



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

November 12, 2021

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

Re: 3210 Georgia Ave. NW (Square 2892, Lot 0910) (the "Property")

Dear Mr. Beible:

This letter is to confirm the substance of the Preliminary Design Review Meeting held on October 15, 2021 regarding the construction/establishment of an outdoor area on a portion of the parking lot surface. The site is zoned NC-7.

The preliminary schematic plan is attached. 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:

- The outdoor area does not eliminate any required vehicle parking spaces. The use of the building is animal care and boarding, which has a parking requirement of 1 per 1,000 sf in excess of 3,000 sf. The building is approx. 1,650 sf, and as a result no parking spaces are required.
- This outdoor area will be used for events, pop ups, and activities. It will not be used as an external yard for dogs that are boarding inside of the building.
- This letter is applicable to zoning review only. The plans must comply with codes and requirements of all other applicable DCRA review disciplines and other agencies.

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

Sincerely, Matthew Le Grant
Matthew LeGrant
Zoning Administrator

Technician: Brittany Bullock

Attachments: Preliminary Schematic Plan dated 9-2-2021

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the 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-302.5 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 provisions 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 3210 Georgia Ave NW to Beible 11-12-21