight cat boarding will occur in the basement as well, eliminating any potential objectionable noise/odor.
- . 735.4 Waste & Odors: All cat waste will be double-bagged and placed in closed waste disposal containers at the back of the building. A qualified waste disposal company will be utilized to collect and dispose of all cat waste at least twice per week - most likely, three times per week. Odors shall be controlled by means of sealed litter boxes, cat deodorizers, odor absorbing litter, aerosol dispensers (for odor-neutralizing fragrance), and a HEPA air cleaning system that will be placed in the basement.
- . 735.5 Additional requirements: Crumbs & Whiskers understands that additional reqs may be placed. C&W would like to house up to 20 cats in the 1,623 Sq Ft property.
- . 735.6 No External yards or other exterior facilities will be used for the keeping of cats.
- . 3104.1 The special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.

BURDEN OF PROOF: IN-DEPTH CASE

Note: Cats are very clean and fastidious. Noise and odors are generally a big issue with dogs, less so with cats.

1. Use does not abut Residence Zone
2. Use only takes place within enclosed building
3. Specifications:
 - Property Size: 1,623 Sq Ft
 - 3 floors including basement
 - Overnight cat boarding use will take place in basement only
 - During the cafe's hours, cats will be allowed to roam freely on all floors
 - Double doors/Second barrier will ensure that cats do not run out of the cat cafe. 2 barriers between cats in the boarding area and the street = Main cafe entrance door and second entrance to boarding area

- If a cat manages to get out of the boarding area, no one will be allowed to open the main entrance door until the cat is brought back into boarding area
 - This method is utilized by all other cat cafes in the nation (Oakland, NYC, Denver, San Diego, and Naples)
 - Requested/Proposed max. number of cats: 20. Studies recommend 18 Sq Ft/cat to avoid overcrowding and odor issues - the establishment is proposing 82 Sq Ft/cat
 - Humane Society will train staff to spot any stress factors or sickness symptoms - If a cat is believed to be stressed or sick, he/she will be isolated in a cage in the basement until recovery. If the cat needs to see a vet or is contagious, he/she will be immediately sent to the Washington Humane Society for treatment.
 - No vet on-site. However, dedicated Washington Humane Society vet on call.
4. Windows and doors will be kept closed and no cats will be permitted in an external yard.
 5. No carpeting ensures that any accidents are immediately cleaned, and nothing soils or is seeped into the floor. The space will not have any carpeting in order to avoid odor and stain absorption.
 6. No service dogs will be allowed in the cat boarding area as this would be incredibly stressful for the cats. Staff will ensure that the space is disabled friendly by assisting anyone in need, and service dogs will be able to wait outside or in the cat free area.

ODOR PREVENTION

1. Litter = Primary source of “cat smell.”
 - Dust free, clumpable litters that form waste into scoopable balls for easy disposal and contain ingredients to fight odor will be used.
 - Clumpable formulas are designed to absorb and bind odor-causing matter
 - Litter will be changed at least three times daily (more times if staff deems necessary)
2. Indoor Litter Trash Can: Litter Champ Disposal System (Placed in basement)
 - http://www.drsfostersmith.com/product/prod_display.cfm?pcatid=20976
 - Crumbs & Whiskers will not dispose litter in ordinary sealed trash bags
 - Champ Disposal system works like the popular diaper disposal system - it double bags and seals waste every time a new batch of litter is placed in the trash can (continuous bagging)
 - Champ system is designed to bundle and seal away odor - Triple Sealing system ensures no litter odors are present
 - Additional rubber seal at top keeps in odors
3. ModKo Litter Box: <http://www.modko.com/products/modkat-litter-box>
 - Sealed litter box that eliminates litter tracking
 - Non messy, with a litter liner that prevents spilling and other accidents. Litter liner: <http://www.modko.com/products/modkat-liner>
 - Hooded style completely contains waste and spray
 - Litter box designed to seal away odors and prevent accidental spraying on floor
4. Jumbo Hi-Back Litter Pan:
 - Litter pan with an integrated zeolite filter created to capture odors
 - Built in automatic cleaning mechanism
 - Hooded litter structure keeps in any spraying

5. Stink Free Deodorizer:
 - Deodorizer will be applied to the surface of the litter boxes daily - Stink Free is one of the most powerful and highly rated litter box deodorizers in the market today
 - Odor-removing spray powder fills in the microscopic pores in the plastic litter pan where odors hide and grow. Then, flash dries to create a solid physical barrier that stops odor contamination.
 - Stops invasive odors instantly by forming a safe nontoxic blanket of deodorizing protection that attracts, encapsulates, and destroys odors
 - Essentially, application to the surface of the litter box, prior to adding litter, creates a chemical barrier to keep odors from growing.
6. Air Purification:
 - Odor Crystals: http://www.drsfostersmith.com/product/prod_display.cfm?pcatid=2960
 - Odor eliminators that contain volcanic zeolite ingredients in crystal form that absorb tough pet odors from surfaces and air will be placed in multiple areas of the basement
 - Odor crystals act as air purifiers
 - Nilotron Micro Aerosol Dispenser
 - Compact aerosol dispenser will be set to dispense odor-neutralizing fragrance in the basement every 6 hours
 - Controls pet odors and provides freshness
 - HEPA Air Filtration System
 - One HEPA Air Filtration System will be placed in the basement along with the litter-boxes and cages (for overnight boarding)
7. Cat Care:
 - All cats will be brushed and deodorized daily - This will remove all dead hair
 - Cat grooming deodorizing bath wipes will be used to deodorize cats daily: http://www.drsfostersmith.com/product/prod_display.cfm?pcatid=3409
 - Large cloth cat grooming wipes clean and deodorize cats
 - Eliminates any trace odors on cats

WASTE MANAGEMENT: INDOOR & OUTDOOR TRASH

1. All litter boxes will be stored in the basement of the building. Cats will be trained to only use the litter boxes in the basement.
2. Litter boxes will be cleaned at least three times daily, and more times if staff deems necessary.
3. Outdoor Trash/Waste Disposal:
 - All trash will be double bagged again (first layer of double bagging occurs with the indoor Champ Disposal system) and placed in closed waste disposal containers at the back of the building daily.
 - A qualified waste disposal company will be utilized to collect and dispose of all cat waste at least twice per week - most likely, three times per week
 - Neighbors will not share waste bins - the cat cafe will have its own

- The establishment has a sealed private area in the back of the building which is where the waste bin will be stored - in this manner, the waste receptacle will be sealed off from neighboring properties
- 4. All cat food waste will be treated like litter waste. All food waste will be placed in the continuous sealing indoor trash can as well and will be double bagged similarly to the litter before being placed in outdoor waste bin

FLEA CONTROL

1. All cats will arrive to the space flea-free
2. All cats will remain strictly indoors
3. Topical Prescription Preventative Cream (Frontline Plus) will be applied to each cat once per month as an additional precautionary step
4. As a result, risk of fleas is eliminated
5. If a cat somehow gets infested, he/she will be isolated immediately and sent to the Humane Society for treatment

ACCIDENT MANAGEMENT

1. Cat-tergent will be used in case of any accidents on the floor. http://www.drsofostersmith.com/product/prod_display.cfm?pcatid=1880
 1. One of the best and most highly rated products in the market for fighting cat waste on surfaces and eliminating pet odors and stains
 2. Will be used to clean the floor as well as furniture in case there are any accidents
 3. Attacks fresh cat waste on floors, pet bedding, etc.
 4. Completely removes odors and stains
 5. Can be used on any surface - carpet, tile, wood floors, etc.
2. All cats will be spayed and neutered. This means that cats will not be spraying. Cat waste outside the litter boxes is not anticipated.
3. Cats will be brushed and deodorized daily. By removing dead hair, cats are less likely to cough up hairballs. Any hairballs will be immediately placed in the diaper disposal style waste disposal system and the area will be cleaned using Cat-tergent, known to eliminate pet odors and stains.