

MCPB  
Item No. 8  
Date: July 12, 2018

## Conditional Use CU-18-07 (CU201807) – Clarksburg Animal Hospital

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Jamey Pratt, Senior Planner, Area 3: [Jamey.Pratt@montgomeryplanning.org](mailto:Jamey.Pratt@montgomeryplanning.org), 301-495-4588

fb

Frederick V. Boyd, Supervisor, Area 3: [Fred.Boyd@montgomeryplanning.org](mailto:Fred.Boyd@montgomeryplanning.org), 301-495-4654

RAW

Richard Weaver, Chief, Area 3: [Richard.Weaver@montgomeryplanning.org](mailto:Richard.Weaver@montgomeryplanning.org), 301-495-4544

**Staff Report Date: June 29, 2018**

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### Description

- Request for a Conditional Use approval to allow a veterinary hospital in the Agricultural Reserve zone.
- Applicant: Clarksburg Animal Hospital, Inc. and Mashed Potato Properties, LLC
- Location: 26211 Prescott Road
- Zone: AR
- Subject Site Size: 5.585 acres
- Application acceptance date: April 24, 2018
- Master Plan: 1985 *Damascus Master Plan*
- OZAH Public Hearing: August 14, 2018



**Staff Recommendation:** Approval with conditions.

### Summary

- The applicant proposes a Conditional Use to allow a 4,050 square foot veterinary hospital to treat domestic animals in the Agricultural Reserve (AR) zone.
- With the recommended conditions, the proposed use conforms with all applicable requirements and regulations for approval of Conditional Use 59.3.5.1.C: "Animal Services: Veterinary Office/Hospital" and the development standards of the AR Zone (Section 59.4.2) of the Montgomery County Zoning Ordinance.
- Staff has received thirteen letters of support and three letters/phone calls in opposition to the application.
- There will be no notable traffic, circulation, noise, or environmental issues associated with the application, provided that the recommended conditions are satisfied.

## **Section I: Staff Recommendation**

Staff recommends **Approval** of CU-18-07 subject to the following conditions:

1. All uses on the site must conform to the Conditional Use Plan approved by the Hearing Examiner.
2. The normal operating hours of the facility are limited to 7:30 a.m. to 7:00 p.m. Monday through Friday and from 7:30 a.m. to 1:00 p.m. on Saturday.
3. No more than 5 veterinarians and 15 support staff may be present at any time.
4. Only domestic animals may be treated on the site.
5. The Applicant must obtain approval of an amendment to Preliminary Plan 120070710 to allow the proposed use on the lot.
6. The illuminated location sign shall only be lit during normal business hours.
7. Garbage/dumpster pick-up must comply with time of day restrictions specified in Chapter 48-solid waste regulations, which currently specify that no pick-ups may occur between 9:00 p.m. and 7:00 a.m. on any weekday, or between 9:00 p.m. and 9:00 a.m. on Sundays and federal holidays.
8. The Applicant must satisfy the requirements of the MCDPS Well & Septic Program review as detailed in their emails to the Applicant dated, June 25 and June 26, 2018.
9. A written log of all appointments and drop-in and emergency client activities must be kept, to be available for inspection by MCDPS.

## **Section II: Project Description**

### **A. Background**

Dr. Greta Stamberg, president and managing member of co-petitioners Clarksburg Animal Hospital, Inc. and Mashed Potato Properties, LLC ("Applicant"), requests conditional use approval ("Application") to allow a veterinary hospital ("Use" or "Proposed Use") in the County's Agricultural Reserve, zoned AR. The Use will have a maximum of five veterinarians and fifteen additional staff onsite at any one time and will generally treat only dogs and cats. Dr. Stamberg currently operates the Clarksburg Animal Hospital at an old U.S. Post Office building on Frederick Road (MD 355) in the heart of Clarksburg.

The property on which the Use will be located is identified as Lot 1 of "Widow's Purchase" ("Property") as shown on plat 23886 (Attachment A). This lot was established by Preliminary Plan 120070710, approved December 13, 2007. A condition of approval of this plan limits the Property to "one residential lot for 1 one-family detached dwelling unit" (see Attachment B). Because this Application is for a non-residential use, the Applicant must file a preliminary plan amendment to change this condition once the Use has been approved.

## B. Site Description



*Figure 1. Subject Property. The Property contains a 3.6-acre Category I Forest Conservation Easement.*

The Property is located at 26221 Prescott Road in Clarksburg, in the southeast corner of the intersection of Prescott Road and Lewisdale Road (Figure 1). The Property totals 5.585 acres and is currently vacant. The entire Property is covered by forest. There are no wetlands, streams, or other environmentally sensitive features on the Property, which is in the Little Bennett Creek watershed. The property slopes from east to west towards the frontage along Prescott Road, with an elevation change of approximately 40 feet; there are no steep slopes on the Property. There is currently a 3.57-acre Category I forest conservation easement on the Property.

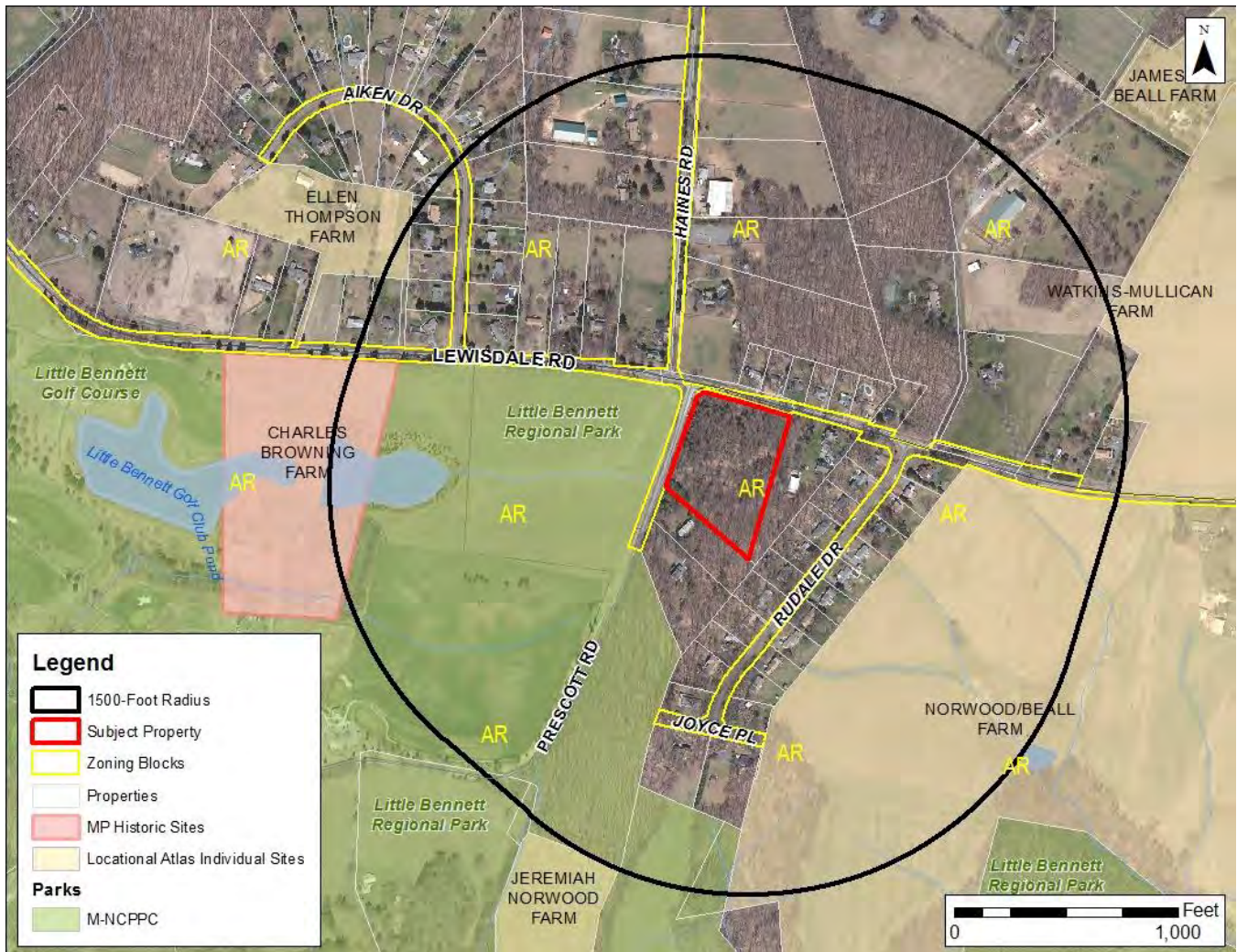
## C. Neighborhood Description

For the purposes of this Application, Staff defines the surrounding neighborhood as the area located within a 1500-foot radius of the Property (“Neighborhood”) (Figure 2). A 1500-foot radius includes the properties that would most likely be impacted by the sights, sounds, and traffic associated with the



Proposed Use. The Neighborhood is composed of a mix of single-family residential detached houses, agricultural fields, forested areas, and open space. The larger vicinity of the site is rural.

West, across Prescott Road from the Property, is Little Bennett Regional Park. This portion of the park contains the Little Bennett Golf Course and the historic Charles Browning Farm. North, across Lewisdale Road from the Property, is a training, breeding, and boarding facility for horses and a few single-family houses. The two abutting properties, to the east and to the south, contain single-family detached houses.



*Figure 2. 1500-foot radius Neighborhood of Property. All properties in the vicinity are zoned Agricultural Reserve (AR).*

The Property is zoned Agricultural Reserve (AR), as are all properties in the Neighborhood. The Property is near a high point, and a few small, unnamed stream tributaries begin their runs within the Neighborhood; there is one golf course pond in the Neighborhood. In addition to the Charles Browning Farm, four other properties on the Historical Locational Atlas are within the Neighborhood: Norwood/Beall Farm, Ellen Thompson Farm, Jeremiah Horwood Farm, and Watkins-Mullican Farm.



## **D. Zoning and Land Use History**

The 1980 *Functional Master Plan for the Preservation of Agriculture & Rural Open Space* established the County's Agricultural Reserve. Land within the Agricultural Reserve, which includes the Property, was categorized within the Rural Density Transfer (RDT) Zone established by this plan. Prior to being placed in the RDT Zone, the property had been zoned Rural, which had a minimum lot size of five acres. The 1985 *Damascus Master Plan* ("Master Plan") recommended retaining the RDT Zone designation for the Property. The RDT Zone was renamed the AR Zone by the 2014 Comprehensive Zoning Code rewrite. The property was platted as a grandfathered parcel that pre-dated its rezoning to RDT.

## **E. Master Plan**

The Property is within the are covered by the 1985 *Damascus Master Plan*. The Master Plan confirmed the RDT Zone on the property but does not make any specific recommendations for the Property.

The Property lies within the Little Bennett Creek drainage basin. The Little Bennett tributary is a Class III Use Class (natural trout waters), and the Master Plan stresses that "[t]he water quality of these streams must be strictly controlled to preserve the trout's aquatic environment. Protection of these valuable fisheries must be achieved through stormwater detention, sediment control and water quality enforcement. Open space uses, conservation areas and low-density residential development are preferred land uses in these drainage basins" (p. 20).

The Master Plan states that "[n]o development, land disturbance or stripping will be permitted on slopes in excess of 25 percent" and that "approval should not be given to a subdivision where paved surfaces, structures or septic fields are likely to be located on slopes in the range of 15-25 percent and where soils are classified as severely eroded. ... [L]ots should be designed to provide a buildable area which does not intrude on the 15-25 percent slopes" (p. 22).

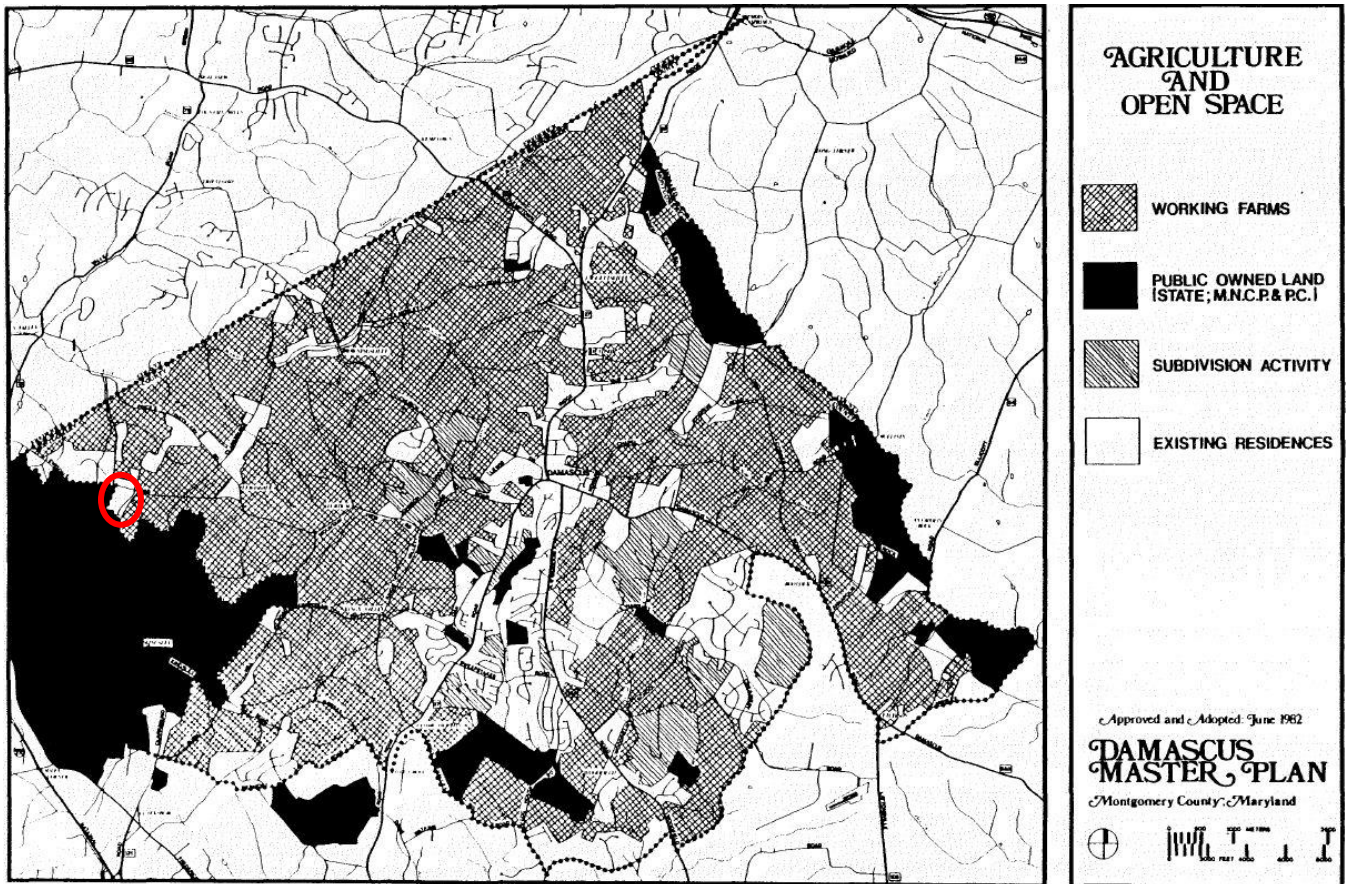
As a result of concerns about the sensitive headwaters of several watersheds, the Master Plan recommends onsite stormwater management for areas not controlled by programmed centralized facilities (p. 25). "For smaller tributary streams not controlled by centralized facilities, a conservation easement up to 200 feet from the bank is recommended" (p. 25).

The Property is not in an area controlled by a programmed centralized facility. The Proposed Use will comply with an approved stormwater management plan, which provides onsite stormwater management facilities that will, once approved, ensure the drainage area is adequately protected. The Property does not contain any slopes greater than 15 percent on the Property.

The Master Plan does not recommend any road changes for Lewisdale or Prescott Roads. The Property is not on a Rustic Road.

The Master Plan's land use recommendation is that "[t]he existing development pattern outside the sewer service area consists of homes along ridge lines and farms in the valleys. This form of development is continued and encouraged" (p. 35). The Master Plan stresses the importance of preserving agriculture in this part of the County. "Lands designated Agricultural Reserve are afforded special protection from urban and suburban development pressures. Non-farm uses, especially intensive residential development, are discouraged and farm-related activities, such as farm markets

and primary agricultural processing, are encouraged. ... [F]arming is the preferred use in the Agricultural Reserve” (p. 79-80).



*Figure 3. Agriculture and Open Space Map from 1985 Damascus Master Plan. The Subject Property is shown in an area designated as “existing residences” (red-circled area).*

The Master Plan discourages, but does not prohibit, non-farm uses. The Property has already been approved for a single-family house, which is a non-farm use that was in keeping with the low-density residential character of the zone. In addition, the Master Plan encourages the existing development pattern of homes along ridge lines; the house-like design of the proposed facility and its location along a ridgeline will help continue this pattern. Furthermore, the Property is included in an area shown as “existing residences” in the Master Plan and not in the “working farms” area (Figure 3 above). Although Staff could not find any evidence of a house on the Property in the past, it appears that the “existing development pattern” of the immediately surrounding area at the time of the Master Plan was residential and not agricultural. Although the Proposed Use is neither agricultural nor residential, Staff believes that the Application continues the development pattern of the area and the Proposed Use will fit within the same development envelope established for the one family residence.

The Property is across Prescott Road from Little Bennett Stream Valley Park. The Master Plan states “[t]his is a significant natural resource area because of Little Bennett Creek’s high water quality and its attributes as a natural trout stream (brown trout reproduction). All efforts should be made to protect the natural environment in this stream valley area, as well as protecting the migration routes for

wildlife in and out of Little Bennett Regional Park (p. 90). As mentioned above, the Applicant's stormwater management plan should help maintain the water quality in the watershed.

The Master Plan recommends implementation of the Plan through several processes, among which are zoning practices, subdivision review, and citizen involvement (p. 97). The Master Plan maintained the existing zoning of the Property. The Property has already gone through the subdivision review process, but the Applicant will be applying for an amendment to change the allowed use on the property. A detailed zoning analysis follows. Both the subdivision and conditional use application processes allow for citizen involvement.

The Property does not fall within the area of the Master Plan designated to receive public sewer service (p. 103). The Applicant will construct a septic system onsite.

## **F. Proposed Use**

The Applicant seeks approval of a conditional use application to operate a veterinary office on the Property. The facility, Clarksburg Animal Hospital (CAH), will contain 4,050 square feet of floor area and will be architecturally styled to resemble a one-and-a-half-story single-family detached house (Figure 4).



*Figure 4. Front façade of proposed facility.*

According to the Applicant's statement, "CAH is a general small animal veterinary practice which offers well and sick appointments for the treatment of patients [and] performs surgical and dental procedures." CAH will not exceed five veterinarians and fifteen support staff present at any one given time. The facility will not provide boarding services at any time, although periodically patients may be hospitalized overnight.

CAH will also contain a pharmacy to provide "prescription diet foods, medications, injectable medications, supplements and medicated shampoos," but CAH also offers an online store/pharmacy to



fulfill orders offsite to be delivered directly to a client's home. CAH also plans to add "telemedicine" in the future for follow-up appointments, which should reduce the number of trips to the Property.

The Applicant intends to operate the facility Monday through Friday from 7:30 a.m. to 7:00 p.m. and on Saturday from 7:30 a.m. to 1:00 p.m. It will be closed on Sunday. The Applicant will only rarely keep sick patients in the facility overnight and may need to visit the facility to provide treatments outside of normal operating hours, but otherwise the sickest patients are referred to a 24-hour facility for overnight care.

28 parking spaces are included in the Application. This is the minimum number required by the Zoning Ordinance. The overall Conditional Use Plan is included as Attachment C; the main details are shown in Figure 5.



Figure 5. Conditional Use Plan detail.

To minimize impacts to the existing forest conservation easement, the Applicant is proposing a retaining wall around the rear and sides of the proposed building (Figure 6). This will minimize the amount of grading on the site and will further reduce sounds from the Use. The area behind the retaining wall will be reforested, and additional landscaping is also proposed around the building and parking lot.



*Figure 6. South elevation showing retaining wall and reforested/forested area to the east of the building extending to the property line. A similar retaining wall is proposed to the north of the building.*

### **Section III: Analysis and Findings**

#### **A. Development Standards**

This section describes the relevant development standards of the AR zone and shows how the Application meets those standards.

##### *Section 4.2.1. Agricultural Reserve Zone (AR)*

##### *Intent Statement*

The intent of the Agricultural Reserve Zone is to promote agriculture, mainly by providing large areas of contiguous properties suitable for agricultural and related uses. Although agriculture is the preferred use in the zone, “uses that are not exclusively agricultural in nature must satisfy additional use standards or the conditional use approval process.”

The Proposed Use on the Property is not agricultural and is allowed conditionally. As such, the Proposed Use must meet the standards for a veterinary office/hospital (3.5.1.C.) The conditional use standards are discussed in a separate section below.

*Table 1. AR Zone, Standard Method Development Standards*

<b>Development Category</b>	<b>Standard</b>	<b>Proposed</b>
Minimum site area	25 acres	5.585 acres
Minimum lot area	40,000 SF	5.585 acres
Lot width at front building line	125 ft.	584.2 ft.
Lot width at front lot line	25 ft.	424.3 ft.
Density	1 lot per 25 acres	1 lot

Development Category	Standard	Proposed
Maximum lot coverage	10%	1.3% (3,250 SF)
Minimum building setback, principal building:		
• Front	50 ft.	249.8 ft.
• Side street	50 ft.	188.4 ft.
• Side	20 ft.	203.7 ft.
• Rear	35 ft.	110.5 ft.
Height:		
• Principal building	50 ft.	26 ft.

As shown on the Conditional Use Plan, the Application is well within the development standards except for the minimum site area, which is 25 acres in the AR zone. However, the lot was created in 2008 under the previous zoning code, which allowed the lot to be exempt (grandfathered) from the area and dimensional requirements of the former Rural Density Transfer (RDT) Zone as long as the deed was recorded prior to its reclassification into the RDT Zone and it met the requirements of the prior zone, (Section 59-C-9.74 of the old Zoning Ordinance). The Property was in the Rural Zone (5-acre minimum lot size) prior to being rezoned RDT and the Property was found to meet the requirements of the Rural Zone when the Preliminary Plan was approved.

#### *Specification for Principal Building Setbacks*

- a. The front setback and side street setback must consist of any scenic setback recommended by a master plan or 50 feet, whichever is greater.*
- b. Any accessory building or structure used for the housing, shelter, or sale of animals or fowl other than a household pet must be a minimum of 25' from a lot line and a minimum of 100' from a dwelling on another lot.*

The Master Plan does not recommend a scenic setback on the Property. The building will temporarily house animals, but all setbacks are at least 100 feet from a property line, and thus the building will be at least 100 feet from a dwelling on another lot.

The Application satisfies the development standards of the Agricultural Reserve Zone.

## **B. Transportation**

The Use will have one access point along Prescott Road at an existing asphalt driveway apron. An updated sight distance analysis will be required at the time of preliminary plan amendment. The Proposed Use will generate 22 new person trips during the AM peak travel period and 25 new person trips during the PM peak travel period. The Application includes a traffic statement exempting it from the Adequate Public Facilities (APF) Local Area Transportation Review test under the 2016 Subdivision Staging Policy as the site will generate fewer than 50 new peak-hour person trips.



### Master-Planned Roadway and Bikeways

There are no master-planned roads or bicycle routes on or abutting the Property. Prescott Road is a non-classified, secondary residential road with a 60-foot right-of-way, providing access to Little Bennett Regional Park and Little Bennet Golf Course. Lewisdale Road is a non-classified primary residential street with a 70-foot right-of-way. Right-of-way dedication was provided with the previous Preliminary Plan (120070710) and platting of the property; no further dedication is required.

### Pedestrian and Bicycle Facilities

There are no pedestrian or bicycle facilities on Prescott Road and Lewisdale Road.

### Public Transit Service

There is no transit service in the site vicinity.

## **C. Parking**

### *Section 6.2.4. Parking Requirements*

*Table 2. 6.2.4.B. Vehicle Parking Spaces*

<b>Use or Use Group</b>	<b>Metric</b>	<b>Baseline Minimum in Agricultural Zone</b>	<b>Spaces Required</b>	<b>Spaces Provided</b>
<i>Veterinary Office/Hospital</i>	<i>Employee</i>	<i>1.0</i>	<i>15</i>	<i>28 total spaces, which includes 2 handicap parking spaces</i>
	<i>Plus, Each Doctor Practicing Simultaneously</i>	<i>2.5</i>	<i>13</i>	
		<i>(Minimum of 5)</i>		

The Applicant is providing 28 parking spaces, which is the minimum number of spaces required to accommodate a maximum of 5 doctors and 15 staff members onsite at any one time.

No bicycle parking spaces are required for a veterinary office/hospital.

## **D. Lighting**

### *Section 6.4.4.E. Conditional Uses*

*Outdoor lighting for a conditional use must be directed, shielded, or screened to ensure that the illumination is 0.1 foot-candles or less at any lot line that abuts a lot with a detached house building type, not located in a Commercial/Residential or Employment zone.*

The Applicant proposes wall-mounted lights, lights under the covered porch, and three 15-foot-tall pole lights in the parking area. The photometric plan provided by the Applicant shows a measurement of 0.00 footcandles at all lot lines. An additional spotlight is proposed to shine up at the location sign; this light will be directed and shielded, but is not near a lot line that abuts a detached house.

Therefore, the Application adheres to the lighting requirements for a conditional use.

## E. Screening

### *Section 6.5.2.B. Agricultural, Rural Residential, and Residential Detached Zones*

*In the Agricultural, Rural Residential, and Residential Detached zones, a conditional use in any building type, except a single-family detached house, must provide screening under Section 6.5.3 if the subject lot abuts property in an Agricultural, Rural Residential, or Residential Detached zone that is vacant or improved with an agricultural or residential use. All conditional uses must have screening that ensures compatibility with the surrounding neighborhood.*

The Property is within the Agricultural Reserve Zone and abuts other properties within the same zone that are improved with residential uses, so this section applies.

### *Section 6.5.3.A. Location*

- 1. Screening is required along a lot line shared with an abutting property that is vacant or improved with an agricultural or residential use.*
- 2. Screening may be placed within any required setback. If the required setback is less than the screening width required for the building type in Section 6.5.3, the property must satisfy the required screening width in Section 6.5.3.*
- 3. Screening must be placed between the lot line and the subject structure or use and extend along the lot line. The screening must extend along the full length of the subject structure or use plus an additional 50% in length in each direction or to the end of the shared lot line, whichever is less.*
- 4. Screening is not required between a lot line and the subject structure or use if the structure or use is separated from the lot line by a surface parking lot. Instead, landscaping must be provided under Section 6.2.9.*

Table 6.5.3.C.7 of the Zoning Ordinance shows the minimum screening requirements for a conditional use in the Agricultural, Rural Residential, or Residential Detached Zones. Because there are abutting properties improved with residential uses to both the east and the south of the Property, the applicant must provide screening in these directions. Option B in Table 6.5.3.C.7 requires, for every 100 feet, 2 canopy trees, 2 understory or evergreen trees, 8 large shrubs and 12 medium shrubs planted in a strip 12 feet wide. The existing forest that surrounds the development will remain onsite and provides far more screening than the required amount. This forest is approximately 33 feet wide at a minimum from the eastern property line and 70 feet wide at a minimum from the southern property line and will more than adequately screen the facility from these neighbors.

## F. Signage

### *Section 6.7.7. Agricultural and Rural Residential Zones*

#### *A. Base Sign Area*

*The maximum total area of all permanent signs on a lot or parcel in the Agricultural and Rural Residential zones is 200 square feet, excluding the additional area allowed by other provisions of Division 6.7.*

1. *Freestanding Sign*
  - a. *One freestanding sign may be erected at each building or driveway entrance.*
  - b. *The maximum sign area is 40 square feet.*
  - c. *The minimum setback for a sign is 10 feet from the property line.*
  - d. *The maximum height of a sign is 10 feet.*
  - e. *Illumination is prohibited.*
2. *Wall Sign*
  - a. *One wall sign is allowed.*
  - b. *The maximum sign area is 40 square feet.*
  - c. *The sign may be placed up to 26 feet above the ground.*
  - d. *Illumination is prohibited.*

*B. Additional Sign Area*

*In addition to the 200 square feet of total sign area, an additional location sign is allowed for a lot or parcel larger than 5 acres, if it meets the following requirements:*

1. *One entrance sign is allowed at each entrance to the lot or parcel.*
2. *The maximum sign area is 40 square feet.*
3. *The minimum setback for a sign is 10 feet from the property line.*
4. *The maximum height of a sign is 26 feet.*
5. *The sign may be illuminated (see Section 6.7.6.E).*

The Applicant proposes two wall signs and two freestanding signs. The wall signs are not illuminated and will not be visible from the street. The area of the wall sign on the front (west side) of the building is 33.33 square feet; the top of the sign will be approximately 16 feet above the ground. The area of the wall sign on the south side of the building is 20 square feet; the top of the sign will be approximately 19 feet above the ground. Because only one wall sign is allowed, the Applicant will need to obtain a variance from the Sign Review Board to allow the second wall sign.

The freestanding location sign to be installed along Prescott Road near the intersection with Lewisdale Road is 32 square feet; the top of the sign will be 7 feet above the ground. The freestanding entrance sign is 6.25 square feet; the top of the sign will be 5 feet above the ground.

The total area of the signs under the Base Sign Area, which includes the two wall signs and the freestanding entrance sign, is 59.58 square feet, which is less than the 200 square-foot allowance.

The location sign falls under the Additional Sign Area requirements. The lot is over 5 acres and the sign does not exceed 40 square feet. The sign will be installed 10 feet from the Property line and will be illuminated with a shielded sign spotlight. Although the proposed location of the location sign is over 300 feet from the driveway (the strict “entrance to the lot”), the proposed location is more sensible because it will be visible from Lewisdale Road, which is the only way to get to the facility. The Applicant may need to obtain a variance from the Sign Review Board to allow this sign at a location other than a lot entrance.

*6.7.6.E Illumination*

*When illumination of a sign is permitted, the applicant must satisfy the following requirements:*



1. *An electrical permit must be obtained under Chapter 17;*
2. *Sign illumination must use an enclosed lamp design or indirect lighting from a shielded source and be 0.5 footcandles or less at the property line if the subject property abuts a property that is improved with a residential use in any zone or is vacant in a Residential zone;*
3. *A sign illuminated in a pattern or lighting combination that resembles a traffic signal is prohibited;*
4. *A sign illuminated by flashing, revolving or intermittent lights, or lights of changing intensity is prohibited; and*
5. *A sign on a lot or parcel within 150 feet of a residential use must be illuminated only during the hours the entity is open for public business, unless the applicant demonstrates that the sign is located so that no adverse impact will affect the residential use.*

The proposed spotlight to illuminate the sign meets the above requirements. The Property abuts properties that are improved with residential uses, but the amount of light reflecting off the painted wooden sign at the property line should be negligible. (The photometric plan shows 0.00 footcandles at the nearby property line because it only measures light shining on the ground, not lights shining upwards.) Staff recommends that the location sign only be illuminated during the hours the facility is open for public business to minimize any visual impact a commercial establishment might have.

## **G. Environment**

The Property is substantially forested by a mixed hardwood forest. The Property lies within the Little Bennett Creek watershed, which is classified by the State of Maryland as Use III-P waters.

### Natural Resource Inventory/Forest Stand Delineation

Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420022210 for the Property was approved on February 13, 2002 and recertified on February 27, 2007. The NRI/FSD identifies the environmental constraints and forest resources on the subject Property. The Property contains 5.13 acres of a mixed hardwood forest with no streams, wetlands, or other environmentally sensitive features.

### Preliminary Forest Conservation Plan

A Preliminary Forest Conservation Plan (PFCP) was approved by the Planning Board on December 13, 2007 as part of the Preliminary Plan application for Widow's Purchase, Parcel 808, Plan No. 120070710. The PFCP called out the Property to be 5.65 acres in size in the RDT Zone and showed the proposed construction of a single-family structure within the limits of disturbance (LOD). The plan showed the site to have an existing forest cover of 5.60 acres. The Applicant had proposed to remove 2.00 acres and to retain 3.60 acres of existing forest. This resulted in a Total Reforestation/Afforestation requirement of 0.00 acres. The 3.60 acres of remaining forest was placed into a Category I Conservation Easement.

### Final Forest Conservation Plan

The FFCP was submitted on April 24, 2018 as part of the Conditional Use Application package. The Applicant proposes to comply with the forest conservation requirements as specified in the approved

PFCP. The FFCP removes no additional forest from that which the Planning Board has already approved under the PFCP.

The FFCP shows the current proposal of a veterinary hospital within the LOD. The Applicant has also requested approval to remove and replace a small portion of existing forest within three small areas of the Category I Conservation Easement to create a usable building pad area for the veterinary hospital. The Applicant will reforest those disturbed areas and also mitigate for the disturbance by taking 0.24 acres to an off-site forest bank. The existing conservation easement will remain unchanged.

Staff finds that the proposed Final Forest Conservation Plan meets all applicable requirements of Chapter 22A of the Montgomery County Forest Conservation Law. The FFCP does not alter any of the requirements under the approved PFCP. The FFCP will be reviewed and approved with the upcoming preliminary plan amendment.

#### **H. Citizen Correspondence**

The Applicant sent a letter to homes in the vicinity of the Property on May 14<sup>th</sup>, 2018 to introduce herself and explain her proposal (Attachment I). The Applicant outlined her background, described her current operation at the Old Post Office Building, and detailed her plans for the new facility.

As of the time of technical staff report publication, Staff has received thirteen letters of support of and three letters/phone calls in opposition to the Application (Attachment J).

The letters in support are from clients of the Applicant and strongly support the Application; many mention how well the Applicant's current facility is run and maintained. One couple who supports the Application also lives within the Neighborhood of the Proposed Use and believes the Property is an ideal location for the use and believes that the design of the facility is appropriate for the "country neighborhood." Some supporters mentioned the calm, rural setting as preferable to the current location near the Clarksburg Town Center, which may make animals more anxious. And several comments mentioned that the online store is very helpful for reducing office visits and the traffic that would generate.

Those in opposition to the Application state several reasons to deny the Application:

1. The intersection of Prescott Road and Lewisdale Road has a school bus stop where there are no sidewalks. Animal hospitals are often busy in the morning because of urgent care issues, and animals escaping from their owners could cause "chaotic situations" for the children waiting for the school bus.

Staff response: Because the stated intersection is so far from the proposed parking lot for the building and is separated from the parking lot by a wide forested area, the potential for conflicts between animals escaping from veterinary offices seems minimal.

2. Locating the facility within the Agricultural Reserve is at odds with the Reserve's "strict prohibition of business development" which has "served to preserve the last of the rapidly diminishing open space in Montgomery County." Any sort of commercial use is inappropriate in the zone; there are other places in the County much better suited to a commercial facility.

Staff response: The assertion that there is a strict prohibition of business development within the Agricultural Reserve is not correct. Although the preferred use of land in the AR Zone is agriculture, the zone also allows for “uses that are not exclusively agricultural in nature” as long as they “satisfy additional use standards or the conditional use approval process” (4.2.1.A.2. AR Zone Intent Statement). A veterinary office/hospital is one such use and has been an allowed special exception since the inception of the zone. Many factors went into the Applicant’s decision to locate her veterinary hospital on the Property, and she clearly feels that it is well-suited for the proposed facility.

3. Almost all the Applicant’s current clients reside in the more densely developed part of Clarksburg, and they question the wisdom of having these clients drive into the Agricultural Reserve, especially considering environmental factors. Furthermore, the current level of traffic on Prescott Road shouldn’t be an excuse for even more traffic on that road

Staff response: Some of the Applicant’s clients do not reside in Clarksburg, and in fact at least one is within the Neighborhood of the Proposed Use. Although Staff agree it would be more environmentally beneficial to minimize travel distances in general, it is impossible to know where the Applicant’s current and future clients will be coming from. The Proposed Use is not so intensive as to generate a detrimental amount of traffic in the Neighborhood.

4. The proposed facility is located at one of the few access points to Little Bennett Regional Park; having a “retail establishment” at the entrance, with its “accompanying signage and parking,” would not serve to enhance this entry point. Furthermore, the Little Bennett Golf Course is one of the quietest golf courses in the County; noise from animal kennels may “disturb the tranquil nature of the Park.” A business should not be located at one of the entrances to Little Bennett Park.

Staff response: The amount and type of signage proposed to mark the location of the veterinary office is well-designed to fit into the rural setting of the Property and is not significantly different than the nearby sign for the Little Bennett Golf Course. The building is located far from the road and will be adequately screened by forest to detract from the current experience of driving past the property on Prescott Road. The Applicant has demonstrated that noise from the facility will not be a problem for neighboring properties; there are no outdoor kennels. Staff proposes to limit the hours the location sign can be illuminated to the operating hours of the facility.

5. The Property is only a half mile from the Frederick County line, where there “already exists numerous pet ‘hospitals’ along the border in Frederick County.” Frederick County has developed in a “totally random and helter skelter” manner, as opposed to the orderly “Smart” growth manifested in Montgomery County’s Clarksburg area, which is “a perfect example of how to counter-act unplanned development and urban sprawl, especially within the [Agricultural Reserve].” Opening one business will soon lead to others being opened in the Agricultural Reserve.

Staff response: There are very few other types of commercial uses allowed in the zone, so it is unlikely that allowing a single commercial facility in the vicinity would lead to the envisioned type of unplanned development and sprawl. The presence of other veterinary facilities in the region does not preclude the opening of another.

It is clear from the letters of support that the Applicant is well-regarded by her clients and takes great pride in the operation and appearance of the current Clarksburg Animal Hospital and is likely to continue to do so in a new facility. Although some have expressed valid concerns and are clearly dedicated to preserving the rural nature of the area and the Agricultural Reserve in general, Staff believes that the Proposed Use, as conditioned, will not significantly detract from that nature.

## **Section IV: Compliance with Conditional Use Requirements**

### *Section 59.3.5.1. Animal Services*

#### **A. Defined, In General**

*Animal Services means the structures or land used for the care of animals. Animal Services does not include any use considered accessory to an agricultural use.*

The Applicant requests approval of a conditional use to allow a veterinary office in the Agricultural Reserve Zone. The office will be the only structure on the property and there will not be an accessory use or building.

#### **B. Animal Boarding and Care**

Animal Boarding and Care does not include Veterinary Offices/Hospitals. This section is not applicable.

#### **C. Veterinary Office/Hospital**

##### **1. Defined**

*Veterinary Office/Hospital means any structure and land where medical, surgical, and other veterinary care is provided to domestic animals, which may stay overnight only for medical purposes. Veterinary Office/Hospital does not include Animal Boarding and Care (see Section 3.5.1.B, Animal Boarding and Care).*

The Proposed Use satisfies this definition.

##### **2. Use Standards**

###### *a. Where a Veterinary Office/Hospital is allowed as a limited use...*

A veterinary office is not allowed as a limited use in the Agricultural Zone. This section is not applicable.

###### *b. Where a Veterinary Office/Hospital is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1, Conditional Use, and the following standards:*

- i. Exterior areas used to exercise, walk, or keep animals must be set back a minimum of 75 feet from any lot line and screened under Division 6.5.*



The Applicant does not propose outdoor areas to exercise or keep animals but does propose an outdoor walking area. The Applicant does propose two fenced areas on the exterior of the building, but neither is intended for exercising or keeping animals. The fenced area behind the building is intended to stop animals should they somehow escape from a kennel. The fenced area next to the building (on the Lewisdale Road side) is “for performing exams outdoors for overly anxious patients and for euthanasia procedures on fair weather days.” The Applicant will not house animals in the outdoor spaces. The fence behind the building is more than 100 feet from the rear lot line, and the fence next to the building is over 180 feet from the lot line next to Lewisdale Road.

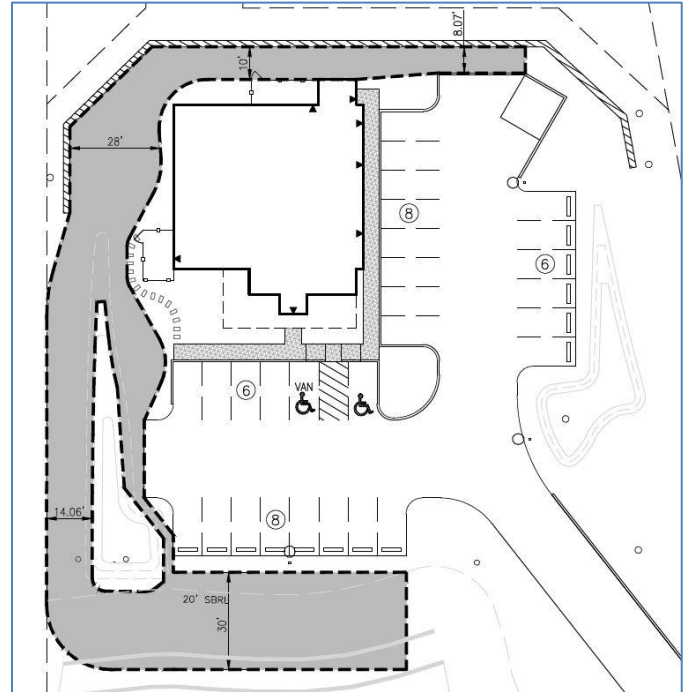


Figure 7. The proposed walking area is shaded gray with a dashed outline.

The Applicant proposes a walking area that wraps around most of the building and part of the parking lot (Figure 7). The walking area is over 95 feet from the nearest lot line.

Both fenced areas and the walking area will be screened from neighboring properties and the road by forest. See section III.F. Screening above.

- ii. All exterior exercise areas and runs must be fenced.

No outdoor exercise areas or runs are proposed.

- iii. Animals are prohibited from being outdoors between 9:00 p.m. and 7:00 a.m.

The Applicant does not intend to allow animals outdoors between 9:00 p.m. and 7:00 a.m.

- iv. Animals must only be walked or exercised in on-site outdoor areas.

The Applicant only intends to walk animals within the designated on-site walking area.

- v. The sound level at the nearest property line must satisfy Chapter 31B.

According to a statement from FMD Architects (Attachment D) submitted by the Applicant, the walls and ceilings of the interior of the building will be built using sound-reducing materials that will result in a sound level of under 40 decibels just 10 feet from the building. This level is well beneath the maximum allowable level at the lot line during the day (65 dBAs) or night (55 dBAs). The existing forest and proposed reforestation will further reduce any noises reaching the Property boundary.

- vi. *All buildings and accessory structures must be set back a minimum of 50 feet from any residential lot line.*

The building will be at least 110 feet from any residential lot line. No accessory structures are proposed.

- vii. *All litter and animal waste must be contained and controlled on the site.*

The Applicant has a waste management plan to ensure that all litter and animal waste will be controlled on the Property. The plan includes providing waste bags and trash receptacles in the walking areas and immediately collecting any animal waste and disposing of in the trash for weekly pick-up. The Applicant intends to survey the property daily to pick up any previously uncollected litter or animal waste. The Applicant has contracted with various entities to provide for regular weekly garbage pick-up, recycling pick-up, and “sharps” disposal, and will abide by Maryland State Veterinary Board requirements to store animal remains in a freezer prior to crematory service (Attachment E).

- viii. *Any accessory operation, such as the sale of pet food and supplies, must be in the statement of operations and must be limited as an accessory activity to a maximum of 20% of sales.*

According to the Applicant’s statement, “[o]n-site sales at CAH are limited to items necessary for the treatment of patients, including, without limitation, prescription diet foods, medications, injectable medications, supplements, preventatives and medicated shampoos” and “any future sales at CAH that are considered an accessory operation/activity will be limited to a maximum of 20% of sales” (p. 12). The Applicant will also have an online store/pharmacy, but orders from the online store will be fulfilled and shipped from an offsite location.

- ix. *The Hearing Examiner may regulate hours of operation. The Hearing Examiner may also regulate the number of animals that may be boarded, exercised, walked or kept in runs or similar areas, and how the animals are boarded, exercised, walked or kept.*

Staff does not foresee any issues with the Applicant’s intended hours of operation.

- x. *The Hearing Examiner may regulate the number of appointments. Animals may be seen by appointment only. Emergency patients and visits to pick up prescriptions and pet-related items may also occur, within office hours only and without a scheduled appointment; abuse of this exemption may lead to revocation of the conditional use. A written log of all appointments and drop-in and emergency client activities must be kept, to be available for inspection by DPS.*

Staff does not foresee any issues with the expected number of appointments.

- xi. If the proposed use is located in an area that uses well water and septic facilities, the applicant must prove that the use will not adversely effect groundwater or septic systems.*

The proposed facility will be served by private well and septic facilities. The Applicant uses digital x-rays, eliminating the use of x-ray development chemicals. All other waste will be disposed of in the trash. According to a statement from the Applicant (Attachment E):

Our process for cleaning cages and tables and rooms should not impact the ground water. I purposefully do not have drains in any of those rooms. We will not be spraying down rooms and kennels and putting large amounts of water and disinfectant into the septic system. They are cleaned with disinfectant sprays and wiped off with paper towels that go into the trash. Using paper towels minimizes cross contamination that can come from using towels to wipe down between patients. Sometimes we use small towels and then wash them. We do use the disinfectants in the mop water. Currently we make up about 2 gallons of mop water and change it 2-3 times a week. The mop heads go in the laundry weekly.

The Applicant has indicated that “the project will comply with the Montgomery County Department of Permitting Services’ well and septic approval dated October 18, 2007” (Attachment F). DPS has confirmed that the existing well is adequate to serve the Proposed Use (the original approval was for a 4-bedroom house) (Attachment G). DPS has also confirmed that the proposed septic system, modified per their comments, will adequately serve the Proposed Use (Attachment H).

Staff is satisfied that the Proposed Use will not adversely affect the groundwater or septic systems.

- xii. The applicant must submit the following:*

- (a) Acoustical engineering studies that demonstrate that the proposed use will meet required noise levels. The studies must show the worst case scenario sound level (for example, full occupancy). The statement of operations must be sufficiently detailed to allow determination of how often the worst case scenario sound level occurs.*
- (b) Detailed floor plans that show all the interior areas, including runs and kennels.*
- (c) Site plans that show the layout of all exterior areas used to exercise, walk, or keep animals.*

The Applicant has provided the required exhibits. The spec sheet for the “QuietRock” paneling to be installed in the facility has a Sound Transmission Class (STC) of 64. Most sounds are inaudible outside the room with an STC over 60. The proposed ceiling tiles also offer a noise reduction coefficient sufficient to reduce noise directed at the ceiling by 75%.

- xiii. In the R-90 and R-60 zones:*

- (a) The minimum lot area is one-half acre; and*
- (b) In the R-60 zone, the Veterinary Office/Hospital must be located on a site with frontage on a road with a minimum existing right-of-way width of 90*

*feet, that confronts a property zoned Commercial/Residential or Employment.*

Not applicable. The Property is not in the R-90 or R-60 Zone.

*xiv. In the AR zone, this use may be prohibited under Section 3.1.5, Transferable Development Rights.*

Not applicable. The lot is not encumbered by a recorded Transfer of Development Rights easement, and therefore Section 3.1.5. does not apply.

## **Section V: Compliance with Necessary Findings**

### *Section 59.7.3.1.E. Necessary Findings*

- 1. To approve a conditional use application, the Hearing Examiner must find that the proposed development:*
  - a. satisfies any applicable previous approval on the subject site or, if not, that the previous approval must be amended;*

As noted above, this lot was established by Preliminary Plan 120070710, approved by the Planning Board at its meeting on November 1, 2007. A condition of approval of this plan limits the Property to “one residential lot for 1 one-family detached dwelling unit” (see Attachment A) and Plat 23886 contains the note “this lot is approved for a 4 bedroom house” (see Attachment B). Because this Application is for a non-residential use, the Applicant will need to file for a preliminary plan amendment to change this condition and allow the Planning Board to determine the adequacy of the lot to accommodate the Use.

- b. satisfies the requirements of the zone, use standards under Article 59-3, and to the extent the Hearing Examiner finds necessary to ensure compatibility, meets applicable general requirements under Article 59-6;*

With Staff’s recommended conditions of approval, the proposal satisfies the specific conditional use standards and requirements of Section 59.3.5.1.C. Veterinary Office/Hospital (see previous section). As shown on the development standards in Table 1, the Application meets the requirements of the AR Zone per Section 59-4.2.1 and the general development requirements under Article 59-6 (parking, landscaping and lighting, screening, and signs).

- c. substantially conforms to the recommendations of the applicable master plan;*

The Master Plan does not have specific recommendations for the Property, but contains many general provisions and recommendations. See above for a detailed analysis of the Master Plan. The Proposed Use substantially conforms to the recommendations of the Master Plan.



- d. is harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the plan;*

The Proposed Use will be in harmony with the character of the surrounding neighborhood. The Use will not result in any notable negative impact on the residential neighborhood in terms of traffic, parking, noise, or smells. According to the traffic statement submitted by the Applicant, the facility will generate 22 AM and 25 PM peak hour trips, but there is no evidence that this modest increase in traffic will have a significant impact on the neighborhood, especially given the staggered nature of veterinary appointments versus a facility such as a school where everyone would arrive at the same time. The proposed parking lot contains the minimum number of parking spaces for the facility and is shielded from view by existing trees.

The veterinary office is designed to appear as a single-family detached house, and while it may be larger than homes in the area, the building and use will not alter the overall character of the Neighborhood. The Applicant has designed the facility to minimize noises, and the surrounding forest and terrain will further screen the Use and reduce noise. The Applicant's waste management plan as stated in the Operation Statement should ensure that no smells emanate from the Property.

The Property is across Prescott Road from Little Bennett Regional Park. The Montgomery County Department of Parks reviewed the proposal and has no concerns with the proposed animal hospital compromising or interfering with the Golf Course operation or environmental setting of the Charles Browning historic site. Parks noted that the Property is not identified for future parkland acquisition.

The proposed use will be operated in such a manner that it will not interfere with the orderly use, development, and improvement of surrounding properties.

- e. will not, when evaluated in conjunction with existing and approved conditional uses in any neighboring Residential Detached zone, increase the number, intensity, or scope of conditional uses sufficiently to affect the area adversely or alter the predominately residential nature of the area; a conditional use application that substantially conforms with the recommendations of a master plan does not alter the nature of an area;*

The closest Residential Detached zone is nearly a mile to the east of the Property, so the Property does not have any neighboring Residential Detached zones. However, the immediate vicinity of the Property is somewhat residential in nature, so Staff evaluated this finding. Only two special exceptions/conditional uses were found within the Neighborhood: S2119 (effective March 3, 1995), for an accessory apartment, and S2495 (effective January 31, 2003), for a monopole cellphone tower. The Proposed Use is a reasonable use within the Neighborhood and will not exacerbate the concentration of conditional uses or special exception uses in the area. The resemblance to a single-family home will help preserve the residential nature of the area.

- f. will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the conditional use is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required and:*

- i. if a preliminary subdivision plan is not filed concurrently or required subsequently, the Hearing Examiner must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage; or*
- ii. if a preliminary subdivision plan is filed concurrently or required subsequently, the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage; and*

The Property is already a platted lot, but subsequent approval of a preliminary plan amendment will be required to allow the Proposed Use; therefore item *f.ii.* above applies.

The Property is shown as water category W-6 and sewer category S-6. There is an existing well on the Property and the facility will be served by a new septic system. Since the Property is served by well and septic, it will not be connected to public water and sewer facilities.

Based on the 2016-2020 Subdivision Staging Policy transportation impact criteria, the Proposed Use generates fewer than 50 peak-hour person trips; therefore, the application is not subject to a Local Area Transportation Review analysis.

According to the Applicant, the Montgomery County Fire and Rescue Services requires that a 30,000-gallon water supply be available within one-mile travel distance of the Property prior to the release of the use and occupancy permit. The closest police station, Montgomery County Police Department is located at 20000 Aircraft Drive in Germantown approximately 9.4 miles north (15 minutes) of the Property. The Proposed Use does not generate any school-aged children; a school facilities review is not necessary.

The Applicant has received approval of their Preliminary Stormwater Management Plan.

The Proposed Use will have a minimal impact on public facilities. Staff finds that the proposed development will be served by adequate public facilities.

- g. Will not cause undue harm to the neighborhood as a result of a non-inherent adverse effect alone or the combination of an inherent and a non-inherent adverse effect in any of the following categories:*
  - i. The use, peaceful enjoyment, economic value or development potential of abutting and confronting properties or the general neighborhood;*

Staff finds that the size, scale, and scope of the proposed facility will not adversely affect the rural/residential character of the community. The facility will be similar in appearance to and only slightly larger than other single-family homes in the Neighborhood. The Proposed Use should not diminish the use, peaceful enjoyment, economic value, or development potential of other properties in the Neighborhood. There are no inherent or non-inherent adverse effects associated with this Application sufficient to warrant a denial of the Proposed Use.

- ii. Traffic, noise, odors, dust, illumination, or lack of parking; or*

There are no notable traffic, circulation, parking, noise, odor, or environmental issues associated with the application, provided that the recommended conditions are satisfied. The proposed facility is well screened and buffered by existing trees and the proposed landscaping from the views of neighboring properties, with minimal lighting and no glare. The traffic impact will be minimal, and the proposed parking should be adequate to serve the facility without requiring clients to park along the adjoining roads.

*iii. The health, safety, or welfare of neighboring residents, visitors, or employees.*

The Proposed Use, provided all requirements of the use are satisfied, will have no adverse impacts on the health, safety, or welfare of neighboring residents, visitors, or employees.

*2. Any structure to be constructed, reconstructed, or altered under a conditional use in a Residential Detached zone must be compatible with the character of the residential neighborhood.*

Not applicable. The Property is not within a Residential Detached zone.

## **Section VI. Conclusion**

The Application satisfies all applicable requirements for approval of a conditional use as specified in the Montgomery County Zoning Ordinance. The Proposed Use is consistent with the recommendations of the 1985 *Damascus Master Plan*. There will be no unacceptable traffic, circulation, noise, or environmental impacts associated with the application provided that the recommended conditions are satisfied.

Based on the foregoing analysis, Staff recommends Approval of Conditional Use CU-18-07, subject to the conditions listed at the beginning of this report.

## **Attachments**

- A. Plat 23886
- B. Preliminary Plan 120070710 Planning Board Resolution
- C. Conditional Use Plan
- D. Noise Statement
- E. Email from Applicant regarding trash pick-up and cleaning procedures
- F. Original Well and Septic Approval (2007)
- G. Well Verification Letter (2018)
- H. Septic Area Review Comments (2018)
- I. Applicant's Letter to Neighbors
- J. Citizen Correspondence



OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopts this plan of subdivision, dedicates the area shown hereon to public use, establishes and grants a temporary slope easement to the front building restriction line or as shown hereon, said temporary slope easement to be automatically extinguished following the lawful completion of a public improvements to the adjacent roads and acceptance for maintenance by Montgomery County, Maryland or other appropriate public entity, establish and grant a 10' wide Public Utility Easement shown hereon as (10' P.U.E.) to those parties named in the document entitled "Terms and Provisions for Public Utility Easements" recorded in Liber 3834 at Folio 457 and further grant a Conservation Easement, as shown hereon, to the parties named in a document entitled "Conservation Easement Agreement, Category I" as recorded in Liber 13178 at Folio 412, all among the Land Records of Montgomery County, Maryland. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

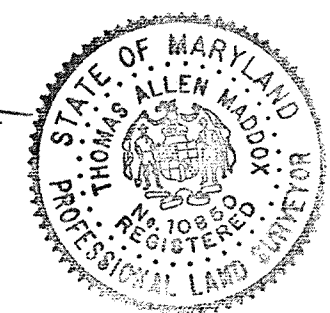
There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision.

*John L. Duerbin* 4/24/08 *Nancy Carroll Nootenboom*  
WITNESS DATE NANCY CARROLL NOOTENBOOM  
*John L. Duerbin* 4/24/08 *Ruth Katherine Ganley*  
WITNESS DATE RUTH KATHERINE GANLEY

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a deed from James Paul Hawse, surviving tenant by the entirety of Esther Elizabeth Hawse to Nancy Carroll Nootenboom and Ruth Katherine Ganley dated October 29, 1982 and recorded in Liber 6029 at Folio 283 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 5.711 acres of land of which 5,452.21 square feet or 0.126 acres is dedicated to public use by this plat.

9/29/08  
DATE THOMAS A. MADDOX - Registered  
Professional Land Surveyor MD #10850



LEGEND

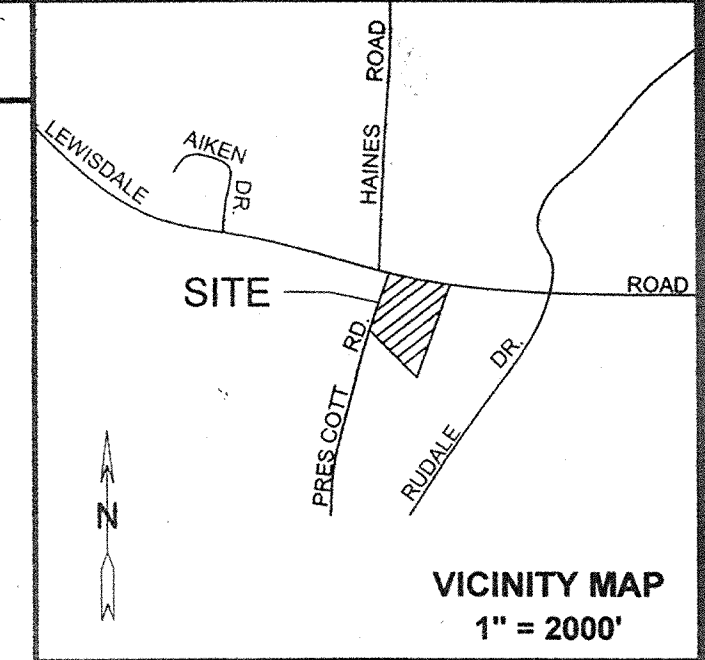
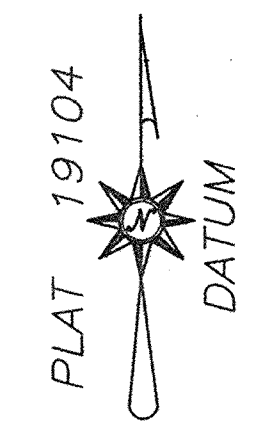
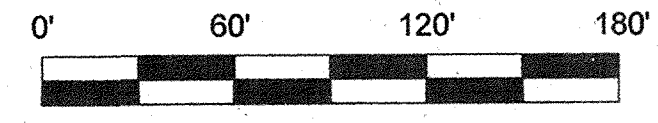
- WELL SITE
- 100' NON-POLLUTION RADIUS
- LIMIT OF TOTAL ABSORPTION SYSTEM
- 20' SEPTIC FIELD
- B.R.L.

PLAT TOTALS				
NUMBER OF LOTS, OUTLOTS, PARCELS	1			
AREA OF LOTS	5.585 AC.			
AREA OF DEDICATION	0.126 AC.			
TOTAL AREA SHOWN ON PLAT	5.711 AC.			

CURVE DATA				
CURVE	CHORD	DIST	RADIUS	ARC
C1	S75°49'59"E	212.32	3789.72	212.34
C2	N75°27'55"W	163.33	3784.72	163.34

CATEGORY I CONSERVATION EASEMENT			
BEARING	H. DIST		
L1	N48°37'09"W	413.30'	
L2	N20°42'42"E	21.40'	
L3	N24°27'36"W	76.10'	
L4	S86°00'00"E	384.00'	
L5	N17°29'22"E	180.00'	
L6	N75°30'00"W	352.00'	
L7	S17°59'35"W	67.00'	
L8	S4°12'00"E	147.00'	
L9	N78°00'00"W	85.26'	
L10	N19°59'06"E	320.00'	
L11	N61°33'23"E	37.25'	
L12	S75°25'00"E	154.28'	
L13	S73°13'37"E	233.03'	
L14	S16°38'32"W	642.42'	

PLAT NO. 23886



NOTES

1. PROPERTY ZONED RDT.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
3. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120070710 ENTITLED "WIDOW'S PURCHASE" ANY PROPOSED CHANGES WILL REQUIRE FURTHER PLANNING BOARD APPROVAL.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP EX & W.S.S.C. SHEET 237NW13 & 14.
7. PROPERTY TO BE SERVED BY ON SITE WELLS AND SEPTIC DISPOSAL SYSTEM.
8. THE SEPTIC BUILDING RESTRICTION LINE IS SUBJECT TO CHANGE UPON APPROVAL BY THE M.C.D.P.S. / WELL AND SEPTIC SECTION.
9. THIS LOT IS APPROVED FOR A 4 BEDROOM HOUSE.
10. THIS PROPERTY IS PLATTED UNDER THE PROVISIONS OF SECTION 59 C 9.74 (2) OF THE MONTGOMERY COUNTY ZONING ORDINANCE.

SUBDIVISION RECORD PLAT  
LOT 1  
WIDOW'S PURCHASE  
ELECTION DISTRICT 2  
MONTGOMERY COUNTY, MARYLAND  
SCALE 1" = 60' JUNE 2008

THOMAS A. MADDOX  
PROFESSIONAL LAND SURVEYOR  
8933 SHADY GROVE COURT  
GAITHERSBURG, MARYLAND 20877  
(301) 984-5804

RECEIVED  
AUG 21 2008  
Clerk of the Circuit Court  
Montgomery County, Md.

207041107071011310RDT	THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	PLAT
APPROVED July 3, 2008	APPROVED	APPROVED	DATE
CHAIRMAN	ASST. SECRETARY-TREASURER	DIRECTOR	
M.N.C.P. & P.C. RECORD FILE NO. 629-115			





**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

JEC 13 2004

**MCPB No. 07-211**  
**Preliminary Plan No. 120070710**  
**Widows Purchase**  
**Date of Hearing: November 01, 2007**

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on April 17, 2007, Nancy C. Nooenboom & Ruth K. Ganley ("Applicant"), filed an application for approval of a preliminary plan of subdivision of property that would create 1 lot on 5.6 acres of land located in the southeast quadrant of the intersection of Lewisdale Road and Prescott Road ("Property" or "Subject Property"), in the Agriculture and Rural Open Space Master Plan Area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 120070710, Widows Purchase ("Preliminary Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated July 19, 2007, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on November 01, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

**APPROVED TO LEGAL SUFFICIENCY**

*William J. Polun*

**M-NCPPC LEGAL DEPARTMENT**

**DATE** *12/3/07*

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.



WHEREAS, on November 01, 2007, the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Robinson; with a vote of 4-0, Commissioners Bryant, Cryor, Hanson, and Robinson voting in favor; Commissioner Lynch temporarily absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board APPROVES Preliminary Plan No. 120070710 to create one lot on 5.6 acres of land located in the southeast quadrant of the intersection of Lewisdale Road and Prescott Road ("Property" or "Subject Property"), in the Agricultural and Rural Open Space master plan area ("Master Plan"), subject to the following conditions:

1. Approval under this Preliminary Plan is limited to one residential lot for 1 one-family detached dwelling unit.
2. A site inspection is required by The Maryland-National Capital Park and Planning Commission ("M-NCPPC") Enforcement Staff pursuant to Section 110 of the Forest Conservation Regulations.
3. The record plat to reflect a Category I easement over all areas of stream valley buffers and forest conservation.
4. Compliance with conditions of Montgomery County Department of Public Works and Transportation ("MCDPWT") letter dated September 29, 2003, unless otherwise amended.
5. Compliance with the conditions of approval of the Montgomery County Department of Permitting Services ("MCDPS") stormwater management approval dated July 15, 2003.
6. The Applicant must comply with the conditions of the MCDPS, Well and Septic approval dated October 18, 2007.
7. Other necessary easements must be shown on the record plat.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the master plan.*

The Agricultural and Rural Open Space Master Plan identifies the Subject Property in the Central Sector of the Agricultural Preserve. The Master Plan supports preservation of the agricultural/rural character of the Rural Density Transfer ("RDT") zone. Although the Preliminary Plan does not propose agricultural use, it is in keeping with the low density residential character of the RDT zone.

2. *Public facilities will be adequate to support and service the area of the proposed subdivision.*

The lot does not generate 30 or more vehicle trips during the morning or evening peak-hours. Therefore, the Application is not subject to Local Area Transportation Review. Existing roads are safe and adequate to serve the lot. Other public facilities and services are available and will be adequate to serve the dwelling unit and use.

3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations. The Application meets all applicable sections. Access and public facilities will be adequate to support the lot and use. The lot size, width, shape and orientation are appropriate for the location of the subdivision.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The Subject Property contains 5.6 acres of forest. The Applicant will preserve 3.6 acres of existing forest on the Property which will be protected by a Category I forest conservation easement. The Application meets the requirements of the Forest Conservation Law.

5. *The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.*

On July 15, 2003, the MCDPS Stormwater Management Section approved the project's Stormwater Management Concept Plan which includes vegetation stabilization, the submission of stormwater management computations and an engineered sediment control plan for water quality control. This 2003 approval is still valid.

BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be

recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is DEC 13 2007 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

#### CERTIFICATION

At its regular meeting, held on Thursday, December 6, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Bryant, seconded by Vice Chairman Robinson, with Commissioner Bryant, Vice Chairman Robinson, Chairman Hanson, and Commissioner Cryor present and voting in favor, and with Commissioner Lynch abstaining. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No.120070710, Widows Purchase.

  
\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board

*APPLICANT MAILING LIST  
WIDOW'S PURCHASE (I-07071)*

*NANCY C. NOOTENBOOM  
RUTH GANLEY  
38739 S. DESERT BLUFF DR.  
TOCSON, AZ 85739*

*Thomas Maddox  
9833 Shady Grove Ct.  
Gaithersburg, MD 20877*

Robert D. Lumsden  
13609 Lewisdale Road  
Clarksburg, Maryland 20871

Owen G. Bromley  
13601 Lewisdale Road  
Clarksburg, MD 20871

Paul A. Welsh  
13510 Lewisdale Road  
Clarksburg, MD 20871

Donald L. Athey  
13605 Lewisdale Road  
Clarksburg, MD 20871

A.S. & J.E. McGaughan  
26315 Haines Road  
Clarksburg, MD 20871

Dianna P. McClure  
26201 Prescott Road  
Clarksburg, MD 20871

M.N.C.P. & P.C.  
8787 Georgia Ave  
Silver Spring, MD 20901





(20070170

Kathie Hulley  
Clarksburg Civic Association  
21809 Diller Lane  
Boys, MD 20841

Ronald McNabb  
TROT  
12435 Meadowood Dr.  
Silver Spring, MD 20904

Kathie Hulley  
Damascus Community Alliance  
21809 Diller Lane  
Boys, MD 20841

Pedro Porro  
Spanish Speaking People of Montgomery  
5729 Bradley Boulevard  
Bethesda, MD 20814

Contact  
Clarksburg Civic Assn.  
P.O. Box 325  
Clarksburg, MD 20871

Marvin Weinman  
Montgomery County Taxpayers League  
P.O. Box 826  
Rockville, MD 20848-0826

Congressman Albert Wynn  
U.S. House of Representatives  
434 Cannon House Office Building  
Washington, D.C. 20515-2004

Wayne Goldstein  
Montgomery Preservation, Inc.  
3009 Jennings Road  
Kensington, MD 20895

Melanie Isis  
Clarksburg Civic Assn.  
100 Maryland Ave., 4th Floor  
Rockville, MD 20850

Jim Fary  
Sierra Club - Montgomery County Group  
2836 Blue Spruce Lane  
Silver Spring, MD 20906-3166

John Cook  
Clarksburg Civic Assn.  
13625 West Old Baltimore Road  
Boys, MD 20841

Dolores Milmo  
Audubon Naturalist Society  
8940 Jones Mill Road  
Chevy Chase, MD 20815

George Sauer  
Citizens for a Better Montgomery  
8307 Post Oak Road  
Potomac, MD 20854-3479

Contact  
Washington Metro Area Transit Authority  
600 Fifth Street, NW  
Washington, DC 20001

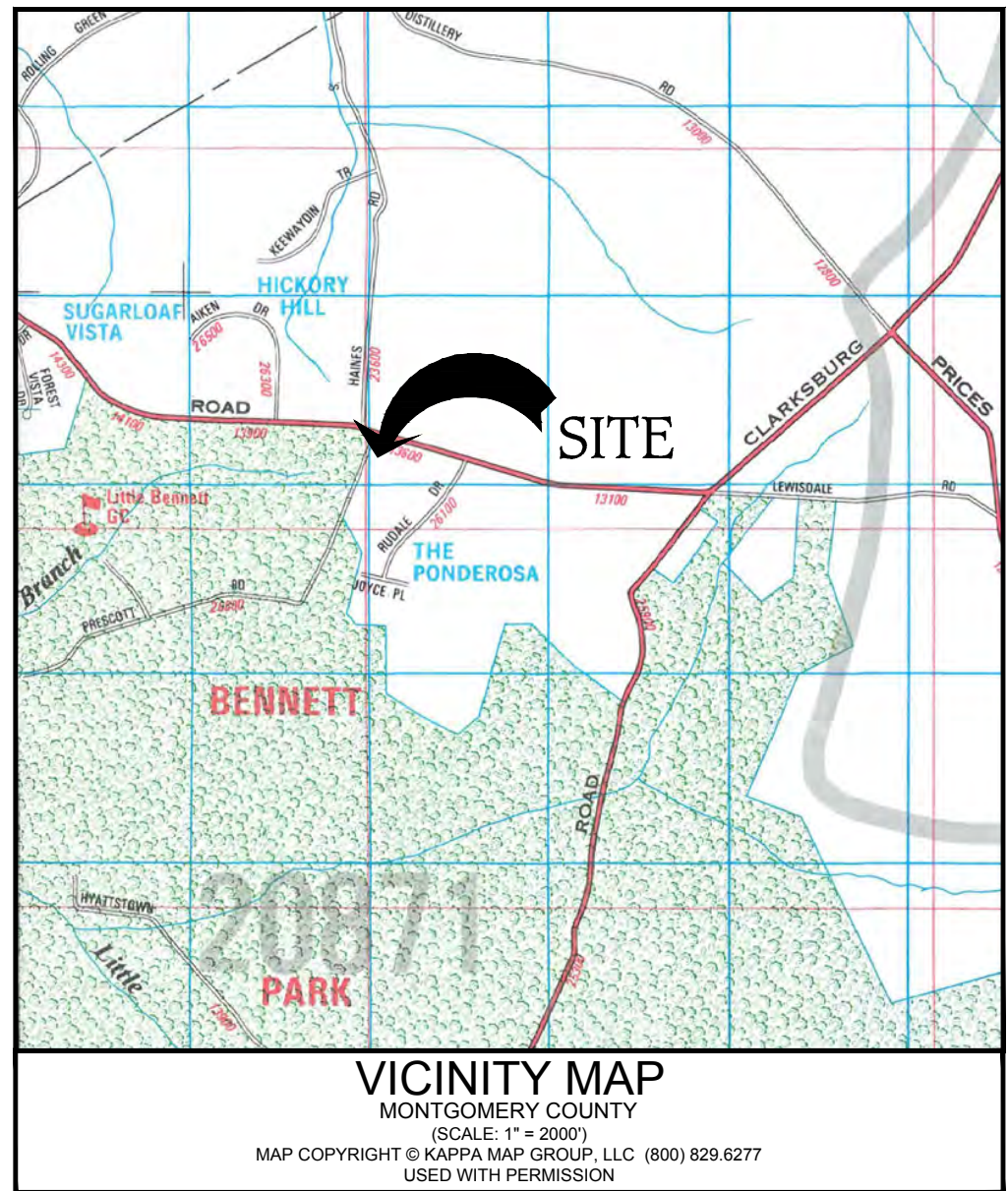
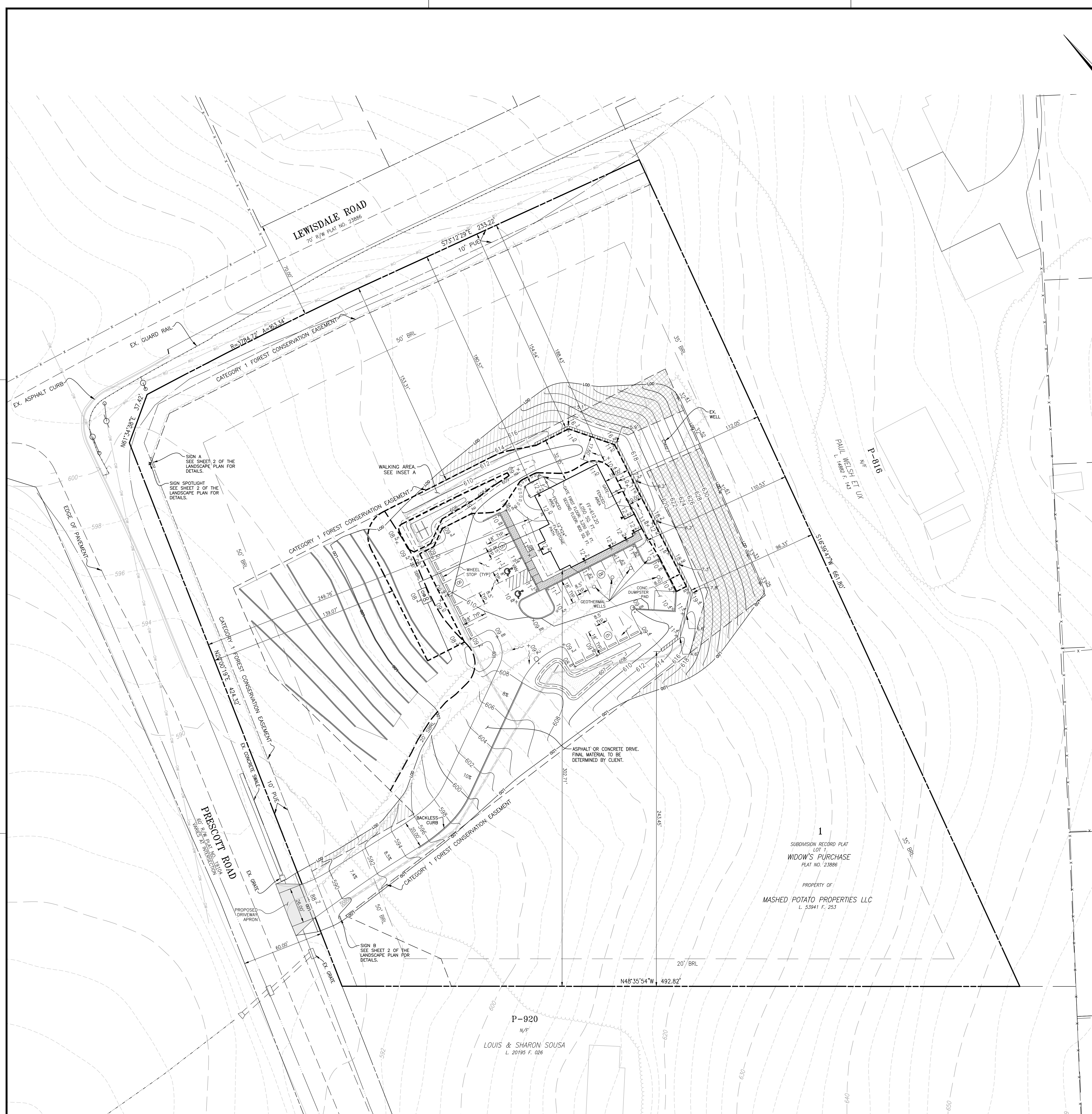
Wayne Goldstein  
Montgomery County Civic Federation  
3009 Jennings Road  
Kensington, MD 20895

John Luke  
Montgomery County Air Park  
7940 Air Park Road  
Gaithersburg, MD 20879

Julius Cinque  
Northern Montgomery County Alliance  
223 Slidell Road  
Boys, MD 20841

Jim Humphrey  
Montgomery County Civic Federation  
5104 Elm Street  
Bethesda, MD 20814

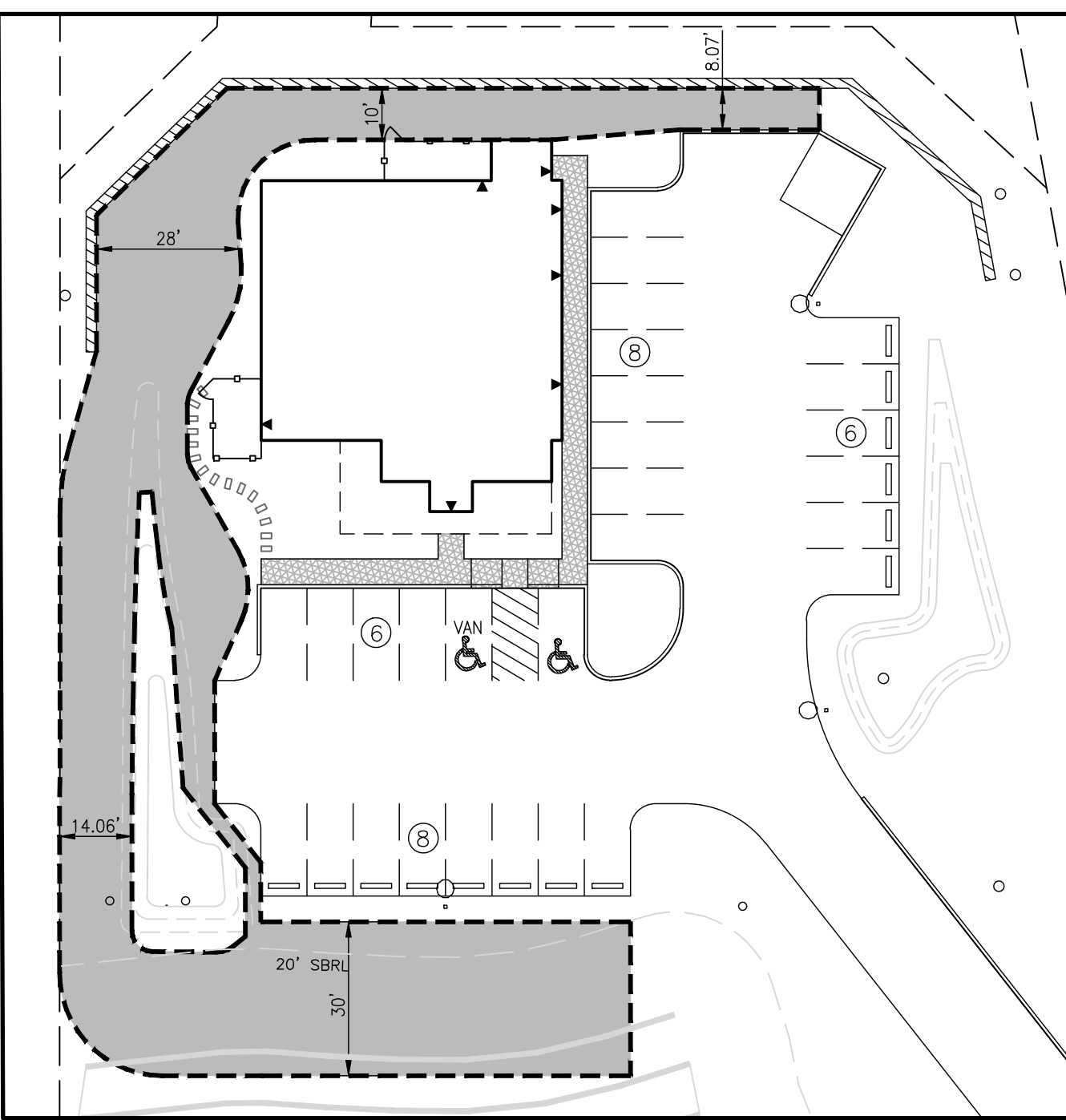




- GENERAL NOTES**
1. Boundary information, streets, ex. Houses & forest a combination of field surveys conducted on 4/26/17 and 6/19/18, and MNCPPC GIS data.
  2. Record Plat: 23886
  3. Property shown on Tax Map EX33.
  4. Property shown on W.S.S.C. grids 237NW13 & 14.
  5. Number of lots included in this plan: 1
  6. There are no FEMA or MNCPPC delineated 100-year floodplain on-site.
  7. There are no historic features on-site or adjacent to the property.
  8. This site is within approved and adopted Damascus Master Plan, 1982/1985.

DEVELOPMENT SCHEDULE	
Pre-construction meeting	
Installation of sediment control devices	
Clearing and grading	
Construction of retaining walls and buildings	
Construct parking, SWM facilities and install landscaping and stabilize site	
Final DPS inspection	

SITE DATA		
Zone:	AR	
Net Tract Area:	243.295 sq. ft. or 5.59 acres	
Building:	First Floor: 3,250 sq. ft.	
	Second Floor: 800 sq. ft.	
	Total Square Footage: 4,050 sq. ft.	
DEVELOPMENT STANDARDS		
	PERMITTED/REQUIRED	PROPOSED
Lot Coverage:	10% or less of Net Area	1.3% (3,250 sq. ft./243,295 sq. ft.)
Lot width at front building line (min.):	125 feet	584.2 feet
Lot width at front lot line (min.):	25 feet	424.3 feet
Density:	1 dwelling unit per 25 acres	N/A
Setbacks:		
Front (Prescott)	50 feet	249.8 feet
Front (Lewisdale)	50 feet	188.4 feet
Side	20 feet	302.7 feet
Rear	35 feet	110.5 feet
Exercise/Walk Areas	50 feet (from any lot line)	180.6 feet / 112.1 feet
All building and accessory structures	75 feet (from any lot line)	110.5 feet
Building Height:	50 feet	25 feet
Parking:	15 spaces (1 space per Employee) 13 spaces (2.5 spaces per Doctor practicing) 28 parking spaces total	28 parking spaces, which includes 2 handicap parking spaces (1 van accessible handicap space and 1 standard handicap space)



INSET A - WALKING AREA  
SCALE: 1" = 30'

LEGEND	
---	BOUNDARY LINE
---	LIMIT OF DISTURBANCE
---	20' SEPTIC FIELD RESTRICTION LINE
---	RETAINING WALL
---	6' PRIVACY FENCE
---	CATEGORY 1 FOREST CONSERVATION EASEMENT
---	EXISTING TREE LINE
---	EDGE OF PAVEMENT
---	OVERHEAD WIRE
---	GUARDRAIL
---	EXISTING SWALE/DRAINAGE DITCH
---	REFORESTATION AREA
---	AREA OF FOREST CONSERVATION TO BE DISTURBED AND REFORESTED
---	PROPOSED PARKING LOT LIGHTING
---	PROPOSED SIGN SPOTLIGHT
---	UTILITY POLE
---	GUY WIRE

**LANDSCAPE ARCHITECT CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT AND TAKEN FROM AVAILABLE PLANS AND RECORDS.

LESLEY W. POWELL  
REGISTERED LANDSCAPE ARCHITECT  
MD. #596  
EXPIRES: 6/19/2018

DATE: \_\_\_\_\_ Seal not valid without signature

UPDATES/REVISIONS :	

CONDITIONAL USE PLAN  
**CLARKSBURG ANIMAL HOSPITAL**  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-8994  
www.cpa.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

CLIENT: Mashed Potato Properties LLC 3333 Clarksburg Road Clarksburg, MD 20871 Attn: Dr. Greta Stamborg	WSSS GRID: 237NW13 & 14 DESIGN: LWP DRAFT: SSS DATE: MARCH 2017 SCALE: 1" = 30'	TAX MAP: EX33 SHEET: 1 OF 1 FILE NO.: 2017-1014-21-D
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April 2, 2018

Montgomery County Planning Department

Project: Clarksburg Animal Hospital  
26221 Prescott Road  
Clarksburg, MD 20821

**Re: Compliance with Montgomery County Zoning Ordinance Sec. 59-3.5.1.C.2.b.v**

The proposed exterior walls to envelope the dog ward and isolation room shall be constructed to have an STC value of 64. By utilizing 1 3/8" quiet rock gypsum board on the interior face of these walls, we can increase the STC value from 50 (5/8" type 'X' gypsum board) to 64 – thus reducing the overall noise coming from these spaces.

The Zoning Ordinance provides that the maximum sound level at the nearest property line is to be dBA of 65 during the daytime and 55 at nighttime. We believe that this proposed assembly will meet the requirements set forth in the Zoning Ordinance. Dog barking can average 75 dBA and go up to 100 dBA. This assembly is designed to significantly reduce the decibel level at the nearest property line. In fact the decibel level just 10 feet from the building will be under 40 decibels. If at the maximum sound level the reduction of the noise aided by the exterior wall assembly will not only comply with the Zoning Ordinance, but exceed it.

In addition, we are specifying that all ceilings within in the facility to have a *Noise Reduction Coefficient* of .75, that being reducing 75% of noise directed at the ceiling. See attached sheet of the specific product. We anticipate that any dog barking will be minimized by this product as well as the specific wall construction aforementioned.

Given the products and designs discussed, we intend to keep the noise level minimal as heard from the exterior as to not disturb or cause any nuisance to nearby properties. This design does not only meet the Zoning Ordinance, but will exceeds its requirements.

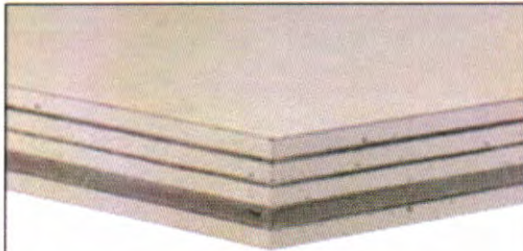
Very Truly Yours,  
FMD Architects, Inc.

A handwritten signature in black ink, appearing to read "John Stouffer III", written over a horizontal line.

John Stouffer III, RA, LEED AP BD+C  
Project Architect



# QuietRock® 545



Multi-layer gypsum panel engineered to provide maximum sound attenuation across a broad frequency range. QuietRock® 545 can be used in any application where transmission loss performance is required at low frequencies - ideal for commercial theaters, home theaters, studios, and sound rooms.

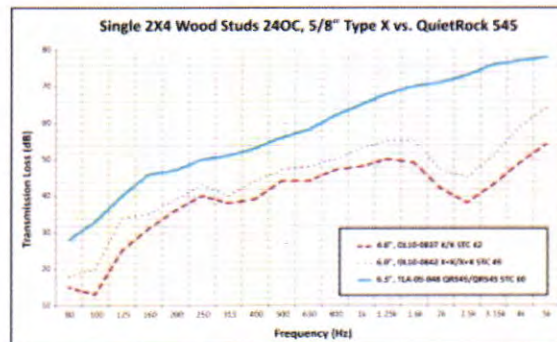
## STC Comparison\*

1 layer 5/8" gypsum per side	42
6" CMU	45
2 layers 5/8" gypsum per side	49
<b>1 layer QuietRock® 545 per side</b>	<b>60</b>

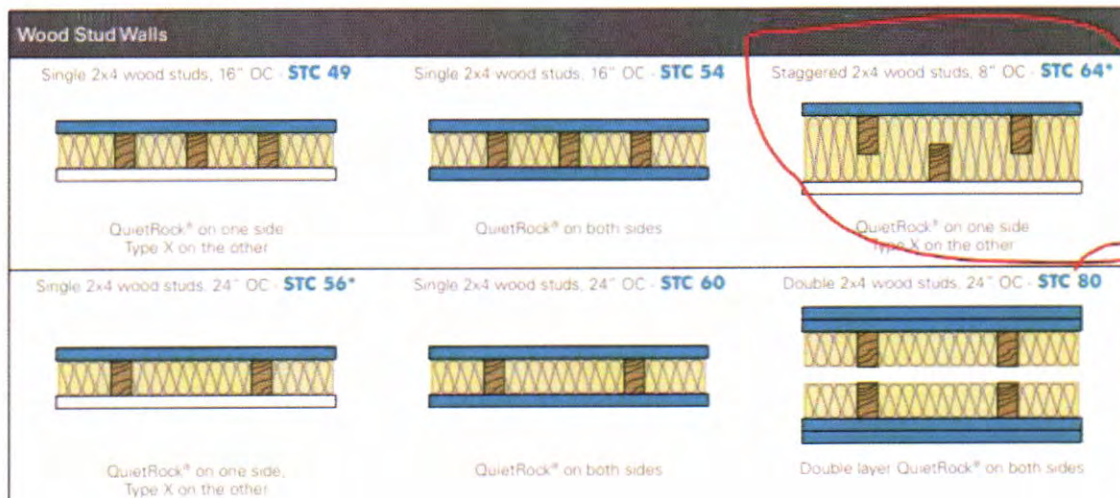
\*in single wood stud construction (single 2x4 24" OC)

## Product Specifications:

**Thickness:** 1-3/8" (34.9mm), tapered edge  
**Width:** 4' (1220mm)  
**Lengths:** 8' (2438mm)  
**Weight:** 6.25 lbs/sqft  
**STC-rated Assemblies (per ASTM E 90):** 60-80  
**Permeability (per ASTM E 695-03):** 0  
**Product Standards:** ASTM C 1396  
**Installation Standards:** ASTM C 840, GA-214, GA-216



## Common Wall Assemblies:





PRODUCT CERTIFIED  
FOR LOW CHEMICAL  
EMISSIONS  
UL 2818

## USG ECLIPSE™/ECLIPSE™ HIGH-NRC ACOUSTICAL PANELS

CLIMAPLUS™ PERFORMANCE

30 YEAR LIMITED SYSTEM  
WARRANTY  
• No Visible Sag  
• No/Mildew Protection

BALANCED  
ACOUSTICS

10 YEAR  
AVAILABILITY  
787.75, 120.75,  
787.75, 787.75

HRC  
HIGH RECYCLED  
CONTENT

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USG: sample@usg.com  
fax: 888.874.2348 | usg.com  
GOC: contact@alesrepresentative.com

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### USG ECLIPSE™ PANELS

Edge	Panel Size	Fire Rating <sup>1</sup>	Item No.	UL Classified			Color <sup>2</sup>	Grid Options	VOC Emissions	Anti-Mold & Mildew	Recycled Content <sup>3</sup>	Panel Cost
				NRC	CAC	LR <sup>2</sup>						
SQ	2'x2'x3/4"	Class A	76575	0.70	35	0.86	White	A, B, C	Low		75%	\$5
	2'x2'x3/4"	Class A	76575HRC	0.70	35	0.85	White	A, B, C	Low		83%	\$5
	2'x4'x3/4"	Class A	76575	0.70	35	0.86	White	A, B	Low		75%	\$5
	2'x4'x3/4"	Class A	76575HRC	0.70	35	0.85	White	A, B	Low		83%	\$5
SLT	2'x2'x3/4"	Class A	76775	0.70	35	0.86	White/ Colors	D	Low		75%	\$5
	2'x2'x3/4"	Class A	76775HRC	0.70	35	0.85	White	D	Low		83%	\$5
	600x600x19	Class A	ME76775	0.70	35	0.86	White	D	Low		75%	\$5
	2'x2'x3/4"		76779	0.60	35	0.86	White	D	Low		64%	\$5
	2'x4'x3/4"	Class A	76775	0.70	35	0.86	White	D	Low		75%	\$5
	2'x4'x3/4"	Class A	76775HRC	0.70	35	0.85	White	D	Low		83%	\$5
FL	2'x2'x3/4"	Class A	76975	0.70	35	0.86	White/ Colors	E, G, H, J	Low		75%	\$5
	2'x2'x3/4"	Class A	76975HRC	0.70	35	0.85	White	E, G, H, J	Low		83%	\$5
	600x600x19	Class A	ME76975	0.70	35	0.86	White	E, G, H, J	Low		75%	\$5
	2'x2'x3/4"		76979	0.60	35	0.86	White	F, I	Low		64%	\$5
	2'x4'x3/4"	Class A	76975	0.70	35	0.86	White	E, G, H, J	Low		75%	\$5
	2'x4'x3/4"	Class A	76975HRC	0.70	35	0.85	White	E, G, H, J	Low		83%	\$5
SQ	2'x2'x7/8"	Class A	76520	0.75	35	0.86	White	A, B, C	Low		81%	\$55
	2'x4'x7/8"	Class A	76521	0.75	35	0.86	White	A, B	Low		81%	\$55
SLT	2'x2'x7/8"	Class A	76522	0.75	35	0.86	White	D	Low		81%	\$55
	2'x4'x7/8"	Class A	76523	0.75	35	0.86	White	D	Low		81%	\$55
FL	2'x2'x7/8"	Class A	76524	0.75	35	0.86	White	E, G, H, J	Low		81%	\$55
	2'x4'x7/8"	Class A	76525	0.75	35	0.86	White	E, G, H, J	Low		81%	\$55
BESK	12"x12"x3/4"	Class A	70073	0.60	40	0.86	White	K	Low		76%	\$555

Low Emissions

Third party (GREENGUARD Gold) certified for low-emitting performance, meets California Department of Public Health's (CDPH) Standard Method v1.1 - 2010 (CA Section 01350). Certificates of Compliance for Low VOC Emissions are available on usg.com and at productguide.ulenvironment.com.

ClimatePlus™ Warranty

Contains a broad-spectrum antimicrobial additive on the face and back of the panel that provides resistance against the growth of mold and mildew. Includes sag-resistance performance.

High Recycled Content

Classified as containing greater than 50% total recycled content. Total recycled content is based on product composition of postconsumer and preconsumer (postindustrial) recycled content per FTC guidelines.

Firecode<sup>4</sup>



**Sec. 31B-5. Noise level and noise disturbance violations.**

*(a) Maximum allowable noise levels.*

(1) Except as otherwise provided in Sections 31B-6(a), 31B-6A, and 31B-8, a person must not cause or permit noise levels that exceed the following levels:

<i>Maximum Allowable Noise Levels (dBA) for Receiving Noise Areas</i>		
	<i>Daytime</i>	<i>Nighttime</i>
Non-residential noise area	67	62
Residential noise area	65	55

**From:** Greta Stamberg  
**To:** [Pratt, Jamey](#); [lpowell](#)  
**Subject:** Re: RE: FW: Clarksburg Animal Hospital - trash pick-up  
**Date:** Thursday, June 21, 2018 10:15:51 AM

---

When I spoke with Jason Flemming on Tuesday, he said they were likely going to require another 250' of trench for the septic. He understands our issues with the Forest Conservation Easement. He assured me that it would still fit and meet all setbacks. I was able to get WSSC to email me the statements that I needed but they said it could take 24hrs for me to receive them. Jason plans to touch base with me on Tuesday next week. I'll update him on the deadline so that we can get you information asap.

Our process for cleaning cages and tables and rooms should not impact the ground water. I purposefully do not have drains in any of those rooms. We will not be spraying down rooms and kennels and putting large amounts of water and disinfectant into the septic system. They are cleaned with disinfectant sprays and wiped off with paper towels that go into the trash. Using paper towels minimizes cross contamination that can come from using towels to wipe down between patients. Sometimes we use small towels and then wash them. We do use the disinfectants in the mop water. Currently we make up about 2 gallons of mop water and change it 2-3 times a week. The mop heads go in the laundry weekly.

I cannot guarantee what cleaners I am going to use because medical needs/information changes periodically after research, but there are now veterinary approved "green" cleaners that are peroxide based that supposedly do a good job. We are planning some quartz countertops where isopropyl alcohol will be the best cleaner. I'd prefer to transition to more green cleaners, but I have to balance infection control as well. There are some viruses that must be killed using either chlorox or some of the other typical disinfectants rather than the peroxide based. I haven't made a decision on green vs infection control. There are pros and cons to both. My bigger concern is not damaging the bacterial flora in the septic system and is the primary reason I plan to try to transition some of our cleaners once I have time to do the research.

I do not know how my cleaners compare to typical household cleaners that are used and the amount we would be using from a ground water point of view. The disinfectants are not good at degreasing, so we periodically clean matts and the floors and kennels with more typical cleaners like 409 or Windex or soap and water. There really isn't large amounts of chemicals that we'll be putting into the septic.

Let me know if I can clarify anything further,

**Greta Stamberg, DVM**  
Clarksburg Animal Hospital  
301-482-2535  
[www.ClarksburgAnimalHospital.com](http://www.ClarksburgAnimalHospital.com)

On Thursday, June 21, 2018, 9:14:30 AM EDT, Pratt, Jamey <jamey.pratt@montgomeryplanning.org> wrote:

Hi, Greta, and thanks for the reply. This is very helpful.

We also need to get something in writing from DPS regarding the proposed septic system. With your application, there is an approval for well and septic from 2007, but when I spoke to Jason he said the septic requirements for commercial are different than residential and that he'd be requiring a larger system. Since the septic may end up interfering with the forest on the property (or other proposed features), we need to know before we approve the forest conservation plan that the septic will still fit on the site without interfering with other proposed site elements. So, we need to see the enlarged septic field on the plan to make sure there aren't any other issues the larger system may cause.

Another question related to this is the requirement that for a veterinary facility that is located in an area that uses well water and septic facilities, the applicant must prove that the use will not adversely effect groundwater or septic systems. Some people around here have asked me if cleaning cages and operating rooms and the like wouldn't possibly adversely effect these. Can you provide a statement that I can use to satisfy this requirement?

We need to post our staff report online a minimum of 10 days before our hearing, and we typically post them 13 days out (that is, post them on a Friday instead of a Monday) just to make sure nothing goes wrong. In other words, we need to have our report to the Planning Board finalized by June 29<sup>th</sup>. We can't wait for the 12<sup>th</sup> of July to get things.

Thank you!

Jamey

---

**From:** Greta Stamberg <drgreta1998@yahoo.com>  
**Sent:** Wednesday, June 20, 2018 7:40 PM  
**To:** lpowell <lpowell@cpja.com>; Pratt, Jamey <Jamey.Pratt@montgomeryplanning.org>  
**Subject:** Re: FW: Clarksburg Animal Hospital - trash pick-up

Hi Mr. Pratt,

Les asked me about the garbage and when I answered him I got a message that he was out until Monday. To expedite things, I'll send you the answer directly.

I am not aware of any County garbage service Upcounty. I grew up here and everyone always had private trash pick up. Montgomery County doesn't provide recycle pick up for businesses either. Here's what we do:

- 1.) Regular Weekly garbage pick up by Wright Away Refuse 301-963-2424
- 2.) Regular Weekly cardboard/paper recycle pick up by Wright Away Refuse
- 3.) Sharps are handled separately by another company. When we fill up one of their cardboard boxes (roughly 18"x18"x30"-my guess) with sharps containers, we call them for a pick up. This usually happens every 3-6 months.
- 4.) Animal remains go in the freezer until the crematory service picks them up each week. I use Valley Pet Crematory. 301-582-3320 The freezer is a Maryland State Veterinary Board requirement and is checked during my annual facility inspection and will be required for the new building to pass their inspection so the facility is licensed.

You are welcome to call them to confirm. I have used the cremation and garbage companies for a long time. The Sharps company is newer. I have their information on the containers at work and not with me at home. I can forward that to you on Friday if you need it.

Is there something in particular you are concerned about that I could clarify? I am available until about 11:45am on Thursday. After that, I will be gone until the evening. I'll be at work on Friday and usually don't get a chance to check my email until I get home in the evening.

On the well/septic...

I am working with Jason Flemming to finalize water usage estimates for the max capacity of the building. My historical water usage varies from about 65 to 125 gallons per day. It has changed minimally in the last 8-10 years. Other veterinary facilities with 4-5 doctors and no boarding or grooming use roughly 200-250 gallons per day. We are working to get those numbers from other facilities on paper instead of the verbal confirmation that WSSC has given over the phone to get us started.

We are working to get you documentation from him before the July 12th hearing.

A 4BR house averages 300-400 gallons per day. Our usage will stay significantly below that.

Feel free to follow up with any additional questions.

Hope this all helps,

**Greta Stamberg, DVM**  
Clarksburg Animal Hospital  
301-482-2535  
[www.ClarksburgAnimalHospital.com](http://www.ClarksburgAnimalHospital.com)

On Wednesday, June 20, 2018, 1:36:37 PM EDT, Les Powell <[lpowell@cpja.com](mailto:lpowell@cpja.com)> wrote:

Greta,  
Please see below.

Les Powell  
Charles P. Johnson & Associates, Inc.  
301-434-7000 x140 | 240-508-0518 (mobile)

---

**From:** Pratt, Jamey [<mailto:jamey.pratt@montgomeryplanning.org>]  
**Sent:** Wednesday, June 20, 2018 1:35 PM  
**To:** Les Powell <[lpowell@cpja.com](mailto:lpowell@cpja.com)>  
**Subject:** Clarksburg Animal Hospital - trash pick-up

Les,

Do you know or can you find out how trash pick-up works at CAH? It looks like from the SOJ that everything will go in the regular trash for county pick-up, but some here in the Planning Department think waste removal from a place like this will need to be handled via private contractor.

Thanks!

Jamey Pratt  
Senior Planner, Area 3



Montgomery County Planning Department  
8787 Georgia Avenue, Silver Spring, MD 20910  
301-495-4588  
[Jamey.Pratt@montgomeryplanning.org](mailto:Jamey.Pratt@montgomeryplanning.org)



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid Joyner  
Director

MEMORANDUM

October 18, 2007

TO: Cathy Conlon, Development Review,  
Maryland National Capital Park and Planning Commission

FROM: Carla Reid, Director  
Department of Permitting Services

SUBJECT: Status of Pre-Application Plan: # 1-03109,  
Widows Purchase, Lot 1

This is to notify you that the Well & Septic Section of MCDPS approved the plan received in this office on October 18, 2007.

Approved with the following reservations:

1. The record plat must be at the same scale as the preliminary plan, or submit an enlargement of the plat to match the preliminary plan.

If you have any questions, contact Gene von Gunten at (240) 777-6319.

cc: Surveyor  
File



VICINITY MAP



LOT	# Bed-rooms	Test Site	Time (min)	Depth of Tests	Test Site	Time (min)	Depth of Tests	Average Test Rate	Inv. Low Fixture	Inv. In	Inv. Out	Inv. Beg.	Length of Initial System	Depth of Stone	Total Length
1	4	A	20	4' 5", 12' 5"	B	24	4' 5" & 12' 5"	22	611.5	610.1	606.8	600.8	260'	4"	1000'

REVISIONS:  
6/18/03 ADDED PERC  
RESULTS & SATP DATA  
6/18/03 ADD DRAINAGE  
STRUCTURES, ETC.  
7/18/07 REVISED &  
RESUBMITTED DUE TO  
ZONE ERROR  
5/28/07 REVISED PER  
CIV COMMENTS  
6/25/07 CORRECTED THE  
LOCATION OF THE PRELIM  
EX. DRAIN APPROX.  
10/24/07 ADDED MEET. D  
NOTES OF DRAIN APPROX +  
S.D. PIPE LAYOUT APPROX  
10/17/07 REVISED SATP  
FLD. PER CIV 10/28/07  
DRAIN COMMENTS

DATE: JUNE 2002  
REVISED &  
& RESUBMITTED  
1/19/07  
SCALE: 1" = 100'

RSBURG, MD 208  
(202) 984-5804

**THOMAS A. MADDOX**  
PROFESSIONAL LAND SURVEYOR  
6933 SHADY GROVE COURT  
GAITHERSBURG, MD 20877  
(301) 984-5804

PRELIMINARY PLAN

1071

WIDOWS PURCHASE  
ELECTION DISTRICT NO. 2

MONTGOMERY COUNTY, MARYLAND

10  
11754982

1) ZONING - RDT  
MIN. LOT AREA - 1 AC.  
MIN. FRONT SETBACK - 50'  
MIN. REAR YARD - 35'  
MIN. SIDE YARD - 20' MIN. / 40 TOTAL

2) OWNERS:  
NANCY C. NOOTENBOOM  
RUTH K. GANLEY  
C/O NANCY C. NOOTENBOOM  
38739 S. DESERT BLUFF DRIVE  
TUCSON, ARIZONA 85739-2164

3) LOT AREA (NET) - 5.655 ACRES

4) NO. OF LOTS - 1

5) LOTS TO BE SERVICES BY INDIVIDUAL SEPTIC SYSTEMS AND PRIVATE WELLS

6) SUBJECT PROPERTY SHOWN ON TAX  
MAP EX23 - P. 808

7) SOURCE OF TOPO M.N.C.P. & P.C. 5' CONTOUR - MAP 223NW13 & 14 SUPPLEMENTED WITH FIELD RUN 2' C.I. OVER THE PROPOSED SEPTIC FIELD AND HOUSE SITE.

8) OTHER THAN AS SHOWN ON THIS PLAN THERE ARE NO SEPTIC AREAS OR WELLS ON ADJACENT PROPERTIES WITHIN 100' OF THE SUBJECT PROPERTY.

9) PRESCOTT ROAD DEDICATED PER  
PLAT OF DEDICATION RECORDED  
IN PLAT BOOK 170 AT PLAT 19104.

M. N. C. P. & P. C.  
10078/494  
205.77 Ac.  
N960

**Surveyor's Certificate:**

I hereby certify that the boundary shown hereon is correct to my best knowledge and belief based upon existing records and visual observations. That septic test holes as shown were located by actual survey measurements.

Signature 1. [Signature] Date 10/8/03

Thomas A. Maddox  
Reg. Professional Land  
Surveyor MD#10850

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED

☐ Web Reservations ☐ Without Reservations

DATE 10/19/07 DIRECTOR OK

Well and/or Excrete Disposal Permits will be Released  
Only After Record Plat Approval by Maryland National  
Capital Park and Planning Commission.

# 1-03109



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
*County Executive*

Diane Schwartz Jones  
*Director*

TO: Jamey Pratt, Senior Planner, Area 3  
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission

FROM: Jason Flemming, Permitting Specialist  
Well and Septic Section  
Department of Permitting Services

DATE: June 20, 2018

SUBJECT: Well yield at 26221 Prescott Road

---

The well located at the address above was constructed (drilled) on April 23, 2015.

According to the well completion report submitted by the state licensed well driller, the well has a depth of 500 feet, a static water level of 56 feet, and a yield of 4 gallons per minute.

This well will provide 1116 gallons of water in a two-hour period which exceeds the state standard of 500 gallons. This well is adequate to serve the proposed facility

Please contact me at [Jason.flemming@montgomerycountymd.gov](mailto:Jason.flemming@montgomerycountymd.gov) or 240-777-6334 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason L. Flemming", with a horizontal line extending to the right.

Jason L. Flemming, LEHS  
Department of Permitting Services  
Well and Septic Section

<b>G1</b> 28634		SEQUENCE NO. (MDE USE ONLY)		<b>STATE OF MARYLAND</b> <b>WELL COMPLETION REPORT</b> FILL IN THIS FORM COMPLETELY PLEASE TYPE		THIS REPORT MUST BE SUBMITTED WITHIN 45 DAYS AFTER WELL IS COMPLETED.	
1 2 3 6 (THIS NUMBER IS TO BE PUNCHED IN COLS. 3-6 ON ALL CARDS)						COUNTY NUMBER 176355	
ST/CO USE ONLY DATE Received MM DD YY 8 13		DATE WELL COMPLETED MM DD YY 15 15 15		Depth of Well 22 500 26 (TO NEAREST FOOT)		PERMIT NO. FROM "PERMIT TO DRILL WELL" 100-15-0041	
OWNER <u>MDA...</u>		WELL SITE ADDRESS <u>...</u>		TOWN <u>...</u>		SUBDIVISION <u>...</u> SECTION <u>...</u> LOT <u>...</u>	

<b>WELL LOG</b> Not required for driven wells STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING			<b>GROUTING RECORD</b> WELL HAS BEEN GROUTED (Circle Appropriate Box) <b>Y</b> <b>N</b> TYPE OF GROUTING MATERIAL (Circle one) CEMENT <b>CM</b> BENTONITE CLAY <b>BC</b> NO. OF BAGS <u>45</u> NO. OF POUNDS <u>45</u> GALLONS OF WATER <u>...</u> DEPTH OF GROUT SEAL (to nearest foot) from <u>48</u> TOP <u>52</u> ft. to <u>54</u> BOTTOM <u>58</u> ft. (enter 0 if from surface)			<b>C 3</b> <b>PUMPING TEST</b> HOURS PUMPED (nearest hour) <u>8</u> PUMPING RATE (gal. per min.) <u>11</u> METHOD USED TO MEASURE PUMPING RATE <u>...</u> WATER LEVEL (distance from land surface) BEFORE PUMPING <u>17</u> ft. WHEN PUMPING <u>22</u> ft. TYPE OF PUMP USED (for test) <b>A</b> air <b>P</b> piston <b>T</b> turbine <b>C</b> centrifugal <b>R</b> rotary <b>O</b> other (describe below) <b>J</b> jet <b>S</b> submersible																																																																																																																																																					
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WELL HYDROFRACTURED <b>Y</b> <b>N</b>			CIRCLE APPROPRIATE LETTER <b>A</b> A WELL WAS ABANDONED AND SEALED WHEN THIS WELL WAS COMPLETED <b>E</b> ELECTRIC LOG OBTAINED <b>P</b> TEST WELL CONVERTED TO PRODUCTION WELL I HEREBY CERTIFY THAT THIS WELL HAS BEEN CONSTRUCTED IN ACCORDANCE WITH COMAR 26.04.04 "WELL CONSTRUCTION" AND IN CONFORMANCE WITH ALL CONDITIONS STATED IN THE ABOVE CAPTIONED PERMIT, AND THAT THE INFORMATION PRESENTED HEREIN IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.																																																																																																																																																								
DRILLERS LIC. NO. 1 <u>MDD 441</u> DRILLERS SIGNATURE <u>...</u> (MUST MATCH SIGNATURE ON APPLICATION) LIC. NO. 1 <u>1000064</u>			GRAVEL PACK IF WELL DRILLED WAS FLOWING WELL INSERT F IN BOX 68 <u>68</u> MDE USE ONLY (NOT TO BE FILLED IN BY DRILLER) T (E.R.O.S.) W Q 70 72 74 75 76 TELESCOPE CASING LOG INDICATOR OTHER DATA																																																																																																																																																								
SITE SUPERVISOR (sign. of driller or journeyman responsible for sitework if different from permittee) <u>...</u>			LATITUDE <u>33.286919</u> LONGITUDE <u>77.286919</u> (DEFAULT COORD. WGS 84) NOTES:																																																																																																																																																								



**From:** Les Powell  
**To:** [Pratt, Jamey](#)  
**Cc:** [Greta Stamberg](#)  
**Subject:** FW: Clarksburg Animal Hospital Septic  
**Date:** Tuesday, June 26, 2018 8:45:56 AM

---

Jamey,  
Please see Jason's reply.



**Les Powell, PLA**  
Division Manager | Planning Department  
**Charles P. Johnson & Associates, Inc.**  
1751 Elton Road | Suite 300 | Silver Spring, MD 20903  
301-434-7000 x140 | 301-434-9394 (fax) | 240-508-0518 (mobile)  
[www.cpja.com](http://www.cpja.com) | [lpowell@cpja.com](mailto:lpowell@cpja.com)

---

**From:** Flemming, Jason [<mailto:Jason.Flemming@montgomerycountymd.gov>]  
**Sent:** Tuesday, June 26, 2018 8:38 AM  
**To:** Sereno Sok <[ssok@cpja.com](mailto:ssok@cpja.com)>  
**Cc:** Greta Stamberg <[drgreta1998@yahoo.com](mailto:drgreta1998@yahoo.com)>; Les Powell <[lpowell@cpja.com](mailto:lpowell@cpja.com)>  
**Subject:** RE: Clarksburg Animal Hospital Septic

Sereno:

The attached plan appears acceptable. To issue a septic permit, the test site locations and results, a system design chart, and system inverts must be added to the plan. The proposed linear feet of trench is supported by existing tests and is adequate for the proposed facility at a maximum design flow of 500 gpd.

Thanks,

Jason

---

**From:** Sereno Sok [<mailto:ssok@cpja.com>]  
**Sent:** Monday, June 25, 2018 4:23 PM  
**To:** Flemming, Jason <[Jason.Flemming@montgomerycountymd.gov](mailto:Jason.Flemming@montgomerycountymd.gov)>  
**Cc:** Greta Stamberg <[drgreta1998@yahoo.com](mailto:drgreta1998@yahoo.com)>; Les Powell <[lpowell@cpja.com](mailto:lpowell@cpja.com)>  
**Subject:** RE: Clarksburg Animal Hospital Septic

Jason,

Attached is an update that addresses your comment of staying 25 feet off the centerline of the swale. Please let me know if there are any other issues.

Thanks,

Sereno Sok  
Charles P. Johnson & Associates, Inc.  
301-434-7000 x143

---

**From:** Flemming, Jason <[Jason.Flemming@montgomerycountymd.gov](mailto:Jason.Flemming@montgomerycountymd.gov)>  
**Sent:** Monday, June 25, 2018 3:26 PM  
**To:** Sereno Sok <[ssok@cpja.com](mailto:ssok@cpja.com)>  
**Subject:** RE: Clarksburg Animal Hospital Septic

Sereno:

I would recommend you stay 25 feet off the centerline of the swale. You can make that up on the opposite side and run the trenches closer to the easement if necessary. Also, the top trench can be extended as well, making it as/almost as long as the ones below it.

Jason

---

**From:** Sereno Sok [<mailto:ssok@cpja.com>]  
**Sent:** Monday, June 25, 2018 3:21 PM  
**To:** Flemming, Jason <[Jason.Flemming@montgomerycountymd.gov](mailto:Jason.Flemming@montgomerycountymd.gov)>  
**Cc:** Greta Stamberg <[drgreta1998@yahoo.com](mailto:drgreta1998@yahoo.com)>; Les Powell <[lpowell@cpja.com](mailto:lpowell@cpja.com)>  
**Subject:** Clarksburg Animal Hospital Septic

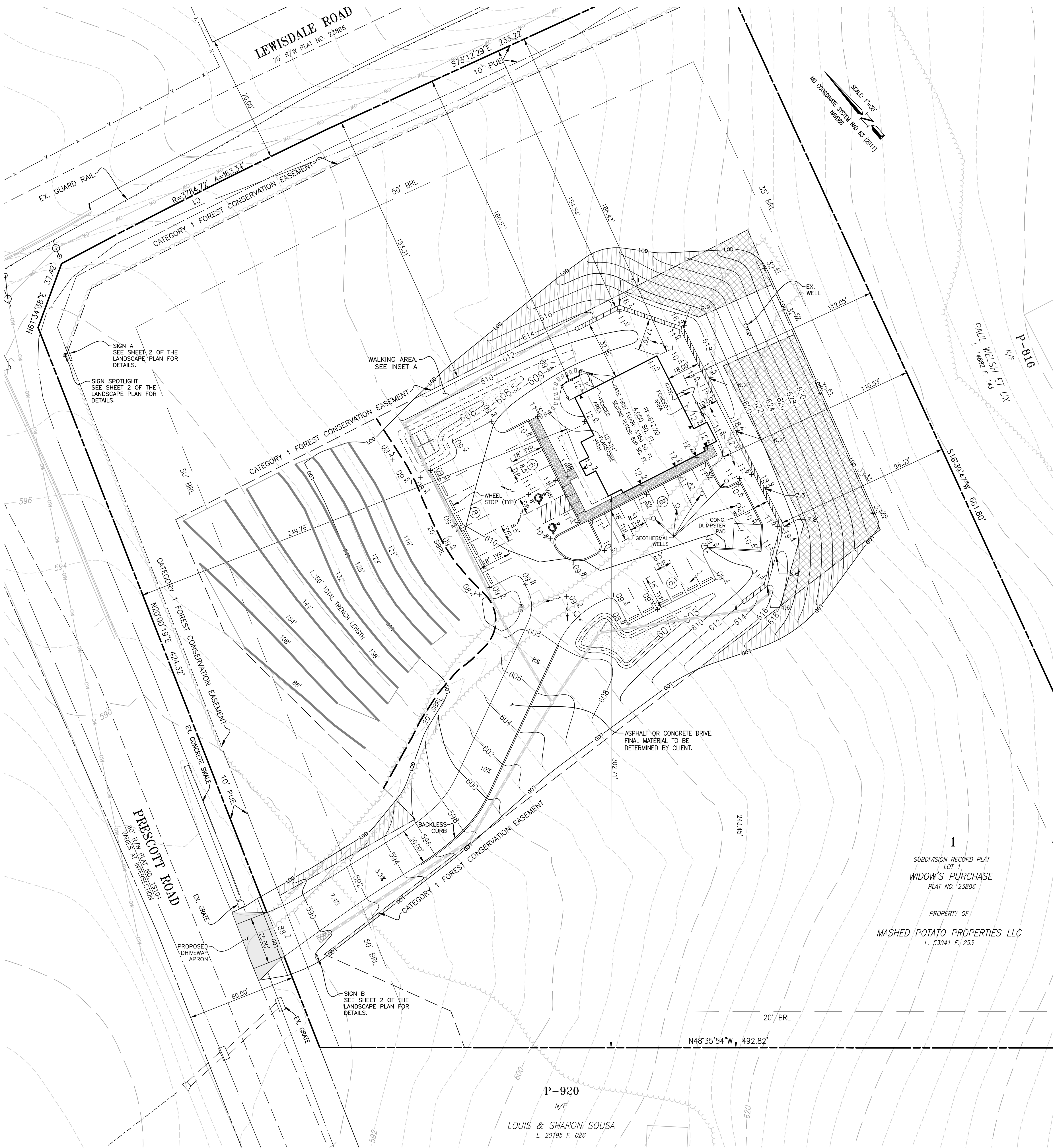
Good afternoon, Jason,

Attached is a PDF showing the updated septic field, based on the markup you sent to Greta. We are now showing a total trench length of 1,250'. We were limited on how far we could extend the trenches towards the drive aisle due to the existing swale. Please review and let us know if these updates are acceptable.

Thank you,



**Sereno Sok**  
Designer | Planning Department  
**Charles P. Johnson & Associates, Inc.**  
1751 Elton Road | Suite 300 | Silver Spring, MD 20903  
301-434-7000 x143 | 301-434-9394 (fax)  
[www.cpja.com](http://www.cpja.com) | [ssok@cpja.com](mailto:ssok@cpja.com)



**From:** Flemming, Jason  
**To:** [Greta Stamberg](#)  
**Cc:** [Pratt, Jamey](#)  
**Subject:** Design flow and septic area for new Vet Office  
**Date:** Monday, June 25, 2018 1:30:44 PM  
**Attachments:** [Prescott Rd Vet Sketch.pdf](#)

---

Dr. Stamberg:

I sent an email to you earlier today indicating the well and septic section has decided that the maximum daily flow for your proposed facility on Prescott Road will be 500 gallons per day (gpd). The application rates for residential and commercial structures are different in Montgomery County. Since the lot was originally approved in terms of a residential flow we have had to back calculate the linear feet of trench required based on your commercial application. The lot was approved for no more than a 4-bedroom house and the septic reserve area (SRA) has approximately 1020 linear feet in the recorded SRA. A 500 gpd commercial use with an average percolation rate of 22 minutes per inch and a trench using 4 feet of stone would require 1250 linear feet of trench. The existing test sites will support an increase in the SRA.

Please reference the attached sketch for the following comments:

Both the forest conservation easement and the approved SRA have been highlighted on the sketch. The red lines I have drawn are the actual trench locations that were approved on the preliminary plan. The outline of these lines delineates the actual SRA. I have highlighted an area in 'green' which shows area available to expand the SRA and remain outside of the easement. There appears to be more than sufficient area available to increase the linear feet of trenches by the approximately 230 feet and remain clear of the forest conservation easement.

Aside from locating the SRA in the correct location, the drawing submitted at the time of septic permit application must show at least 1250 linear feet of trench. Upon issuance of the permit, the new SRA will be formally approved. If park and planning requires a formal drawing to prove the SRA can be increased, I would recommend you submit them the plan our office would require at time of permit application so that when that time comes, two copies of the plan can be provided to our office.

If you have any additional questions, please email or call me.

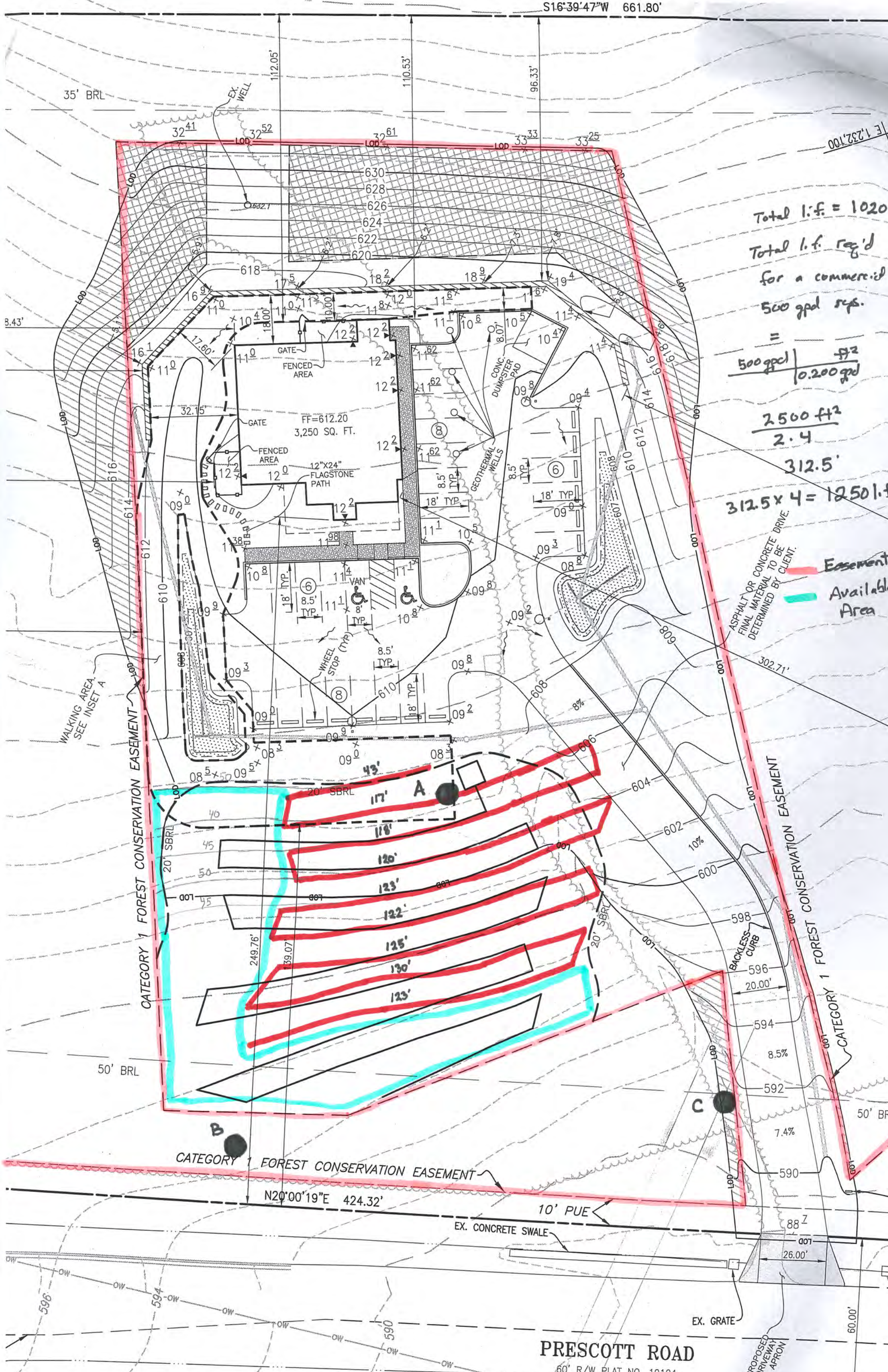
Sincerely,

Jason L. Flemming, LEHS  
Dept. of Permitting Services  
Well & Septic Program  
255 Rockville Pike, 2<sup>nd</sup> floor  
Rockville, MD 20850  
240-777-6334

Do your part, Be septic smart! For more information go to:

<https://www.epa.gov/septic>





Total l.f. = 1020  
Total l.f. req'd  
for a commercial  
500 gpd sys.

$$\frac{500 \text{ gpd}}{\text{ft}^2} \div \frac{0.200 \text{ gpd}}{\text{ft}^2}$$

$$\frac{2500 \text{ ft}^2}{2.4}$$

312.5'

$$312.5 \times 4 = 1250 \text{ l.f.}$$

ASPHALT OR CONCRETE DRIVE.  
FINAL MATERIAL TO BE  
DETERMINED BY CLIENT.

Easement  
Available Area



# The New Clarksburg Animal Hospital



Dear Neighbors of 26221 Prescott Road,

I'm sure many of you are curious about our plans since the Conditional Use signage recently went up on the property. Montgomery County doesn't officially inform you of anything until the Community Meeting is scheduled and again 45 days prior to our Public Hearing date, which is currently scheduled for August 14<sup>th</sup>. They also only inform the immediate neighbors and leave all the information gathering up to you. If I lived nearby, I know I would be curious and have questions about our plans. I feel it is important to open the lines of communication early and eliminate some of the stress and potential misinformation about what I am planning in your peaceful neighborhood. I apologize to those who received communication regarding the Stormwater Management prior to this. I was not informed about that until May 9<sup>th</sup> and am disappointed that you did not have more information available prior to that letter. The letter provided very incomplete information. I'm sure it has generated additional concern and confusion.

Let me start by telling you a bit about me so you can get a better understanding of my perspectives and approaches. My name is Greta Stamberg, DVM. I grew up on a 15 acre farm outside Barnesville, MD and attended Monocacy Elementary and Poolesville Jr Sr High School. I grew up with lots of animals, participated in 4-H and played sports. Generally, the only reason I got into trouble at school was for talking too much. I still have the same problem, but it suits my career choice very well. I attended Cornell University for undergraduate and VMRCVM (the vet school at Virginia Tech) for veterinary school. Both schools were in small college towns out in the country which was an ideal setting for me. I am proud to have been able to embark on a career that I love in the area I grew up.

I have been working in veterinary medicine in Montgomery County since 1991, when I was in college. I have been a veterinarian since 1998. Anticipating the impending growth, I started my

own practice in Clarksburg in 2004 in the Old Post Office Building. I currently lease this building where my business began. From the time I opened the practice I have been looking for a site to eventually own my building and be able to build a facility that would better reflect my style of practice and provide long-term security for my business.

Some of you already know me. I spend time with my clients and patients. It is the approach I grew up with – a veterinarian who takes the time to know you and your pets and be part of a community. The more I know about my clients (the humans) and my patients (the animals), the better job I can do customizing care to everyone's needs and expectations. I prefer to be called Greta or Dr. Greta, not the more formal Dr. Stamberg. I don't like barriers between myself and the people I am around. I prefer a very familiar home-like and residential feel to all that I do and I am always honest and up front about what I do. My current building is not a good expression for what I do every day and as a leasehold there are no long-term guarantees at the end of each lease term. Growing up on a farm in a more rural area also makes me prefer a little space between neighbors. There isn't much space between myself and my neighbors in the Old Post Office Building. We have regular issues with garbage, loitering, parking, and occasional vandalism. I am not very tolerant of those disturbances.

There is one important detail about where I grew up which may help to put you at ease with my intentions. When my family moved from Silver Spring to Barnesville the Summer before I started Kindergarten, the property next door to us was a small horse museum which was quiet and had very low traffic. A few years later it was acquired by The Barnesville School and things changed dramatically. I grew up watching my parents deal with decades of legal battles over the invasion of our peaceful country existence. We had moved from Silver Spring to have privacy and quiet and to avoid noise, lights, property damage by neighbors, and have a small family farm existence. There were constant problems as a result of a new business/property owner being totally inconsiderate and even breaking many County laws. Despite that, the school was allowed to continue and expand beyond their septic capabilities and break laws that affected us. Because of the position of the school and the neighboring properties, we were really the only ones affected and we were low priority with County officials. They rarely sided with us no matter the disturbance. I am determined not to disrupt what you love about your home - the peaceful quiet of the area. I do not want anyone to feel disturbed by our activities as I experienced growing up next door to The Barnesville School.

I have lived in the Regina Drive neighborhood and on Oak Drive (both off Lewisdale) in the past and am very familiar with the area. I think of it as home. Both homes were quiet outside and I could see the stars with minimal light pollution. I have great respect for Little Bennett Park. It has been my favorite park for hiking for myself and with my dogs over the years. I am excited to have a location so close to the park that I have loved for nearly 20 years. Again, I am not looking to disrupt the pleasant peacefulness of the area. I expect to enjoy it as all of you do.

I chose the property at 26221 Prescott Road because it was larger and mostly wooded and in an area I love. Woods provide an extra buffer for even the smallest noise and light we may generate.

The slopes of the property should further reduce the impact on our neighbors. The proposed lighting is just enough to meet the minimum lighting code and there will be even less lighting after hours. Housing of animals is kept to a minimum and there is thorough soundproofing of the building. The building will have a retaining wall behind it which should serve to further reduce noise. We have landscaping planned and will be providing plantings in some areas of the Forest Conservation Easement which are currently devoid of trees. While some are hardwoods, a large percentage of the trees we will be removing are invasive trees.

While we do not generate a large volume of traffic, there will still be a small amount of additional traffic. The Golf Course already generates significant traffic on Lewisdale and Prescott. The Golf Course and its current traffic patterns was another reason for choosing this particular lot. We will not generate enough traffic to profoundly affect the normal traffic patterns which currently exist. There is a Traffic Statement in our Conditional Use package which speaks to that more officially. With our position as the first property on Prescott, our clients will not generate additional traffic past the existing homes on Prescott. We have been utilizing an Online Store/Pharmacy service to provide home delivery of prescription diets and medications and minimize client trips into the hospital. Over our first 1 ½ years of using it, roughly \_\_\_\_% of our gross prescription food and drug sales are from the Online Store/Pharmacy and will serve to decrease traffic to our building both now and in the future.

It is very important for you to know that we will never be providing any boarding or grooming services. The number of kennels we have is not significantly different than our current building despite doubling our square footage and is below average for veterinary hospitals of this square footage. Noise ordinances already limit the time of day that we can have patients outside the building and that is addressed in our submission packet. We may occasionally have a sick patient stay overnight. We don't encourage this and it means that I personally have to come back late at night to evaluate them. I avoid having to do this and it only happens a few times a year. Sick patients are typically best at home with constant observation or at a 24hr veterinary facility.

One of you has already expressed concerns over disposal of animals, medical waste, infectious materials and ground water. The Maryland State Board of Veterinary Medicine requires us to have a freezer for storage of animal remains. They do an annual facility inspection and confirm it is present and operational. All remains either go out to a cremation service provider or home with the owner for burial. Medical waste or medications/drugs are all disposed of according to the laws that govern that activity. This year we upgraded to a digital x-ray system. There will not be any darkroom chemicals on site and no chance of that entering the ground water. We will have regular waste clean-up as well as provisions making it easy for dog owners to conveniently pick up after their dog. All animal waste will be bagged and disposed of in the regular trash.

Our water usage is low since we do not provide boarding and grooming. Most of our water usage is laundry and hand washing. Our WSSC bills vary with usage of 65-120 gallons per day. We are in the process of determining the water usage of veterinary practices similar to our maximum usage that also do not provide boarding or grooming. Preliminary numbers are showing 200-250 gallons per day. The lot is approved for a 4 BR home which would have average water usage of

300-400 gallons per day. Our stress on the septic system will be below that of a home built on the property.

In keeping with my more “homey” style of practice and the surrounding area, it was of the utmost importance for me that the building have a very residential look both outside and inside. The goal was to keep the structure friendly and welcoming and in keeping with the area. It is a modest 1 ½ story structure. The first floor has 3250 sq ft and there is a dormered attic providing 800 sq ft of office space upstairs. There is no basement or garage and the parking spaces were only enough to meet the County minimums.

Our building has also been designed to minimize energy usage through a closed loop geothermal HVAC system, LED lighting on timers & motion sensors, sound proofing and insulation. We have proposed closed cell foam insulation for the building and cool roof shingles for the roof. Even though we have all the design elements to qualify for at least LEED Silver, we opted against full LEED certification due to the significant extra cost.

We try in smaller ways to be more environmentally conscious. We currently recycle paper and cardboard and any batteries we use. As we have replaced our computer keyboards, we have switched to solar powered versions. We have not planned any space for file storage in the new building and will transition to fully digital records before we move to the new location.

I will be a good neighbor and you’ll likely forget that I am there unless you choose to utilize our services. Our website may help you get to know a little more about Clarksburg Animal Hospital and give you a better feel for how we approach medicine and communication. Please feel free to contact me anytime at the office at or directly by email. Please see the list of contact information at the end of the letter.

Feel free to contact the Montgomery County Office of Zoning and Administrative Hearings directly to see the details of our proposed plans for the property. While I have posed the question, I am not sure if I am allowed to directly send you copies of my proposal. I assume that Montgomery County wants to be certain you get the official copies from them. Our entire proposal and plans are still subject to approval from Montgomery County and the details of the plans may change before we gain final approval.

If for some reason you have difficulty with getting any information or have questions, I am happy to address that with the County and communicate with you directly.

I look forward to being the neighbor that you all expect me to be.

Greta Stamberg, DVM

## **Contact Information**

### **Office of Zoning and Administrative Hearing**

County Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850  
ozah@montgomerycountymd.gov  
240-777-6666

Administrative Contact	Sara Behanna
Hearing Examiner	Lynn Robeson

### **Maryland-National Capital Park and Planning Commission**

8787 Georgia Avenue  
Silver Spring, MD 20910  
mcp-cr@mncppc-mc.org  
301-495-4600

Administrative Contact	Elsabett Tesfaye
Staff Member	Jamey Pratt

### **Greta Stamberg, DVM (aka Dr. Greta)**

Clarksburg Animal Hospital, Inc.  
[www.ClarksburgAnimalHospital.com](http://www.ClarksburgAnimalHospital.com)  
23321 Frederick Road  
PO Box 908  
Clarksburg, MD 20871  
drgreta1998@yahoo.com  
301-482-2535



Catherine and Chris Veale  
26117 Rudale Drive  
Clarksburg, MD 20871



05/15/18

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Jamey Pratt,

I am writing this letter to express my family's support of the Clarksburg Animal Hospital (CAH), and Greta Samberg's plan to build a new facility off of Lewisdale Road (Conditional Use Application Number CU 18-07). The new animal hospital's location will be located very close to the entrance of my neighborhood.

We had been taking our two dogs to see Dr. Greta and her staff since about 2012, shortly after we moved to this area. We were pleased that we had found a practice that was so caring and compassionate towards our pets, friendly and empathetic towards us, and we also felt the services were affordable. Both our dogs developed serious problems which were addressed by Dr. Greta and staff in a professional, candid, and sympathetic way. We will always remember the kindness of everyone at the hospital when it was time to say goodbye, first to Smokey in 2015 and then to Riley in 2017.

Although we no longer have any pets in our household, we would not hesitate to use the CAH if we adopt another dog in the future. We would be very happy to have a modern, new facility so close by, staffed by the same wonderful people.

Finding a trusted doctor for beloved pets can be challenging and stressful. We feel we were fortunate to have found Clarksburg Animal Hospital. We think that the planned facility will benefit the surrounding community by providing their quality veterinary services in a larger, convenient and attractive setting, and we support this project going forward.

Sincerely,

Handwritten signatures in cursive ink. The first signature appears to be "Catherine M. Veale" and the second is "Chris A. Veale".

Catherine and Chris Veale

CC: Lynn A. Robeson, Esquire (Hearing Examiner, Office of Zoning & Administrative Hearings)  
Dr. Greta Samberg (Clarksburg Animal Hospital)

## CARLOS & RENATE AGUILAR

24701 Old Hundred Road | (301)349-2470 | [renate.aguilar@gmail.com](mailto:renate.aguilar@gmail.com)

RE: CU 18-07

May 8<sup>th</sup>, 2018

Lynn A. Robeson, Esquire  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
County Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Dear Ms Robeson and Mr Pratt:

It is with great enthusiasm that we support Dr. Stamberg's initiative to build a new facility in our neighborhood. We have been clients of the Clarksburg Animal Hospital for the last ten years and have had nothing but the most wonderful experience with Dr. Greta and her staff.

They have been there to serve every need we have had for our dogs and cats, from complex issues such as our English Mastiff's allergies and toe amputations, to the more routine care to keep our critters healthy and happy. This team also showed the most compassionate approach to helping us say good bye to our most loved pets, actual members of our family.

We therefore know that this new facility will be managed with the utmost care, and will prove to be a welcome addition to the area. Dr. Stamberg needs a larger clinic to be able to serve everyone in the way she thinks is conducive to the comfort of her clients and their pets. And we can see from the plans that she takes very seriously the importance of blending into the neighborhood creating a building with a feeling of a home. She's even putting in a front porch, and making sure parking and access are unobtrusive.

We will of course continue to be clients of the NEW Clarksburg Animal Hospital, and encourage others to explore and verify for themselves, the great care and compassion the whole team dedicates to our community, day in and day out, at their current location.

Sincerely,



Carlos & Renate Aguilar



**THE GOLLEHER GROUP, LLC**

Financial Security Advisory Firm

May 18, 2018

Lynn A. Robeson, Esquire  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
County Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850

RE: **Application # CU 18-07**

Dear Ms. Robeson,

Please accept this letter as support for Clarksburg Animal Hospital to build its new location at 26221 Prescott Road. As a resident of Montgomery County for the past 20 years, and a client of Clarksburg Animal hospital for 14, I am excited about the new location and its ability to serve more animals in the holistic environment that Dr. Stamberg has built.

Dr. Stamberg's love for the animals and her work ethics are not only above average, they exceed expectations. She cares about the animals – truly cares! She takes the time to really get to know the animal's personality (and the owners); she explains the diagnoses in simplicity terms to make sure you understand what is happening or what needs to be done. She readily takes your call when you have questions or concerns. She builds relationships that last and you feel like she is a part of your family.

Dr. Stramberg is also a longtime supporter in our community for local schools, youth sports teams, community events, and animal rescue groups. She gives back to her community tenfold.

Dr. Stamberg has built an amazing practice and staff, and I fully believe the new location, of Clarksburg Animal Hospital, would be a great addition to our community - for the animals, the animal's owners, the staff, and Dr. Stamberg.

Sincerely,

Connie Golleher



# *Dan and Kimberly A. Cox*

---

*10818 Avonlea Ridge Place*

*Damascus, MD 20872*

*301-391-6577*

May 12, 2018

Lynn A. Robeson, Esquire  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
County Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Delivered via email: Jamey.pratt@montgomeryplanning.org  
Elsabett.tesfaye@montgomeryplanning.org  
Lynn.robeson@montgomeryplanning.org  
Sara.behanna@montgomeryplanning.org

RE: Conditional Use Application #CU 18-07  
Dr. Greta Stamberg; Clarksburg Animal Hospital

To Whom It May Concern,

We, the humans of Bailey, Aspen, Emma and Cyndi, are so very excited about the *New* Clarksburg Animal Hospital! We can't wait for the doors to open.

Our beloved yellow lab, Bailey, was the reason we met Dr. Greta. Bailey managed to get her tail caught in a door. For over a year, our former vet performed multiple surgeries and we racked up substantial expenses and still Bailey suffered from a wound that would not heal. We finally decided we needed a second opinion. We had driven by the old post office in Clarksburg and noticed that it was now an animal hospital. The silhouette of the veterinarian, dog and cat made us smile. We made an appointment and took Bailey.

Dr. Greta recommended that we amputate Baileys' tail to a point above the injury. None of the other 4 vets (each part of the other practice) ever mentioned this as an option. The surgery was a success and after a lot of unnecessary surgeries and trauma, Baileys' tail healed beautifully. She lived another year or so but unfortunately, damage had been done. The anesthesia and pain medications from the multiple surgeries had caused liver and kidney damage.

This is when we really saw the compassion and love that Dr. Greta has not only for the animals she treats, but for the humans those animals love. She gave Bailey and us love and support as Bailey lived out her last few months. She never forced us to make a

decision but rather she gave us information, answered our questions and supported the path we felt was best.

She did this again with Aspen just a few months ago.

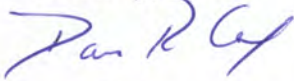
We can't say enough good things about Dr. Greta and her team. The office is always clean, free of animal smells. The atmosphere is always calming. Even if a pup or kitty is upset inside that space, the staff makes it a priority to talk to the animals and keep an air of peace and calm. None of our dogs like the examination table but that doesn't bother this group of care givers. Every one of them just plops down on the floor and does the exam there. Sometimes that means they are doing gymnastics over and around the animal but they never complain or seem to be phased at all. They are all truly there to care for the animal even if that means putting themselves in unconventional positions.

They are all sincere and true to their word. If they don't know something, they tell you and then they research it. They don't tell you something just to move you along. They follow up with a phone call of concern or a hand written card of condolences.

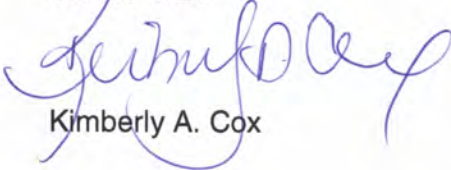
We can't imagine that the new home of Clarksburg Animal Hospital on Prescott Road would be anything but an asset and benefit to the surrounding community. They managed to turn a little old post office, on a very busy road, into a loving environment; we can't wait to see what they bring to this beautiful new facility.

Please feel free to contact us. Dan cell 301-370-8448. Kim cell 301-370-4964.

Sincerely,



Dan R. Cox



Kimberly A. Cox



**Judy Butts  
1007 Veirs Mill Road  
Rockville, MD 20851  
301.807.9794**

May 25, 2018

Mr. Jamey Pratt  
Maryland-National Capital Park  
and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Subject: Conditional Use Application Number CU 18-07

Dear Mr. Pratt:

I am writing to you on behalf of Dr. Greta Stamberg, an extraordinary Doctor of Veterinary Medicine who I have known since her early years at Peachtree Vet Clinic. She is a remarkable woman and Veterinarian currently practicing from the Clarksburg Animal Hospital located in the old Post Office building in Clarksburg. I understand that she would like to relocate her practice to another Clarksburg location in a more peaceful rural setting. Her design plans for the future are lovely and I will happily follow her wherever she goes. The purpose of my letter is to provide you with additional information about Dr. Greta, her colleagues, and practice as you consider her request for Conditional Use Approval.

As a long-time client of Dr. Greta's, I can assure you that she is kind and compassionate, and truly cares about others. Dr. Greta and her colleagues support a number of charitable organizations in the area and can even be found clearing litter from alongside our roadways. From my perspective as a client, she spends at least ½ hour with us each visit and thoroughly examines my pets. She always takes the time to educate me about the care of my animals, including behavior, nutrition, and general wellness. I am certain that my pets are getting the best care available when they visit Dr. Greta.

Once through the doors of her practice, there is an unmatched sense of warmth and caring that seems odd to find at such a bustling location. I sincerely hope that you will grant Dr. Greta her Conditional Use permit so that she can instill the same sense of safety and serenity into the outside of her location as she has on the inside. The quiet, country setting of the new location will greatly reduce a pet's anxiety caused by the nearby traffic at her current location. Her new design looks like an oasis of peace, inside and out, and I am certain that her new neighbors will not find her business to be anything but a welcomed asset. I have never experienced noise or odors at her current clinic and have always found it to be meticulously clean. In addition, like Dr. Greta, her colleagues are always welcoming and friendly. I certainly would consider myself very lucky to have her practice near to me.

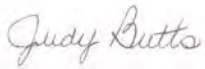
Mr. Jamey Pratt

Page 2

I believe that the elements she has built into the design of her new facility are indicative of her care and concern for those around her, including her new neighbors. She has been, and will continue to be, a great asset to her community from her new location – it is just her inherent nature. I wholeheartedly support her moving her practice to this new location.

Should you have any questions or require additional information, I can be reached at 301.807.9794.

Sincerely,

A handwritten signature in cursive script that reads "Judy Butts". The signature is written in dark ink on a light-colored background.

Judy Butts



May 21, 2018

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: **Application # CU 18-07**

Dear Mr. Pratt,

I'm pleased to be writing this letter to express my sincere support for the relocation of Clarksburg Animal Hospital (CAH). It is thrilling to think about the prospect of Dr. Stamberg and her team expanding their established practice that has served the community so well since 2004. I have been a client for over 12 years and feel extremely fortunate to have them as an exceptional resource for veterinary care to our family. Dr. Stamberg has nurtured our puppies and seen them grow into thriving members of our family. She has helped us navigate through difficult decisions with a level of compassion that is rare. She knows us, takes time to know our pets and our relationship is founded in trust. We love participating in community events such as Bark for Life and Clarksburg Day and the web-based patient portal is a great resource enabling us access to up to date medical records and a detailed history of our visits. The online store is a great way purchase medicine and supplies without the need of coming by the office. Her services are very reasonably priced to encourage wellness care which is critical.

Dr. Stamberg has built a unique practice that provides customized and holistic care that is unparalleled in the area. It is such a benefit to have 30-minute appointments that allow time to express our concerns, convey behaviors we have experienced by our pets, and collaborate on their care. She works diligently to create an experience that demonstrates her expert skill and knowledge and then transforms "vet speak" into effective educational dialogs that enable informed decisions. You are never a number and procedures are never done unnecessarily, which is not the norm in today's market. She works closely with specialty referral practices when appropriate, and spends an incredible amount of time on follow-up care. She has created an environment where staff members thrive and are valued for their contributions to the practice.

While the current location has served them well, the area is rapidly becoming congested which is often perceived as the area losing its rural charm that we all love in Upper Montgomery County. The well thought out design of the new

Social Solutions International, Inc.

\*5840 Hubbard Drive, Rockville MD 20852\* phone: 1 (866)901-6583\* fax: 1 (866)369-6809\*

facility will enable CAH to provide expanded care in a peaceful setting which is more in keeping with their philosophy of customized vet care. It goes without saying that often going to the vet is an intimidating experience for both the owners and the pets. It is clear, that the design objective is to minimize everyone's anxiety. In the day of the mega clinics that convey a cold and impersonal feel, CAH will continue to foster the perfect atmosphere for her clients and synergy with the surrounding area. Dr. Stamberg has managed to strike the perfect balance between the "country vet" feel and a state of the art practice and that will undoubtedly continue. We are confident that her new neighbors will love having Dr. Greta around the corner where she will be an asset and will continue to be a valuable and unique resource to Clarksburg and the surrounding areas for years to come.

If you have any questions, or would like additional information, I would be happy to provide it. I may be reached by email at [katherwhite@gmail.com](mailto:katherwhite@gmail.com) or by telephone at 703-795-3038.

Sincerely,

A handwritten signature in cursive script that reads "Katherine E. White". The signature is fluid and elegant, with the first letters of the first and last names being capitalized and prominent.

Katherine E. White  
Sr. Vice President

15500 Branch Hill Road  
Boyds, MD 20841  
May 14, 2018

Lynn A. Robeson, Esquire  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
County Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20850

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Ref: CU 18-07 (Clarksburg Animal Hospital)

Dear Ms. Robeson and Mr. Pratt:

When I first met Greta Stamberg, she was fresh out of veterinary school and working at Peachtree Veterinary Clinic under the tutelage of Dr. Chet Anderson, a well-known and very highly respected veterinarian in the area. Even at that time, I was impressed with her poise, her knowledge of veterinary medicine and her deep commitment to the care and well-being of my pets.

Nearly 20 years and several pets later, those beliefs have only grown stronger. From the day-to-day mundane issues that are always a part of pet ownership, to the ultimate end-of-life decision we all must make, Greta has always been there to help, guide and counsel me. I trust her completely and value her opinions.

It is for these reasons that I am excited that her life-long dream of running a warm and caring facility, in the area she grew up in, may be coming to fruition! Dr. Greta and her staff have worked hard to create a pleasant and welcoming atmosphere in their current Clarksburg location, one that fosters calm and trust in both the owners and their pets. Because of the facility's historical designation, any improvements that might have been made were sadly not permitted. Even within this very small and confined space, they were somehow able to keep a calm and quiet atmosphere, maintain a warm and compassionate environment and avoid any tense situations or altercations between the animals. The lack of any offensive odors when walking into the clinic speaks to the obviously strict cleaning procedures they use to maintain a clean, odor-free environment.

A dream come true! That's what CU 18-07 would represent for Dr. Greta Stamberg, for all of her staff and for each and every one of her clients and their pets! Every aspect of



Ref: CU 18-07 (Clarksburg Animal Hospital)  
May 14, 2018  
Page Two

the plan has been well thought-out with care and compassion and is backed by her 20 years of experience, for both the clinic and the neighborhood. What a pleasant and efficient facility this would be for her and her staff to work in each day. What a warm and peaceful place this would be to bring those anxious pets who somehow know they are going to the vet even before getting in the car!

The facility she has worked so hard to create over the past 20+ years is embodied in these plans and I can see Greta's personality in every aspect and detail, from maintaining the residential/rural character of the area, using sound-reduction materials, and providing larger exam rooms, to providing an alternate access for those skiddish dogs...

Greta grew up and has always worked in Upper Montgomery County and takes great pride in the care she and her staff provide to her community. She has deep respect for the peace and quiet of her rural setting and values the lifestyle it provides. She would be a valued asset to the neighborhood, not a liability in any way. I would welcome her and feel honored to call her my neighbor.

Our community needs and deserves this first class veterinary facility, owned and operated by a highly regarded doctor who values compassionate care and a commitment to her community. I can only hope and pray that Greta is able to realize her dream and, by extension, her clients, their pets and the community all benefit.

Respectfully,

A handwritten signature in cursive script that reads "Linda Abbott". The ink is dark and the signature is fluid.

Linda Abbott

Email cc:

[Jamey.pratt@montgomeryplanning.org](mailto:Jamey.pratt@montgomeryplanning.org)

[Elsabett.tesfaye@montgomeryplanning.org](mailto:Elsabett.tesfaye@montgomeryplanning.org)

[Lynn.robeson@montgomerycountymd.gov](mailto:Lynn.robeson@montgomerycountymd.gov)

[Sara.behanna@montgomerycountymd.gov](mailto:Sara.behanna@montgomerycountymd.gov)

Lori Craig  
12400 W. Old Baltimore Rd  
Boyd's, MD 20841

May 17, 2018

Lynn A. Robeson, Esquire  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
County Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, MD 20841

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: Conditional Use Application Number CU 18-07 – Dr. Greta Stamberg

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I am writing this letter in full support of Dr. Greta Stamberg's newly proposed location of her veterinarian services to 26221 Prescott Road, Clarksburg, MD 20871.

I've had animals all my life, that's 60 years. In my vast experience, Dr. Stamberg's care, skill, and compassion are unsurpassed by any other veterinarian I've ever worked with – that says a lot. One of her most endearing traits (and an unusual one to be found in any doctor) is that she makes sure to spend extra time to help me understand the treatment plan and options when dealing with one of my pets. That's just the kind of person she is, and I, for one, sure appreciate it.

Her practice is always clean, the practice quiet when I walk in. She has hired outstanding staff who are on point to handle incoming and outgoing customers with an efficiency rarely seen in other vet practices.

Due to her precise scheduling, I've rarely found other dogs awaiting services when I enter her practice. As you might know, handling more than one patient in a small waiting room can court disaster for animals who are ill. I've always appreciated the fact that she is aware of such situations and sets her clients up for success.

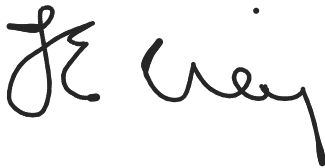
And, when the time has come to let my animals go, she's been right there on the floor with me. I personally will applaud a comfort room in the new practice where euthanasia (never enjoyable) can at least be peaceful and quiet. Speaking of rooms....

I do wish she had larger examination rooms as, currently, they're so small that if my husband comes along, it's quite cramped, even with our small dogs. I'm know the design of her new facility will address the situation. And, having separate waiting rooms for dogs and cats just makes sense. I'm excited about that too!

In closing, I am absolutely confident in stating that the occupants in the new location's surrounding homes or land will be pleased to have her as their neighbor – I wish she'd move in next to me – would save me a lot of trips....

If you need more information, please do not hesitate to contact me through email (DogLoving1@yanoo.com) or phone (301.580.8413).

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Lori Craig". The signature is fluid and cursive, with the first name "Lori" being more prominent and the last name "Craig" following in a similar style.

Lori Craig

To Whom it May Concern:

I am writing today in full support of Dr. Greta Stamberg, DMV and the proposed new building for Clarksburg Animal Hospital (CU 18-07). I live in Clarksburg on Prices Distillery Road, very close to where the new office location is planned. In general, I'm against any development on the land up-county, but this cause is important to my family. We have 2 Border Collies, Colby & Ace, who have seen Dr. Greta starting in early 2011.

We started with my heart-dog, Colby. We got Colby from a breeder and had already gone to another vet to address her G.I. issues. The other vet's recommendations weren't working, so I went to see Dr. Greta. I remember the first time I walked into Dr. Greta's office. It's in the old Clarksburg Post Office building and although the building has a lot of character, I thought, "Oh man. This place is so old and tiny..." After meeting with Dr. Greta, she made some suggestions to help our Colby girl out and I'm happy to report it's been 7 years without a recurrence of her previous issues.

I can trust Dr. Greta and her team to do right by my dogs and by me. I love how she isn't quick to suggest unnecessary medications or procedures. Furthermore, I appreciate how I never feel rushed when I come in. Dr. Greta takes her time with my pets and lets me ask all the questions I can think of. She is funny, friendly, and truly cares about her clients; both the humans and the four-legged variety.

In fact, all the staff are welcoming, kind, and extremely knowledgeable. All I have to do is call and say, "Hey it's Melanie" and they know exactly who is on the line. If either of my dogs get hurt or sick, I always get a special call from Dr. Greta, Dr. Christie, or one of the vet techs asking how they are doing after our visit. Honestly, it's better care than I get from my own doctors.

Dr. Greta is also very involved in community activities like Clarksburg Day and a variety of events and festivals in Clarksburg Town Center (where we used to live). I have recommended her to several friends and I feel like I always have to preface it with, "The office is old and small, but everyone there is awesome! Trust me!" I'm happy to report the friends who I've sent are still clients as well.

I am so excited for Dr. Greta and her team to build a new office. Not only will it be closer to my house, but from the description she shared with me, I think it will be a beautiful building. The intention for it to look residential is really fitting because I always feel at home when I'm in the office. This new building will really showcase the care and attention the staff at Clarksburg Animal Hospital provide.

Sincerely,

Melanie Kurimchak

A handwritten signature in black ink, appearing to read 'Melanie Kurimchak', written over a light blue circular stamp. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

May 18, 2018

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**Subject:** Conditional Use application number CU 18-07

Dear M. Pratt,

This letter is on behalf of Dr. Greta Stamberg. I am so happy to hear that she intends to grow her veterinary practice and continue to serve the families of Clarksburg.

Dr. Greta (as we lovingly call her) has been our veterinarian since she opened her Clarksburg veterinary hospital in 2004. I still remember walking into her office the first week she opened with pictures of my two rescue dogs, Cody and Milo. I was having difficulty finding a caring, dedicated doctor for my dogs, especially Cody, who had been traumatized as a rescue and needed special care. It is easy to take care of a willing patient but it takes a special doctor to treat a difficult dog. Dr. Greta was welcoming but I was still wary. 14 years and six dogs later, all rescues, I can say with complete confidence, Dr. Greta has continued to exceed our expectations.

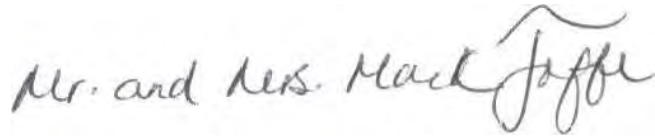
All these years, each visit is like the first. She carefully explains each procedure, answers all questions and always puts me (and my dogs) at ease. I am a firm believer that pets enhance our lives and bring communities closer together. Pet owners will share stories and smiles as they walk their dogs around Clarksburg. Having a partner like Dr. Greta is essential in raising happy, healthy dogs. Without Dr. Greta's help, it would have been very difficult to continue to rescue and adopt all of the dogs that have lived with us since moving to Clarksburg. No matter how many years have passed, nor how many dogs she has taken care of, she always remembers and treats all of my dogs as individuals. Last minute emergencies, which inevitably happen with multiple dogs, are accommodated whenever possible. A new facility will only enhance her ability to serve more families in



Clarksburg with the same exemplary care that we continue to enjoy. Dr. Greta understands pets are part of the family, and importantly, I trust Dr. Greta to do what is best for my dogs.

Dr. Greta continues to be an active member of our community and valued sponsor of Clarksburg High School, where I am a teacher. We are ecstatic for Dr. Greta's success and look forward to many more years of loving, professional care for our dogs. Clarksburg is very fortunate to have her as part of our community.

Sincerely,

A handwritten signature in cursive script that reads "Mr. and Mrs. Mark Jaffe". The signature is written in dark ink on a light background.

Mr. and Mrs. Mark Jaffe  
24200 Clarksburg Road  
Clarksburg, MD 20871  
(301) 461-2645  
[Raleigh.jaffe@gmail.com](mailto:Raleigh.jaffe@gmail.com)

May 30, 2018

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

RE: Conditional Use Application Number CU 18-07

Dear Jamey Pratt:

This letter is to show our full support for the proposed new Clarksburg Animal Hospital located at 26221 Prescott Road. We have known Greta Stamberg since 2000 when we relocated to Poolesville, MD from Rockville, MD. Greta was then a young veterinarian working at Peachtree Animal Hospital. When Greta opened Clarksburg Animal Hospital at its current location in Clarksburg we moved our pets care with her to her new facility. We currently drive from Poolesville to Clarksburg with our two dogs for care. We would have to say that we would be willing to drive even further to see Greta and her staff.

Greta and all her staff have always and continue to give great and compassionate care to our animal. We are currently on our fifth dog that has had Greta as their veterinarian.

Clarksburg Animal Hospital is a calm, quiet and clean facility. Our dogs enjoy going there, even for shots! Our four year old dog actually cries almost the entire drive because he is so excited to see Greta and the staff. Our nine month old puppy just spend the day there for spaying and she was very well cared for while there. The staff always calls to check on how things are going after the dogs have had a procedure or have been sick.

Last year Clarksburg Animal Hospital partnered with an online store that we can now order our heartworm and prescription food. We can now order online and it is delivered directly to our home. This saved us time from having to go into the office once a month for a bag of food, but we have to admit that we missed seeing the staff once a month.

We hope that you consider approving this Conditional Use because the new more peaceful setting would make taking our pets to Clarksburg Animal Hospital even more a pleasure that it already is.

Sincerely,

The block contains two handwritten signatures in blue ink. The first signature is on the left and the second is on the right.

Josh and Christie Maisel  
17505 Soper Street  
Poolesville, MD 20837  
301-655-9469

**Morning Star Farm LLC**

24301 Peach Tree Road  
Clarksburg, MD 20871



May 31, 2018

Office of Zoning and Administrative Hearings  
Rockville, MD 20850

Maryland-National Capital Park and Planning Commission  
Silver Spring, MD 20910

Dear Lynn Robeson Esq and Jamey Pratt,

RE: Conditional Use Application CU 18-07

I would like to lend my support to Dr Greta Stamberg's request to relocate her Clarksburg Animal Hospital to Prescott Rd as per the listed application.

I have been taking my pets to Dr Greta and her team for 10+ years. Her facility has always been meticulously maintained, both inside and out, which might be a challenge in its current location on busy Rt 355. This is probably an important aspect to be considered during deliberations: 1) neighbors would be rightfully concerned as they enjoy their quiet country lives ... as a long-time horse boarder, I am VERY attuned to urine odors! I have never smelled any at her facility, even in the area where they walk their patients. 2) the new location would be at an entrance to Little Bennett Park and Golf Course and should fit into the vision. Dr Greta has worked within the Clarksburg Town regulations and added welcoming touches to her utilitarian, former-Post Office building. I like that the new facility will look more like a home, not a concrete box!!

Those points are important to the community but the most important consideration for me as a client ... the heart of the matter, if you will ... is the heart of Dr Greta and every one of her staff! They are unfailingly kind, patient, caring and flexible ... working to keep their patients (both 4- and 2-legged!) relaxed while providing top-notch veterinarian service. As I read about her plans for the new facility, I am amazed at Dr Greta's vision ... it's the "little" things she has thought about (e.g. an outside exam area for those who would be more comfortable there) that physically show how big her heart is. I hope her application is looked on favorably but, regardless, where she goes ... my pets and I will go.

Warmest regards,

Sharon Libby

May 25, 2018

Lynn A. Robeson, Esquire  
Hearing Examiner  
Office of Zoning and Administrative Hearings  
County Council Office Building  
100 Maryland Avenue, Room 200  
Rockville, Maryland 20850

Jamey Pratt  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**Re: Response to the Conditional Use application number CU 18-07**

Dear Ms. Robeson and Mr. Pratt:

We are writing in total support of Conditional Use application number CU 18-07, to permit Clarksburg Animal Hospital and Greta Stamberg, DVM, approval to relocate her office and practice to 26221 Prescott Road, Clarksburg, MD.

Dr. Greta Stamberg, has been our family veterinarian for so long now we have forgotten when we first met. She has cared for our many dogs from puppy to death and we believe she is an amazing veterinarian. We would follow Dr. Greta anywhere, but are very pleased we will only have to follow her to 26221 Prescott Road. This location is such a great place for her practice. It is ideal.

Coincidentally, we live on Aiken Drive in Clarksburg, about 2 blocks from her proposed new office and cannot think of a better location for Clarksburg Animal Hospital's homey style new office. Her new office building will fit right into our country neighborhood on the side of Clarksburg where we have horses all around us and everyone owns dogs and cats, goats and even chickens. We admit we are not crazy about the chickens but if you live on this side of the city, you get chickens wandering the streets. A perfect location for Clarksburg Animal Hospital.

We anticipate our neighbors will be very happy with the convenience of a veterinarian office nearby and after one visit, they too will become lifetime clients of Dr. Greta. In addition, there is an online store clients can order from and have items delivered directly to their home, no visit to the office required. The practice is unassuming, professional and low key, much like our neighborhood.

Response to the Conditional Use application number CU 18-07  
Vicki and Bob Bishop  
Page 2

Clarksburg Animal Hospital's current location at the old Post Office, between Bennigans, gas station/deli and beer and wine store is all wrong for a veterinarian's office. It is way too busy and so noisy, it makes our dogs anxious, plus it is dangerous to get cars in and out of her parking lot with the constant traffic and all the speeding trucks working on the new, never-ending construction. It is not the right place and it does not fit well into the current retail environment.

Please feel free to contact us if we can do more to show our support for approval.

Sincerely,

A handwritten signature in dark ink, appearing to read "Vicki & Bob Bishop". The signature is fluid and cursive, with a large loop at the beginning and a long horizontal stroke at the end.

Vicki and Bob Bishop  
26509 Aiken Drive  
Clarksburg, MD 20871



May 18, 2018

Attn: Area 3 Planning Team

As residents of Prescott Road we are writing to express our concern regarding the proposed Animal Hospital at the intersection of Prescott Rd and Lewisdale Rd in Clarksburg (OZAH Case #CU18-07). There are so many reasons to not allow an Animal Hospital in this area however our first and biggest concern is that the intersection of Prescott and Lewisdale is the school bus stop (where there are no sidewalks) for the children on this street who all attend Little Bennett Elementary School. Animal Hospitals are often busy in the mornings with urgent care issues which cause concern for us. Animals may escape from owners and create chaotic situations for the children waiting for the school bus.

As you also know the proposed Establishment is located well within the Rural Agricultural Reserve (RAR) where a very strict prohibition of businesses development has effectively served to preserve the last of the rapidly diminishing open space in Montgomery County. The Greater Clarksburg Area, where the Establishment is currently located, was planned and designed for retail and intensive residential development, and is where virtually all of the patrons of the Establishment currently reside. What purposes could be served to the environment by forcing the Clarksburg residents to drive with their pets all the way out to the RAR?

In addition, the proposed Establishment would be located on one of the very few access points of entry into the largest Park System in Montgomery County, Little Bennett Park. This entrance would not be enhanced by any type of Retail Establishment, and make no mistake about it, this is Retail Establishment, with all of the accompanying signage and parking. Excessive noise from animal kennels may disturb the tranquil nature of the Park. The Little Bennett Golf Course is located directly across from the planned Establishment and is widely appreciated as not only the best Public Course in Montgomery County but also one of the quietest. Perhaps you should seek input from the Maryland National Capital Park and Planning Commission and the Montgomery County Golf Authority, prior to your final decision, as to their position on the construction of a "Hospital" at the entrance to Little Bennett Park and the Little Bennett Golf Course.

Currently, since the corner of Lewisdale and Prescott roads is only a one half mile from the Montgomery County and Frederick County line, there already exists numerous Pet "Hospitals" along the border in Frederick County. Development in Frederick County has proceeded in a totally random and helter skelter method and they proudly proclaim they are "Open for Business" on signs as you enter Frederick County. The residents of Montgomery County have decided this type of planning is not conducive to "Smart" growth and the Greater Clarksburg development plan is a perfect example of exactly how to counter-act unplanned development and this type of urban sprawl, especially within the RAR.

Thank you for taking the time to consider some of the reasons why we believe this location is unsuitable for development of this type.

Mr. and Mrs. Rencher, 26001 Prescott Road, Clarksburg, Maryland, 20871. (301-253-1243)