



DBMC Design
 8701 Georgia Ave
 Suite 408
 Silver Spring, MD 20910

BURDEN OF PROOF STATEMENT

RE: 1025 Brentwood Rd, NE
 Washington, DC 20018

ZONE: PDR-4
 SSL: PAR 01430108
 EXISTING USE: PRODUCTION, DISTRIBUTION, AND REPAIR
 PROPOSED USE: ANIMAL SALES, CARE, AND BOARDING
 LAND AREA: 19,765 SQUARE FEET
 BUILDING GFA: 3,754 SF TENANT GROUND FLOOR
 127 SF TENANT MEZZANINE
 4,218 SF ADJACENT BUILDING

MAX FAR: 1.0 FOR RESTRICTED USES
 PROPOSED FAR: 0.41 (NO CHANGE TO EXISTING)
 MAX HEIGHT: 90 FT
 PROPOSED HEIGHT: 16.75 FT (NO CHANGE TO EXISTING)
 EXISTING PARKING: 4 SPACES
 PROPOSED PARKING: 4 SPACES

I. Project Description

Strutting Paws LLC is leasing a tenant space at the property located at 1025 Brentwood Rd, NE, Washington, DC 20018 (SSL PAR 01430108). The existing use of the building is production, distribution, and repair. This project includes the establishment of an animal boarding and pet grooming facility. No new construction is proposed beyond minor repairs.

II. Requirements of 11-X DCMR § 901 SPECIAL EXCEPTION REVIEW STANDARDS

Pursuant to Subtitle X § 901.2 of the Zoning Regulations, The Board of Zoning Adjustment is authorized to grant special exceptions where, in the judgment of the Board, the special exceptions:

- (a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposed use is in harmony with the general purpose and intent and is specifically allowed as a special exception if the requirements of 11-U DCMR § 802 are met. The requirements of this section and how they are satisfied is outlined below in Section III.

- (b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The property is a corner lot bounded by W Street to the north and Brentwood Road to the west. The adjacent property to the south at 1021 Brentwood Rd, NE is Shalom Tire and Auto Repair. The adjacent property to the east at 1105 W St, NE is Fort Myer Construction Corporation Asphalt Plant #2. Both surrounding properties are industrial in nature.

The project will not adversely affect the neighboring properties as the size and height of the building will not be changed. All activities proposed at the project will be kept inside the facility, mitigating noise and odor from the property.

- (c) *Will meet such special conditions as may be specified in this title.*

The project is located in a PDR-4 zone and requires a special exception as described in 11-U DCMR § 802 SPECIAL EXCEPTION USES (PDR). The requirements of this section and how they are satisfied is outlined below in Section III.

III. Requirements of 11-U DCMR § 802 SPECIAL EXCEPTION USES (PDR)

Per 11-U DCMR § 802.1:

"The following uses shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9, subject to the provisions of this section:

- (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:"*

The proposed use is animal boarding and pet grooming. The project is not a veterinary hospital or animal shelter and is therefore not permitted in this zone as a matter of right as described in 11-U DCMR § 801 MATTER-OF-RIGHT USES (PDR).

The project will comply with the conditions outlined in 11-U DCMR § 802.1 (a) (1) as follows:

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

The property is a corner lot bounded by W Street to the north and Brentwood Road to the west. The adjacent property to the south at 1021 Brentwood Rd, NE is Shalom Tire and Auto Repair. The adjacent property to the east at 1105 W St, NE is Fort Myer Construction Corporation Asphalt Plant #2. Both surrounding properties are industrial in nature.

All activities will be located inside the facility. All animals will be brought to and from the site by project staff. Animals will be boarded in a warehouse space constructed of concrete and

masonry walls which provide good sound insulation and surfaces which can be easily cleaned. There are no windows in the animal boarding area to help mitigate any noise and odor transmission. A dedicated waste area has been defined in the building where the animals can relieve themselves and the waste can be collected.

- (B) *"All animal waste shall be placed in closed waste disposal containers and shall 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"*

Closed waste disposal containers will be used and housed in a closed storage area with an air filtration system. A waste disposal company will be hired to collect and dispose of the waste on a weekly basis.

- (C) *"The property shall not abut a residential use or residential zone"*

The property does not abut a residential use or zone. The property is a corner lot bounded by W Street to the north and Brentwood Road to the west. The adjacent property to the south at 1021 Brentwood Rd, NE is Shalom Tire and Auto Repair. The adjacent property to the east at 1105 W St, NE is Fort Myer Construction Corporation Asphalt Plant #2. Both surrounding properties are industrial in nature and located in the PDR-4 zone.

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

The project will not contain any external yards or other exterior facilities for the keeping of animals. All exterior space on the property is for vehicular access only.