

Conditional Use Permit Request

Animal Zen is a locally owned business that focuses on providing quality customized pet care services and being a resource for people looking for natural pet foods, treats, supplements and other pet products for dogs and cats.

Launched in January of 2011, Animal Zen moved into its original space of 3103 Mayfield Road (in the Rockefeller Building) in the fall of 2011 and requesting a conditional use permit at that time for training and grooming.

Over the past 3 years Animal Zen has blossomed and continues to grow. While many of our services occur outside the premises of our storefront (most at people's homes), there continues to be ongoing expansion regarding the scope of services people look for us to provide, both in their home and at our storefront site.

During this growth we have added staff members (all Cleveland Heights residents) as support to our programs and to handle the service needs, maintaining an approximate ratio of 1 or more humans to 5 dogs. Staff is currently at 1 full time and 2.5 Full Time Equivalents (5-6 part time people).

Animal Zen attracts customers from the immediate surrounding neighborhood and throughout Cleveland Heights, and also from the cities of Shaker Heights, South Euclid, East Cleveland, Bratenahl, Cleveland, Lyndhurst, Beachwood and Mayfield Heights. Clients include many local business owners and medical professionals from Cleveland Clinic and University Hospitals.

Animal Zen is now seeking conditional use permit in 3101, 3103, 3105 Mayfield Road to allow for expansion of its services as follows:

In 3103:

Animal requests to expand the scope of its current conditional use permit to allow for a larger number of dogs attending "Live and Learn" activities and grooming by appointment during the hours of 7:30 am - 8 pm. The space is adequate for up to 15 dogs. We do not anticipate adding a program of overnight boarding in this facility.

The "Live and Learn" daycare is a modification of typical doggie daycare. In "Live and Learn" dogs have the opportunity to play appropriately, and additionally, the dogs and puppies learn social skills such as knowing when to take breaks from play, walking on leash, meeting and greeting the public (when appropriate), and learning acceptable ways to meet new dogs and puppies. This is accomplished through positive teaching techniques and using the Tellington TTouch® methodology.

Dogs are screened for their ability to be in an environment with other dogs and people. They must show proof of being current on vaccines. And emergency contact information must be provided for each dog should they need to be removed for any reason at any time.

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Animal Zen has also taken on additional space in the building to grow its programming:

3105:

Used for retail sales of a wide range natural dog and cat foods, treats, supplements, household supplies, gear, and gift items. Also, there is space for private and semi-private training classes and consultations for dogs and cats.

3101:

Enrichment and training space and consultation center for individuals and larger group-trainings and classes and special events.

Dogs with their owners/handlers attend classes, consultations and enrichment sessions. Typical class size varies from 1 person/dog team to 6 person/dog teams. In the case of all-day workshops, it is anticipated that there could be as many as 20 people and 5 person/dog teams.

All spaces receive regular daily cleaning and maintenance.

Dog waste is removed in individual trash bags and disposed of in appropriate trash containers and dumpsters throughout the day.

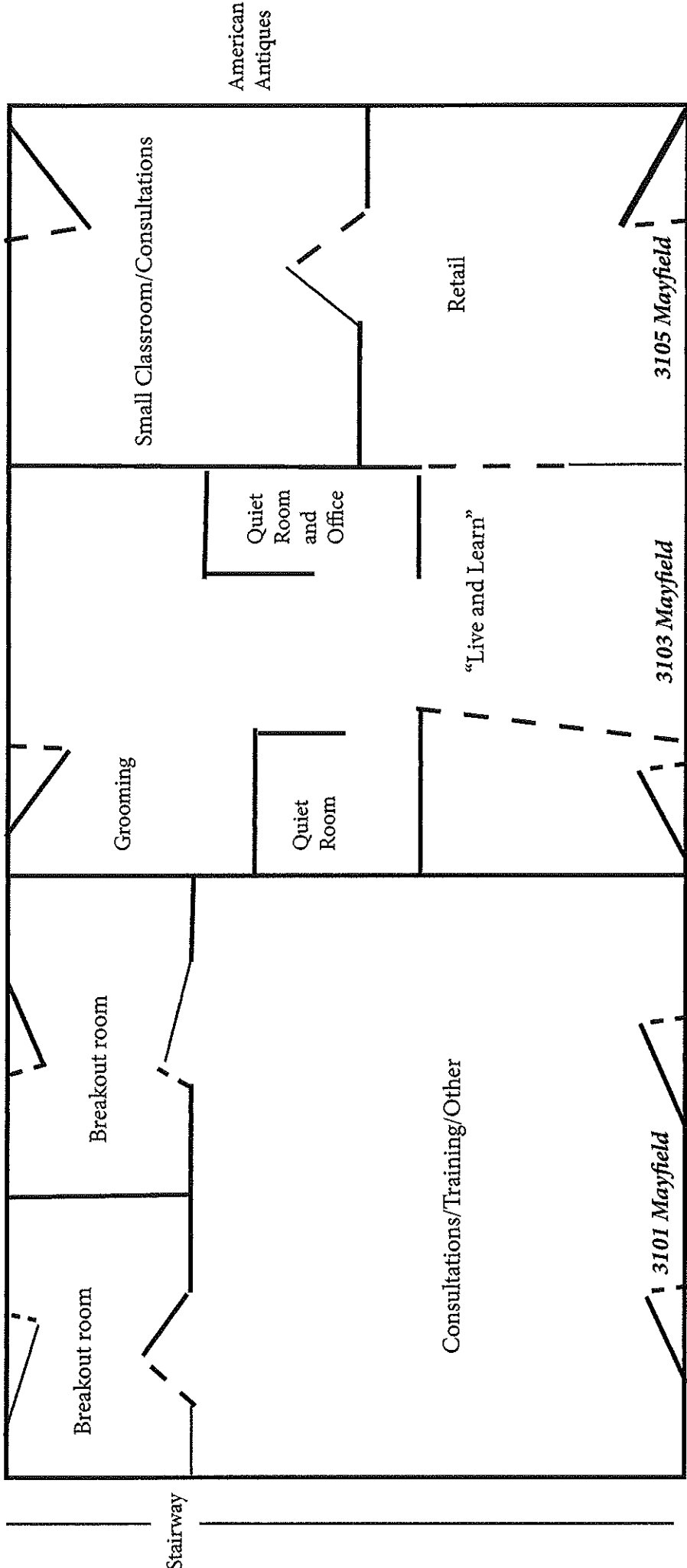
Animal Zen has no outdoor runs. All dogs receive leash walks 2 - 3 times per day. Staff members walking the dogs carry pick-up bags and dispose of waste appropriately at that time. Should there be an accident in the space, it is cleaned, disinfected/deodorized and disposed of immediately.

There are quiet rooms and separate spaces available in 3103 for dogs who want (or need) a little time out; or for geriatric dogs or small puppies not yet ready to play bigger dog games.

Gates and half-walls are placed strategically to allow dogs to be visible and in the presence of the public, while still containing the dogs away from doors and people unless specifically invited. Dogs arriving for consultations or organized training classes use the entrances at 3101 or 3105. Dogs arriving for grooming or "Live and Learn" use the 3103 entrance.

While no one can guarantee that the dogs will be quiet 100% of the time, we do work with the dogs who are the most likely to bark, using distraction and redirection techniques. No tenant is directly connected to either side of 3103 (the space with the most likelihood of noise occurring). Immediately to the east of 3105 is American Antiques and Clocks and immediately to the west of 3101 is the stairway that leads to the upstairs space (formerly Rockefellers). There are 2 offices upstairs, over the 3105 space.

We regularly speak to neighbors in the building to be sure we are not creating a disruption to their work, and in fact, many of them use our services.



Animal Zen

Approximate space usage
(Not-to Scale)