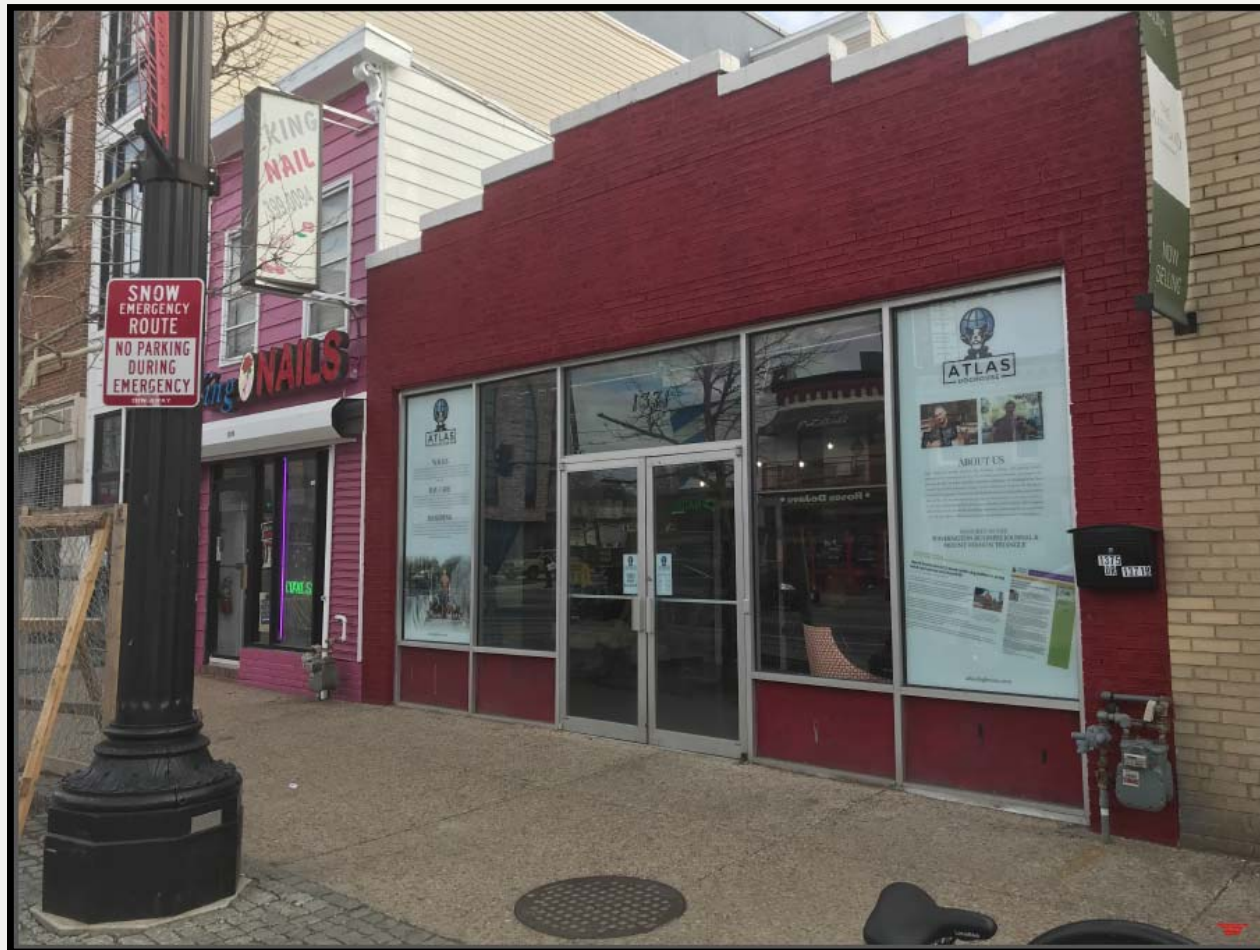
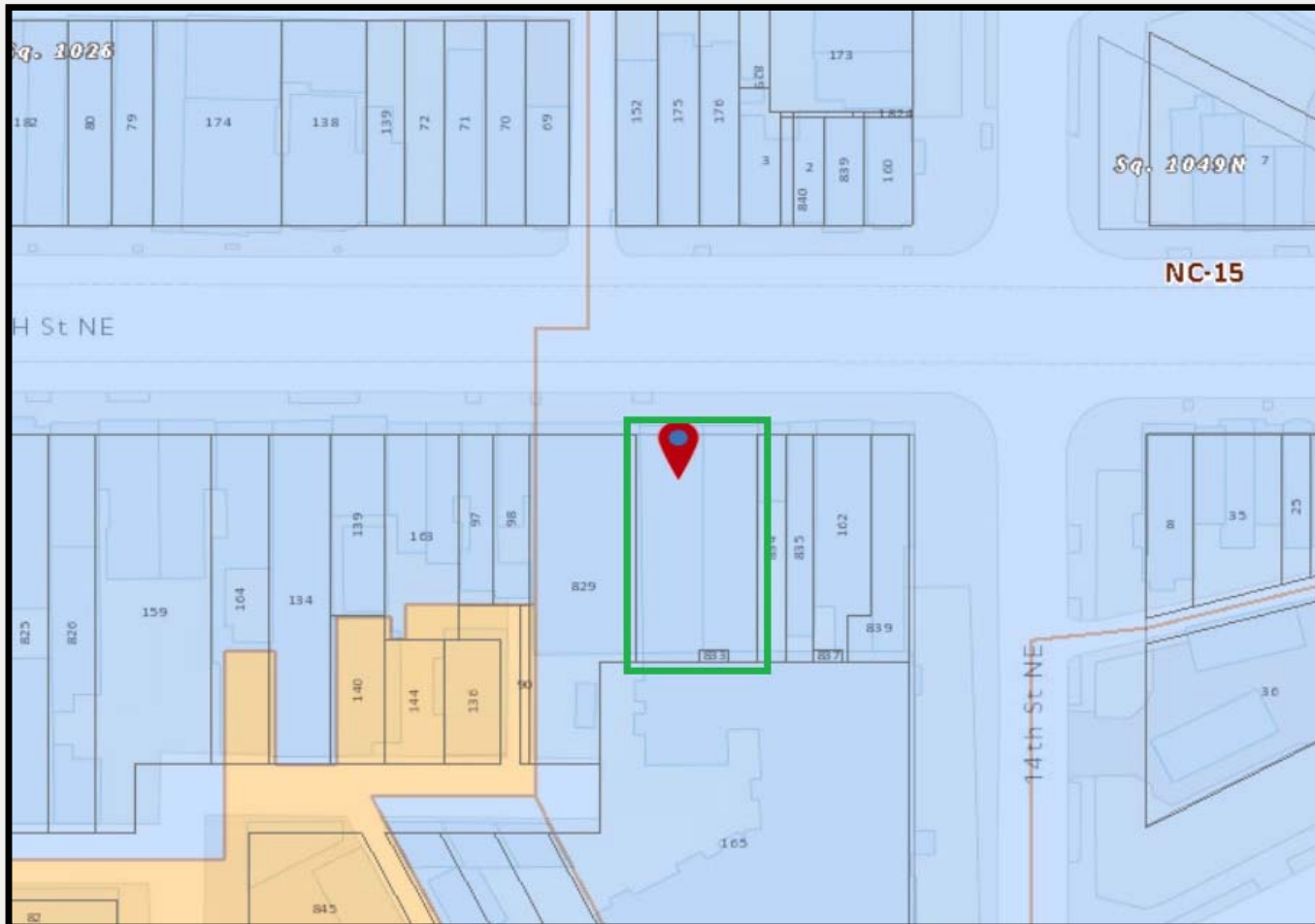


BZA Application #19746
1371 – 1375 H Street NE
DC Super Pack, LLC

Presented by:
Alyssa L. Bigley
Cozen O'Connor



The Property – 1371-1375 H Street NE Zoning Map



Square 1027
Lot 0166
NC-15 Zone

The Project

- Applicant is a dog daycare business that also provides limited boarding services and associated retail on the property, which is an existing commercial building on H Street NE
- Applicant had been operating this use at the property since January, 2018
- Applicant received notice from DCRA on February 20, 2018, informing them that they would require zoning relief in order to continue the animal boarding use on the first floor of the Property
- Applicant does not seek to alter the Property from its current condition

Special Exception Relief Requested

- Animal boarding use is a designated use in the NC zones, permitted as a matter of right in the cellar or basement of a building
- Applicant would be able to operate as a matter-of-right, if not for the fact that the Property is a one-story structure at-grade, without a cellar or basement
- Applicant seeks relief from Subtitle H § 1109.1(a):
 - Special Exception for Animal Boarding Use in the NC-15 Zone, subject to the conditions of Subtitle H § 1105.1(a)

Applicant Satisfies Special Conditions of § H-1105.1(a)

- (1) The use shall not be located on a lot that abuts an R, RF, or RA zone
 - The property only abuts lots located in the NC-15 Zone
- (2) The use shall be located and designed to create no objectionable condition to adjacent properties resulting from animal noise, odor, or waste
 - The building and the Applicant's operations therein are designed to avoid objectionable conditions from pet noise, odor, or waste
- (3) The use shall take place entirely within an enclosed and soundproofed building in such a way so as to produce no noise or odor objectionable to nearby properties. The windows and doors of the premises shall be kept closed
 - Project utilizes industry standard materials to prevent disturbance of the neighboring properties due to noise or odor
 - No windows facing adjacent properties,
 - Windows and doors of the façade on H Street NE remain closed both during and outside hours of operation
- (4) All animal waste shall be placed in closed waste disposal containers and shall utilize a qualified waste disposal company to collect and dispose of all animal waste at least weekly. Odors shall be controlled by an air filtration system (for example, High Efficiently Particulate Air "HEPA" filtration) or an equivalently effective odor control system
 - Applicant encloses animal waste in disposal containers within the existing building
 - Waste is collected twice weekly by a qualified waste disposal company
 - Air filtration system effectively disperses any potential odors

Applicant Satisfies Special Conditions of § H-1105.1(a) (cont.)

- (5) External yards or other external facilities for the keeping of animals shall not be permitted
 - No open spaces or external yards on the property – Use takes place only within the structure
- (6) The sale of pet supplies shall be permitted as an accessory use
 - Applicant shall continue to sell pet supplies as an accessory use on the Property
- (7) The principal use shall not be for the housing, feeding, or care of stray or abandoned animals whether for profit or not for profit
 - Applicant does not and will not house, feed, or care for abandoned or stray animals on the Property
- (8) The Board of Zoning Adjustment may impose additional requirements pertaining to the location of building entrances or exits; buffers, fencing; soundproofing; odor control; waste storage and removal (including frequency); the species and/or number and/or breeds of animals; or other requirements, as the Board of Zoning Adjustment deems necessary to protect adjacent or nearby property
 - The Office of Planning has not recommended any additional requirements, and the Applicant will follow any additional directives by the BZA

Requested Relief is Harmonious with Purpose and Intent of ZR and Maps and No Adverse Effect on Use of Neighboring Properties

- Dog daycare and boarding use would be matter-of-right except for the property's lack of basement or cellar
- Applicant employs specially-designed materials and practices to limit potential objectionable animal noise, odor, and waste
- The business benefits the thriving neighborhood, particularly those pet-owning neighbors who seek professionally-trained dog care services within walking distance from their homes
- Applicant continues to have reciprocal agreements with neighboring property owners for business patronage, and is committed to being a responsible neighbor

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Interior Photos



Plat

