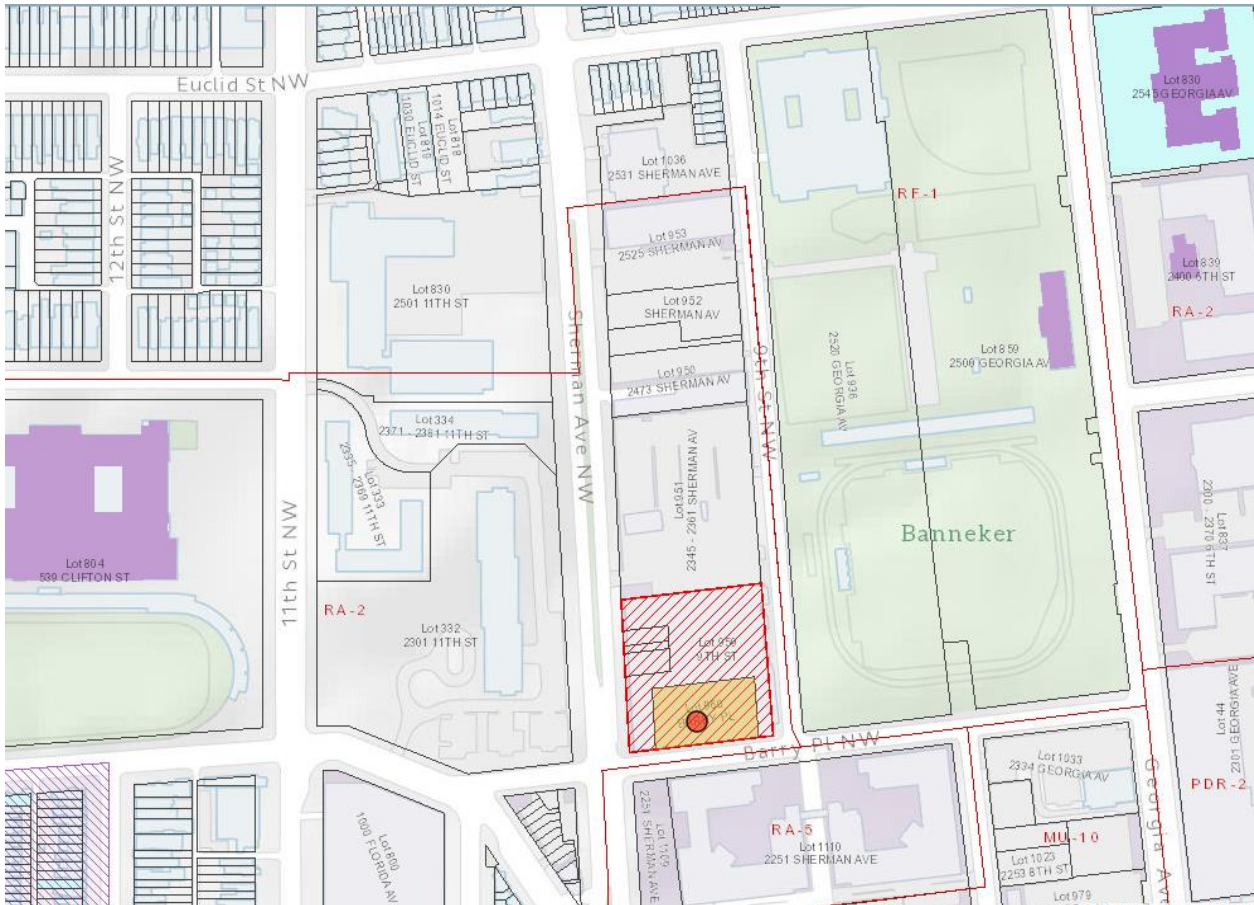


Surrounding Neighborhood Character	The site is adjacent to Howard University Campus and had previously been a part of the school's campus plan.
Proposal	The Applicant is requesting relief to operate a dog boarding and grooming facility in the ground floor retail space of a mixed-use building.

III.II. LOCATION MAP



IV. Analysis

Special Exception Relief pursuant to U§ 513.1(m)

(m) Animal boarding uses not meeting the conditions of Subtitle U § 512.1(l), subject to the following:

(1) The animal boarding use shall take place entirely within an enclosed building;

The space is entirely within an enclosed building.

(2) Buildings shall be designed and constructed to mitigate noise to limit negative impacts on adjacent properties, including residential units located in the same building as the

use. Additional noise mitigation shall be required for existing buildings not originally built for the boarding of animals, including the use of acoustical tiles, caulking to seal penetrations made in floor slabs for pipes, and spray-on noise insulation;

The Applicant intends to have a drywall ceiling with sound isolators above all dog areas, sound sealing for all penetrations, and high STC partitions separating their space from adjacent spaces. The Applicant has also hired an acoustical consultant to make sure these mitigation measures are sufficient.

- (3) The windows and doors of the space devoted to the animal boarding use shall be kept closed, and all doors facing a residential use shall be solid core;*

The windows and doors of the space would be kept closed. The only windows are along the Sherman Ave. NW side of the building, and they are inoperable so could never be opened. Both the front entrance door and the rear door that leads to the garage would be kept closed. There are no doors facing a residential use.

- (4) No animals shall be permitted in an external yard on the premises;*

The proposal does not include an external yard. A play yard would be provided inside the fully enclosed internal space.

- (5) Animal waste shall be placed in closed waste disposal containers and shall be collected by a waste disposal company at least weekly;*

The dog waste would be discarded in closed containers and collected daily.

- (6) Odors shall be controlled by means of an air filtration system or an equivalently effective odor control system;*

Odors should be adequately controlled. The HVAC system that would serve the area dedicated for the dogs is isolated, and has its own air and return air/exhausting

- (7) Floor finish material, and wall finish materials measured a minimum of forty-eight inches (48 in.) from the floor, shall be impervious and washable;*

In the dog areas, Protect-All welded flooring and base would be installed on the floors and FRP panels would be used on the walls. The dog areas would also have floor drains for ease of cleaning.

- (8) External yards or other exterior facilities for the keeping of animals shall not be permitted; and*

The proposal does not include an external yard. A play yard would be provided inside the fully enclosed internal space.

Special Exception Relief pursuant to X§ 900

Will not tend to affect adversely the use of neighboring property?

The proposal should not adversely impact the use of the neighboring properties. The only adjacent property is a parking lot to the north. The proposal should not have an impact on this property.

The space is directly below residential units so the Applicant is proposing measures that should adequately mitigate potential noise impacts. These are the same measures the Applicant has been successfully using in their existing Capitol Riverfront location, which is another dog boarding facility directly below residential units.

The Applicant would mitigate noise by using a drywall ceiling with sound isolators above all dog areas, sound sealing for all penetrations, and high STC partitions separating their space from adjacent spaces. The Applicant has also hired an acoustical consultant to make sure that these mitigation measures are sufficient.

Animal odors should also be adequately mitigated by the Applicant's proposed measures. The dog areas would use an HVAC system that has its own outside air and return air/exhausting and changes air 10-15 times per hour. The proposal also includes disposing animal waste in closed containers and daily waste removal.

Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The proposal would be in harmony with the general purpose and intent of the Zoning Regulations and Maps. The MU-5 zone permits a mix of uses in medium density areas, with an emphasis on residential uses. It is intended to provide for shopping and business needs, housing, and mixed uses for a large segment outside the central core. The proposed dog boarding and grooming facility would provide a needed service to area residents.

V. COMMENTS OF OTHER DISTRICT AGENCIES

DDOT submitted a report stating they have no objection to the proposal, (Exhibit 33). As of the writing of this report, no other District agency comments have been submitted to the record.

VI. ANC COMMENTS

ANC 1B submitted a report in support, (Exhibit 32).

VII. COMMUNITY COMMENTS

As of the writing of this report, no community comments have been submitted to the record.