

To the Zoning commission,

Ladies and Gentlemen,

I really appreciate you calling a hearing on the Zoning of Dog Daycare and Pet related businesses.

The current state of the regulations and how they have been interpreted by the BZA has made it virtually impossible to establish a new location anywhere in the City. I am about to lose my business, Planet Pet – in business since 1999 – because I cannot find a new location and I cannot find a landlord willing to sit by and hope I get approved.

Our struggle to relocate my business began January of 2014. We were informed that we needed to find a new location. The landlord is redeveloping the property.

Throughout the year everyday our realtor Mike Marcy would look to find Properties so we could relocate. Every viable property we looked at that fit our requirements had many obstacles. Would the building owners consider our use, location, rental price and would the property fit the stringent zoning regulations? Then, if we believed that they would fit the parameters, we also knew that there was always the possibility that it would be denied because the zoning rules are not black and white but very grey. The regulation of not occupying a building that is also occupied by residence is understandable.

25-Foot Rule

The proposed 25-foot rule is going in the wrong direction. It will make it more difficult to establish a location, and it will make it more uncertain whether or not a property can even apply for special exception.

The Regulation should, at least, match the language of the restriction for gas stations and bowling alleys. Not only would this be consistent with other sections of the Regs, but it would be in line with the original intention of the dog day care Regs.

There are no 25 foot alleys that I've seen.

The Regulations say the Dogs must be kept inside, so there is no effective difference between fifteen feet and twenty-five feet, as long as there is an alley in between.

We are currently located at 1711 Florida Ave NW; there are Residences across the street from us. We have operated complaint-free for years. Our neighbors love us.

I'm certain that DC does not want 28 citizens currently employed in DC to go on unemployment, Food stamps or any other Government program, because the dog day care Regulations are too difficult or too uncertain.

As far as Noise and odors are concerned, please visit my facility. You will hear no barking outside of our building or our section of the building we are currently in. You will not smell urine or feces in or around our building. Our handlers are excellent at what they do. Noise control and cleanliness is a top priority. If

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it was not for our signage, you would not know there is a doggie daycare there because we take every precaution to be good neighbors. We even go as far as to pick up the feces of dogs that are not from our facility when we walk our dogs around the area. We do what we can to help keep our neighborhood clean.

Under the proposed regulations, you will end up with just the existing 6 or 7 daycare boarding locations in DC that are already established and will not be able to handle the demand and will have to turn clients away.

Then some DC residents will take their business outside of the city which will take revenue from the city. Other people will resort to unlicensed/underground dog walkers/ boarding in those apartments that you want to keep daycares out of.

In closing, I ask that you think about the small businesses like us that are trying to make a living in this wonderful city of ours and of our clients that rely on us to take care of their pets while they work. Please amend the proposed regulations to clarify that the separation by an alley is sufficient, as originally intended. Anything less will be a lethal blow to dog day care use in this City.

From: Mike Marcey

Date: October 23, 2014 at 3:14:36 PM EDT

To: Brock Benson

Subject: Zoning

Brock,

In searching for appropriate property to lease or purchase since February of this year, one of the many challenges has been to determine if your use meets the zoning requirements for the day care portion of your business. It is has been somewhat ambiguous regarding property that abuts a residential zoning district if separated by an alley. This unknown factor has impacted on your search as to determine if the associated time and costs at risk in applying for the special exception make sense or not. In addition, some landlords or sellers may be hesitant to tie up their property during a special exception time period if it is perceived that it is unclear if it will be granted or not.

Michael E. Marcey

RE/MAX Distinctive Real Estate, Inc.

Brock Benson

CEO

Planet Pet, LLC