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Patricia E. Gallagher, AICP

IN REPLY REFER TO
NCPC File No. ZC 05-21

MAR - 8 2006

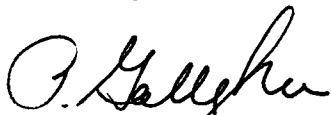
Zoning Commission for the
District of Columbia
2nd Floor, Suite 210 South
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission

In response to your request, pursuant to delegations of authority adopted by the Commission on August 6, 1999, I have reviewed the proposed text amendment to permit dog and cat boarding within the C-2, C-3, C-4, C-M and M Zone Districts subject to special exception review, and found that the proposal would not adversely affect the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,


Patricia E. Gallagher, AICP
Executive Director

Enclosure

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COMMISSION
District of Columbia
05-21
ZONING COMMISSION
District of Columbia
CASE NO. 05-21
SUBMIT NO. 29

**TEXT AMENDMENT TO THE DISTRICT OF COLUMBIA ZONING REGULATIONS
TO PERMIT DOG AND/OR CAT BOARDING
Within the C-2, C-3, C-4, C-M AND M Zone Districts
Washington, D.C.**

Delegated Action of the Executive Director

FEB 21 2006

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I find that the proposed text amendment to permit dog and cat boarding within the C-2, C-3, C-4, C-M and M Zone Districts subject to special exception review would not adversely affect any federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

* * *

The District of Columbia Office of Zoning has referred to NCPC for comment a proposed text amendment that would permit dog and cat boarding within the C-2, C-3, C-4, C-M and M Zone Districts subject to special exception review. The amendment would replace similar provisions that took effect on July 11, 2005, and expired on November 8, 2005. The Board of Zoning Adjustment (BZA) had recently determined that such uses are not currently contained in the Zoning Regulations, and that permits issued for the six existing businesses were not in compliance with specific zone regulations. The Office of the Attorney General informed the Office of Planning (OP) that Certificates of Occupancy were subject to revocation. OP responded by proposing text that would allow established facilities to continue as matter-of-right uses, and any expansion or new facility to be considered as a special exception. OP recommended expanding the proposed definition of dog boarding to include cats, and adding a definition for "pet grooming" to assure that pet grooming not operate as boarding uses without proper BZA review and approval. I find that the proposed text amendment would not adversely affect any federal interests, and the proposal is not inconsistent with the Comprehensive Plan



Patricia E. Gallagher, AICP
Executive Director