



April 17, 2015

Zoning Commission of the District of Columbia
441 4th Street NW Suite 200-S
Washington, DC 20001
via electronic mail: zcsubmissions@dc.gov

Re: 05-22A, View 14 Investments LLC

Dear Board Members:

The Meridian Hill Neighborhood Association (MHNA) is pleased to submit this brief comment in this proceeding addressing View 14 Investments' application to modify an existing PUD. The proposed dog day care business would reside within MHNA's boundaries, and our members have expressed concerns with some aspects of the proposal. However, mitigation of these concerns is possible, and based upon conversations with the project sponsors at our March open monthly meeting and subsequent email correspondence, we understand that the business would willingly comply with them. Presuming the conditions articulated below would be included in a Commission order, MHNA will support the PUD modification.

The concerns we seek to address involve potential impacts on the neighborhood from outdoor dog walking, and street parking during drop-off and pick-up hours. More specifically, to the extent that pets may be walked outside of the facility, there is a concern that a concentration of pets being walked from one location could adversely affect the sidewalk tree and planting boxes that residents of the nearby residential district typically maintain. Second, because parking and loading zones are limited near the property, there is a concern that during morning and evening hours, pet owners dropping off and retrieving their pets would disrupt traffic flow, particularly on the busy corridors of 14th Street and Florida Avenue.

To address these concerns, MHNA and representatives of Applicant View 14 Investments, LLC have discussed the following five accommodations. It is our understanding that these principles are acceptable to the Applicant:

- Dog walking will be permitted on the 14th Street commercial strip only, and not on the adjoining residential streets;
- Employees of any animal boarding facility or dog day care center will wear an identifiable uniform while walking pets outside of the facility;
- Members or clients of any animal boarding facility or dog day care center will sign an agreement to obey all traffic and parking regulations; and

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- Any animal boarding facility or dog day care center will provide a “concierge” service to retrieve pets from and deliver them to cars as needed, Monday through Friday during peak hours, to obviate the need for parking and stopping.

MHNA notes that it cannot speak to the important issues of noise mitigation or the views of residents of the apartment complex. MHNA’s support is based on representations by the Applicant’s representatives at the MHNA meeting on March 17, 2015, that the majority of residents of the View 14 apartment building have no objection to the proposed dog day care center, and that the residents who objected to the opening of a dog day care facilities in the View 14 building last year before the Board of Zoning Appeals, Case Number 18702, no longer oppose the dog day care or no longer live in the units above the proposed dog day care site (see Exhibit 2G in the Zoning Commission case record).

MHNA submitted comments in the related proceeding before the BZA, on February 1, 2014 and March 1 2014, expressing our concerns regarding daytime dog walking and traffic impacts. Applicant quotes from our February 1 letter (see December 5, 2014 transmittal, pg. 7), in which we also stated, based on the Applicant’s representations to our organization, that we were convinced that the interests of the residents of the residential building were satisfied. However, at the February 4, 2014 BZA hearing we learned that several residents intervened as protesters. Had we know that fact prior to the hearing, our letter would not have made the misstatement that is quoted in this record. In addition, we note that Exhibit G, the petition in support, is the same petition from 2013 presented to the BZA in the earlier proceeding.

With the accommodations discussed above, MHNA supports the PUD modification.

Sincerely,



Chris Young
President, MHNA
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