

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, Case Manager
JL Joel Lawson, Associate Director Development Review
DATE: May 10, 2019

SUBJECT: BZA Case 20013 (1025 Brentwood Road, N.E.) to permit animal boarding and pet grooming establishments

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Subtitle U § 802.1(a)(1), Animal uses, including animal boarding and pet grooming establishments.

II. LOCATION AND SITE DESCRIPTION

Address	1025 Brentwood Road, N.E.
Applicant	Strutting Paws LLC
Legal Description	Parcel 143/108
Ward, ANC	Ward 5, ANC 5C
Zone	PDR-4
Lot Characteristics	Unusually shaped corner lot with no alley access
Existing Development	One-story masonry industrial building with on-site parking accessible from Brentwood Road
Adjacent Properties	North: Across W Street, pet grooming facility South: Tire and automobile repair shop East: Asphalt plant West: Across Brentwood Road, shopping center
Surrounding Neighborhood Character	Commercial and industrial uses
Proposal	Animal boarding and pet grooming business

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone: PDR-4	Regulation	Existing	Proposed	Relief
Height J § 203	90-foot max.	16.7 feet	16.7 feet	None Required
Lot Width	None prescribed	131.7 feet	131.7 feet	None Required
Lot Area	None prescribed	19,765 sq. ft.	19,765 sq. ft.	None Required
Floor Area Ratio J § 202.1	6.00 max.	0.44	0.44	None Required
Lot Occupancy	None prescribed	44%	44%	None Required
Rear Yard J § 205	12-foot min.	None	None	None Required
Side Yard J § 206	None if abutting non-residential zone	None	None	None Required
Parking C § 701.1	1 space/1,000 sq. ft. in excess of 3,000 sq. ft. or 1	4 spaces	4 spaces	None Required

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle U § 802.1(a)(1)

(a) Animal sales, care, and boarding uses not meeting the conditions of matter-of-right of Subtitle U § 801.1(b), subject to the following conditions:

(1) Animal uses, including animal boarding, pet grooming establishments, pet shops, veterinary boarding hospitals, and animal shelters shall be subject to the following:

(A) The use shall be located and designed to create no objectionable conditions to adjacent properties resulting from animal noise, odor or waste;

The use is proposed to be located within a concrete and masonry building, which will serve to sound proof the building. All access to the building would face into the parking lot, away from the street and sidewalk. Waste would be stored within the building until ready for pick-up, with no outdoor areas for animals provided. The two proposed uses, animal boarding and pet grooming, would be compatible with and should not have an adverse effect on the adjoining industrial uses, which include an asphalt plant and automobile repair.

(B) All animal waste shall be placed in closed waste disposal containers and shall be 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 application indicates that the all animal waste would be placed within a closed storage area and collected weekly by a waste disposal company, and that odor would be controlled through the use of an air filtration system.

(C) The property shall not abut a residential use or residential zone;

The subject property does not abut a residential use or a residential zone.

(D) External yards or other exterior facilities for the keeping of animals shall not be permitted;

No external yards or exterior facilities for the keeping of animals are proposed

(E) The Board of Zoning Adjustment may impose additional requirements as it deems necessary to protect adjacent or nearby properties;

OP makes no recommendations for additional requirements.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies as of the date of the filing of this report.

VI. COMMUNITY COMMENTS TO DATE

No community comments were submitted to the record.

Attachment: Location Map

