

BURDEN OF PROOF: EXECUTIVE SUMMARY

735.2 The use is not located within twenty-five feet (25 ft.) of a lot within a Residence District.

735.3 The animal boarding use shall produce no noise or odor-objectionable to nearby properties, including residential units located in the same building as the use.

735.4

- (a) Animal boarding use will take place entirely within an enclosed building.
- (b) Further noise-proofing the building will not be necessary as cats are quiet animals, unlike dogs. Most cats are quiet and a cat's meow is not loud enough to disrupt neighboring properties. Cats meowing would be equivalent to playing soft music - very un-impactful on neighboring properties. Cats have the potential to get loud when they yowl (a deeper, louder moan) due to being in heat, but Crumbs & Whiskers' cats will not be yowling because they will be spayed or neutered. Additionally, all cats will be pre-screened by the Washington Humane Society, and cats with behavioral problems, such as excessive meowing, will not be selected by WHS for the cat cafe. If a cat develops an excessive meowing problem at the cat cafe, that likely means the cat is not in an ideal environment, and will be sent back to WHS. Overall, noise is not expected to be an issue because cats are quiet animals and do not create sounds that are loud enough to be a nuisance to neighbors.
- (c) All windows and doors of the animal boarding space will be kept closed.
- (d) No animals shall be permitted in an external yard on the premises
- (e) Animal waste shall be placed in closed waste disposal containers and shall be collected by a waste disposal company at least weekly, likely twice or three times per week
- (f) Odors shall be controlled by means of a HEPA air filter placed in the basement in the litter box and feeding area, sealed litter boxes, cat deodorizers, odor absorbing litter, and aerosol dispensers (for odor-neutralizing fragrance)
- (g) The property's current flooring is impervious and washable, and as follows:
 - 1. Basement: Vinyl Tile
 - 2. First Floor: Ceramic Tile
 - 3. Second Floor: Sealed Wood

Crumbs & Whiskers will paint up to 48" of its walls on all floors in high gloss enamel paint or cover up to 48" of its walls using vinyl wallpaper.

Furthermore, all cats are trained to go in litter boxes, not on the floor. According to the ASPCA, only 10% of all cats have elimination issues, and Crumbs & Whiskers will not showcase any cats with behavioral issues as they will be pre-screened by the Washington Humane Society. This additionally ensures that accidents will be extremely rare, and maintaining sanitary walls and flooring will be uncomplicated.

Crumbs & Whiskers will implement an additional barrier/door system that prevents cats from leaving the main boarding area.

Per ANC 2E's request, all outside waste containers will be metal or rodent-proof type containers.

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.

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.

BURDEN OF PROOF: IN-DEPTH CASE

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

1. Use is not located within twenty-five feet (25 ft.) of a lot within a Residence District.
2. Use only takes place within enclosed building
3. Specifications:
 - Property Size: 1,623 Sq Ft
 - 3 floors including basement. Flooring:
 - Basement: Vinyl Tile
 - First Floor: Ceramic Tile
 - Second Floor: Sealed hardwood
 - Proposed wall materials for up to 48": High gloss enamel paint or vinyl wallpaper
 - Overnight cat boarding use will take place in basement only. Basement will contain all litter boxes as well as the feeding area. All cats will be in cages overnight.
 - 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
 - Washington Humane Society will pre-screen all cats to ensure that they do not have behavioral problems such as elimination issues, excessive meowing, or spraying. If a cat develops behavioral problems while at the cat cafe, he/she will be immediately returned to

WHS. Additionally, if a cat needs to see a vet or is contagious, he/she will be immediately sent to the Washington Humane Society for treatment.

4. Windows and doors will be kept closed and no cats will be permitted in an external yard.

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)
 - 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:
 - Nilotron Micro Aerosol Dispenser
 - Compact aerosol dispenser will be set to dispense odor-neutralizing fragrance in the basement every 6 hours
 - Controls pet orders 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
 - All outside waste containers will be metal or rodent proof containers

ACCIDENT MANAGEMENT

1. Cat-tergent will be used in case of any accidents on the floor. http://www.drsfostersmith.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.

