



7319 Georgia Avenue, NW
Washington, DC 20012
Telephone 202-723-5730
Fax 202-723-5409
www.washhumane.org

September 25, 2015

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Washington Humane Society's Comments to the Zoning Regulation Rewrite
ZC Case No. 08-06A (Title 11, Zoning Regulations - Comprehensive Text
Revisions)

Dear Members of the Commission:

This letter is submitted on behalf of the Washington Humane Society to provide comments on the proposed Zoning Regulation Rewrite ("ZRR"). The current C-M-1 District permits a maximum height of 40 feet (three stories) and a maximum density of 3.0 floor area ratio ("FAR"). The corresponding zone district under the proposed ZRR is the PDR-1 District, which permits a maximum height of 50 feet (no limit on stories), a maximum density of 2.0 FAR for restricted uses, and a maximum density of 3.5 FAR for permitted uses. Subtitle J § 202.2 of the ZRR sets forth the following permitted uses that may achieve the maximum density: Basic Utilities; Large Scale Government; Production Distribution and Repair; and Waste Related Services. Animal Sales, Care and Boarding, which includes Animal Shelter use, does not fall within any of these permitted use categories; thus, the maximum permitted density for an Animal Shelter use under the ZRR is 2.0 FAR.

The Washington Humane Society has purchased property in the District currently zoned C-M-1 with the intent of developing a state-of-the-art headquarters facility. With the proposed limitation on density in the ZRR, the Washington Humane Society will not be able to fulfill its vision for this site, which is in the planning and design phase.

Accordingly, **the Washington Humane Society requests that Animal Sales, Care and Boarding be added to the list of permitted uses that may achieve the maximum density of 3.5 FAR in the PDR-1 District.** Animal Shelter use is a permitted use (Subtitle U, § 801.1(b)) and is fully appropriate and encouraged in the PDR District.

In addition, Subtitle U § 801.1(b) of the ZRR provides that Animal Shelter use in the PDR District shall not about a residential zone or property. This restriction is inconsistent with the text amendments that were adopted in February, 2015, in Z.C. Order No. 14-10. **The Washington Humane Society requests that conforming changes be made to the ZRR to reflect the changes made in the Animal Shelter text amendment in Z.C. Order No. 14-10.**

Thank you for your consideration of these specific comments and recommendations regarding Animal Shelter restrictions in the proposed PDR-1 District.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa LaFontaine". The signature is stylized with large, rounded letters and a long horizontal line extending from the end.

Lisa LaFontaine
President and CEO
Washington Humane Society

cc: Jennifer Steingasser, Office of Planning
Joel Lawson, Office of Planning