**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS**
**OFFICE OF THE ZONING ADMINISTRATOR**

January 11, 2021

**Via Emailed PDF**

Mr. Ryan Beible
Managing Member, STONE
42687 Leaflet Lane
Chantilly, VA 20152

Re: 680 Rhode Island Ave, NE (Square 3629, Lots 817-818) (the "Property")

Dear Mr. Beible:

This letter is to confirm the substance of the Preliminary Design Review Meeting held on January 5, 2021, related to the District Dogs' contemplated construction and subsequent operation of an animal boarding facility at the above referenced property. Based on the review of building and site plans and the discussion, the proposed animal boarding use in the G2 level space fully complies with the subject MU-7 Zoning requirements and is permitted matter-of-right. Upon proper presentation of plans submitted to DCRA accompanying a building permit application, my office will approve the building permit issuance for the construction required. In summary:

1) Use: Animal boarding is a permitted use.
    - Per Subtitle U.500.2: the MU-7 Zone falls under MU-Use Group F.
    - Per Subtitle U.515.1(a): Permitted uses under MU-Use Group F include all of those uses permitted under MU-Use Group E.
    - Per Subtitle U.512.1(b): In MU-Use Group E, an animal boarding use located in a basement or cellar space, subject to conditions, is permitted.

2) Basement Determination: The tenant space on level G2 is a basement.
    - The front of the building faces north, and the ground floor slab is at an elevation of 114.00.
    - The building measuring point is at an elevation of 110.39.
    - The proposed animal boarding space is in the back of the building facing south, with its floor slab at an elevation of 87.73, which is 22.66' below the building measuring point, and 26.27' below the ground floor slab elevation.

- Additionally, the floor slab elevation of 87.73 of the proposed animal boarding space is completely below the adjacent finished grades on all 4 sides. The adjacent finished grades range from:
    - South side: 87.74 – 89.00
    - West side: 89.00 – 95.00
    - East side: 89.00 – 109.00
    - North side: 97.00 – 105.00 (natural grade)

3) Use Conditions in Addition to the Basement Requirement: The tenant space meets all of the Subtitle U.515.1(b)(1-7) conditions.

(1) The use is not located within 25 feet of a lot within an R, RF, or RA Zone. The closest residential zone is the RA zone to the north, which is approximately 460 feet away.

(2) There is no residential use on the same floor as the use or on the floor immediately above the animal boarding use. The only G2 level space is the proposed animal boarding use. The G1 level above consists entirely of garage space.

(3-7) Conditions 3-7 are related to the buildout and operations of the use, and compliance of these conditions will be met and the conditions applicable to construction of the space will need to be reflected in the building permit application plans.

Please let me know if I can be of any further assistance.

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator

Attachments: Base Building and Site Plans, dated 2-15-2019

Zoning Technician: Jeannette Anderson

**Disclaimer**: This letter is issued in reliance upon, and therefore limited to, the questions asked, and documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.1 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provision established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 680 Rhode Island Ave NE to Beible 1-11-21