

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

April 25, 2014

Via Email PDF

Lyle M. Blanchard
Greenstein DeLorme & Luchs, P.C.
1620 L Street, NW, Suite 900
Washington, DC 20036-5605



Re: 300 Tingey Street, SE – Square 770, Lot 40

Dear Mr. Blanchard:

This letter confirms my office’s determination, based on our discussion of March 6, 2014 and the information provided, that the following retail pet care establishment and pet shop uses are allowed at 300 Tingey Street, SE (the Property”). The Property is located in the SEFC/CR zone district. A proposed use at this Property is for a retail pet care establishment/pet shop that includes as principal uses the retail sale of pet food, pet supplies, live tropical fish, live animals (e.g. hamsters and guinea pigs), birds and reptiles (e.g. turtles and iguanas), pet grooming and pet training services and also allows as incidental and accessory use that veterinary services may be conducted within the confines of the store as specified below.

Section 1807.1 of the Zoning Regulations states that in the SEFC overlay the preferred uses (ground-floor street oriented retail, service, entertainment, or arts uses) are permitted in accordance with 1803.3 (within the SEFC/CR District) include under Section 1807.2(yy) “Pet care establishment, including the sale of pet supplies, grooming, trimming, and commercial pet walking, but not the overnight boarding of dogs” and Section 1807.2(zz) “Pet shop”.

You have represented that the above-mentioned retail (sale of pet food, pet supplies, live tropical fish, and certain live animals, birds and reptiles) and service (pet grooming and pet training services) uses would be provided as a principal retail pet shop/pet care establishment uses in the ground floor retail portion of the Property. With respect to grooming, these services are offered in a grooming section within the store which is approximately 400 square feet. Grooming services are primarily by appointment and completed during scheduled store hours. No overnight stays of pets are permitted in the store. These uses are consistent with the uses described in Sections 1807.2(yy) and 1807.2(zz) of the Zoning Regulations.

In addition, you represented that there may be certain limited incidental or accessory veterinary service uses described as follows. Veterinary services are provided by a licensed veterinarian who typically visits the store once or twice a month. The services are provided over a two to three hour period and limited to vaccinations (like rabies and distemper), flea and tick prevention, and question and answer sessions. There are no medical procedures of any kind performed on the retail premises and there are no overnight stays. Store patrons are charged a modest fee for each service rendered to cover the separate disposal of any medical waste which is taken away by the visiting veterinarian. You indicated that these services are performed by

licensed veterinarians who belong to a nationwide group called Luv My Pet, Inc. You provided the enclosed brochure for the veterinary services offered in a typical Petco store. As described, I find these veterinary services are of a limited nature sufficient to be categorized as accessory or incidental to the principal pet care establishment use.

Based on these representations and the enclosed information, I conclude that the proposed principal and accessory or incidental uses are consistent with the pet care establishment and pet shop uses in Sections 1807.2(yy) and 1807.2(zz) of the Zoning Regulations. The retail tenant is required to obtain a certificate of occupancy reflecting these uses.

Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Enclosures: Sample advertisement of pet services

File: Det Let re 300 Tingey St SE to Blanchard 4-25-14