



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

## STATEMENT OF EXISTING AND INTENDED USE

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

### PROJECT SCOPE

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.