

HOME AWAY FROM HOME PET CARE CONDITIONAL USE NO. CU202405



Description

Request for Conditional Use approval to operate an Animal Boarding and Care in the RE-2C.

No. CU202401

Completed: 10-16-2023

MCPB

Item No. 7

October 26,
2023

2425 Reedie Drive

Floor 14

Wheaton, MD 20902

Planning Staff

MAB

Mark Beall, Zoning Planner IV, Mark.Beall@montgomeryplanning.org, (301) 495-1330

PB

Patrick Butler, Chief, Patrick.Butler@montgomeryplanning.org, (301) 495-4561

LOCATION/ADDRESS

24432 Ridge Road, Damascus MD 20872

MASTER PLAN

1985 Damascus Master Plan

ZONE

RE-2C

PROPERTY SIZE

3.20 Acres

APPLICANT

Home Away From Home Pet Care

ACCEPTANCE DATE

July 27, 2023

REVIEW BASIS

Chapter 22A & 59

HEARING EXAMINER PUBLIC HEARING

November 17, 2023



Summary:

- Staff recommends approval of the Conditional Use with conditions and requests permission to transmit comments to the Hearing Examiner.
- The Subject Site has an existing house. The Proposal would allow the conversion of the basement of the house to an Animal Boarding and Care.
- Staff has not received any public correspondence as of the date of this Staff Report.
- No Preliminary Plan is required as part of this Application.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

CONDITIONAL USE NO. CU202405

Staff recommends approval of Home Away From Home Pet Care, Conditional Use No. CU202405, for an Animal Boarding and Care, subject to the following conditions:

1. The use is limited to an Animal Boarding and Care.
2. No more than 15 dogs are to be onsite at any one time.
3. No more than 5 dogs will be onsite for overnight stay.
4. No dogs are to be outside.
5. No outdoor dog run or outdoor exercise area.
6. There will be no non-resident employees may be onsite.

SECTION 2: NEIGHBORHOOD & SITE DESCRIPTION

VICINITY/NEIGHBORHOOD

The Subject Property outlined in Figure 1 in the red dashed line is located at 24432 Ridge Road, Damascus, 20872. The Property is located in the 1985 *Damascus Master Plan* area.

As shown in Figure 1 below, Staff defined a neighborhood for purposes of analyzing this Conditional Use and its possible impacts on the character of the surrounding area. Staff determined the neighborhood based on properties that would be most impacted by the Conditional Use. The neighborhood as defined is comprised of low-density residential development and moderate-density residential development uses. One property to the north and one property to the west are both HOA parcels. The defined neighborhood is all zoned RE-2C.



Figure 1: Vicinity Map with Staff-defined neighborhood highlighted in solid yellow.

There are no Conditional Uses or Special Exceptions located in the neighborhood.

PROPERTY DESCRIPTION

The Subject Property (outlined in red, dashed line) consists of 3.2 acres identified as Lot 1, Block A on Plat 7546. The Property will have access from the existing driveway for 24432 Ridge Road.

The Property has a single family detached dwelling unit. The Property is pipe stem lot which gradually slopes from the higher side along the east property line at Ridge Road to the lower side along the west property line. The Property has a stream along the western edge of the property.



Figure 2 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

The Applicant proposes to convert the basement of an existing single family dwelling unit into Animal Boarding and Care. The Applicant will retain the remainder of the house as a full-time residence. The Applicant is not proposing any changes to the outside of the house. The Applicant will utilize the existing driveway and parking area for the residence and the propose Conditional Use. The Applicant will provide a van with kennels inside to go pick up the dogs from their owner’s home to deliver them to the Property for their stay. Occasionally owners may drop off or pick up their dogs but most of the time the van will deliver the dogs to the Property and return the dogs to their respective houses. There will be no proposed outside dog run or exercise area. Dogs will not be permitted outside as part of this Conditional Use application. Dogs will be exercised in the basement exercise area. The Applicant is proposing a maximum of 15 dogs onsite at any one time. The Applicant is also proposing no non-resident employees.



Figure 3: Existing Site Conditions



Figure 4: Existing Site Plan to remain unchanged

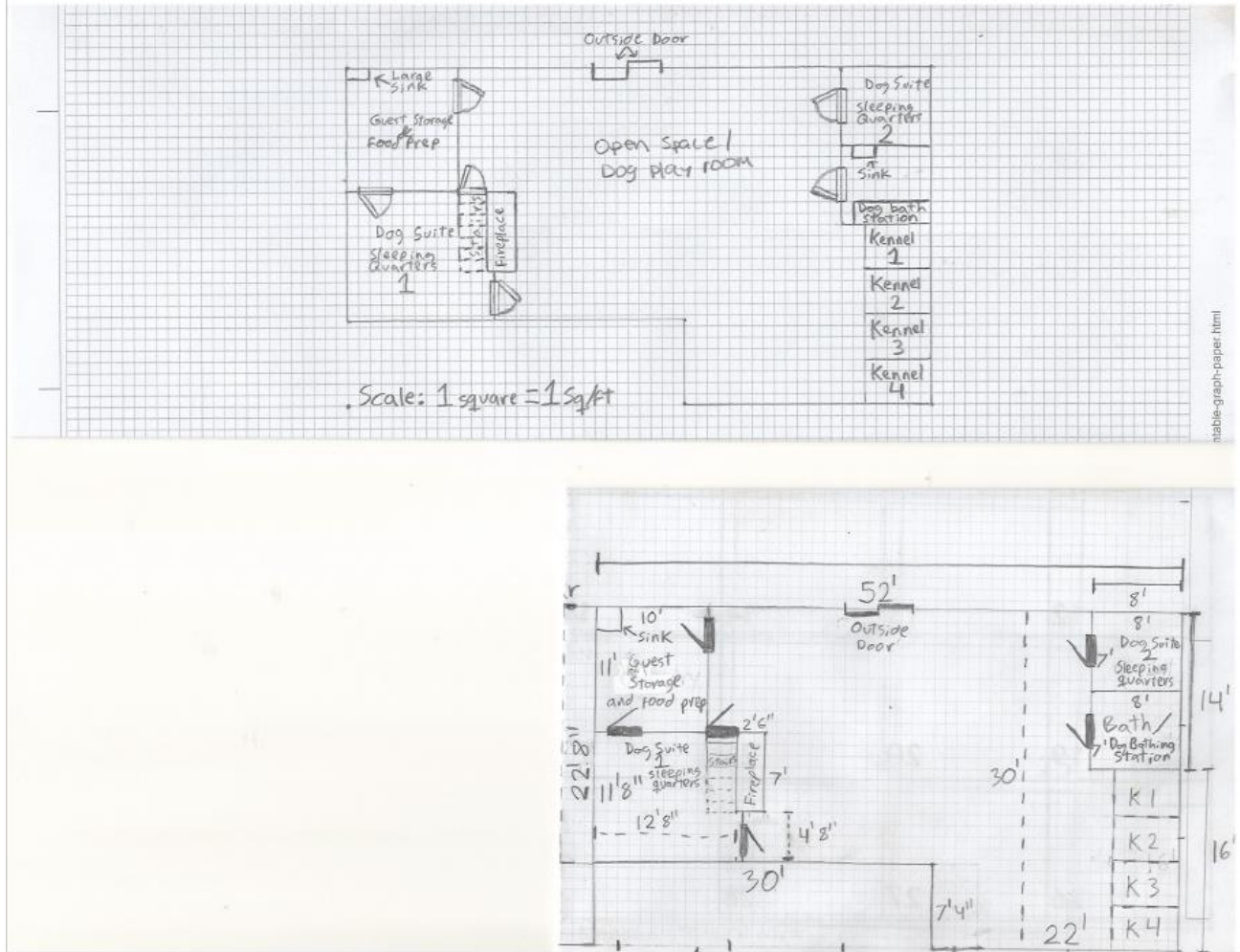


Figure 5: Proposed Floor Plan

SECTION 4: COMMUNITY CORRESPONDENCE

As of the date of this report, Staff has not received any correspondence from the community.

SECTION 5: ANALYSIS AND FINDINGS

CONDITIONAL USE NO. CU202405

Use Standards

- 1. Per Section 59.3.5.1.B.2.b.i, where an Animal Boarding and Care 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:**

- a. The minimum lot area is 2 acres or the minimum lot area required for a detached house building type in the zone, whichever is greater.**

The RE-2C zone requires a minimum of a 2-acre lot for a detached house. The Property is 3.20 acres and therefore is meeting the minimum lot area requirement for this use.

- b. Exterior areas used to exercise, walk, or keep animals must be set back a minimum of 200 feet from any lot line and screened under Division 6.5.**

The Applicant is not proposing an outdoor exercise area or dog run. The Applicant is proposing an indoor play area.

- c. All exterior exercise areas and runs must be fenced.**

The Applicant is not proposing an outdoor exercise area or dog run. The Applicant is proposing an indoor play area.

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

The Applicant is not proposing dogs to be outside. The Applicant is proposing an indoor play area.

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

Dogs will not be walked outdoors. The Applicant is proposing an indoor play area.

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

The Applicant has submitted an acoustical study estimating that noise from the proposed 15 dogs will not exceed 65 dBA at the nearest property line during the daytime and 55 dBA at the nearest property line in the evening. The dogs will be housed indoors and not outside.

- g. All buildings and accessory structures must be set back a minimum of 75 feet from any lot line.**

The Applicant is utilizing the basement of the existing house for the Animal Boarding and Care use. The existing house is well over the 75 feet minimum as described in Table 1 below.

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

Cleaning of common areas will occur daily. All animal waste will be cleaned immediately and placed in appropriate disposal systems. The Applicant will utilize multiple residential type trash bins to store the waste. The trash bins will be wheeled out and returned before and after the regular trash pick-up.

- i. 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.**

The Applicant will not have onsite sales for food and supplies.

- j. 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.**

The facility will operate 24 hours a day for 7 days a week. Daytime stays will be from 7:30 am to 4:30 pm each day. The facility may include overnight boarding for up to 5 dogs. No dogs will be outside at any time.

- k. 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 have any negative effect on groundwater or septic systems.**

Pet waste will be removed immediately and will be disposed of in residential trash bins and will not affect the groundwater or septic systems.

- l. The applicant must submit the following:**

(1) 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.

The Applicant did submit an acoustical engineering study concluding that the use, at its maximum capacity of 15 dogs for a day care inside the basement, would be within the residential noise limits of the Montgomery County Code. No dogs will be permitted outside.

(2) Detailed floor plans that show all the interior areas, including runs and kennels.

The Applicant submitted floor plans of the basement of the house to be used for the kennel.

(3) Site plans that show the layout of all exterior areas used to exercise, walk, or keep animals.

The Conditional Use site plan shows the existing house and existing driveway and parking area. There is a fenced area that will not be used as part of this application.

General Standards

1. Per Section 59.7.3.1.E., 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.

The Property does not have any previous approvals therefore this Section does not apply.

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;

i. Use Standards for Animal Boarding and Care, Service Organization- Section 59.3.5.1.B

The proposed Animal Boarding and Care satisfies the use standard in Section 59.3.4.8.B.2 as stated above.

ii. Development Standards

The Property is in the AR zone, which allows Animal Boarding and Care as a Conditional Use. The project complies with all the standard method development standards of the RE-2C zone, as shown on the Development Standards Table below.

Table 1: Standard Development and Parking Standards (RE-2C)

Development Standard Section 59.4.4.5.B	Permitted/ Required (59.4.4.5.B)	Animal Boarding & Care (59.3.5.1.B)	Existing/Proposed*
Minimum Lot Area	2 Acres	2 Acres	3.20 Acres
Minimum Lot Width at Front Building Line	150 ft.		286 ft.
Minimum Lot Width at Front Lot Line (CU)	25 ft. (50 ft)		25 ft.
Maximum Lot Coverage	25%		1.11%
Minimum Front Setback	50 ft.	75 ft.	180 ft.
Minimum Side Setback	17 ft.	75 ft.	167 ft. & 139 ft.
Minimum Sum of Side Setbacks	35 ft.		306 ft.
Minimum Rear Setback	35 ft.	75 ft.	356 ft.
Maximum Height	50 ft.	50 ft.	Under 50 ft.
Accessory Structure Front Setback	50 ft.	75 ft.	N/A
Accessory Structure Side Setback	15 ft.	75 ft.	N/A
Accessory Structure Rear Setback	10 ft.	75 ft.	N/A
Vehicle Parking Requirement (Section 59.6.2.4.B)	2 Space for the dwelling unit= 2 space	1.00/employee plus 3 spaces= 3 spaces**	5 spaces

*The primary structure is existing. No sitework being proposed.

** This is for non- resident employees and there will be no non-resident employees.

iii. **General Requirements-**

(1) Access

Current ingress/egress to the Subject Property is provided via an existing driveway entrance from Ridge Road.

(2) Parking

For uses that require 3 or more parking spaces in a residential detached zone, include standards from Section 6.2.5.K, Facilities for Conditional Uses in Residential Detached Zones.

The minimum rear setback for parking is equal to the rear setback required for a house. The parking is not in the rear of the Property, so this does not apply. The minimum side setback for parking must equal two times the setback required for a detached house. The Property is zoned RE-2C which has a 17 ft. side setback so the parking must be at least 34 ft. from the side lot line. The Applicant is proposing 167 ft. from the left-side lot line and 139 ft. from the parking to the right-side lot line. All parking is existing to remain. The applicant is not proposing to have customers come to the property. The applicant will go and pick up the dogs and deliver them to this facility and the return them back to their owners at the end of each day. No additional parking is needed beyond what is required for the residence itself.

(3) Lighting

The Applicant is not proposing any new lighting for the proposed Conditional Use. They will be utilizing the existing residential lighting.

(4) Screening

The single-family detached house is to remain a residence and therefore is not required to provide screening. However, the property is surrounded by existing trees and landscaping to help screen the existing single-family detached house.

(5) Signage

The Applicant is not proposing any signage at this time. The Applicant knows they will have to amend the Conditional Use at a later date if they wish to install signage.

c) *substantially conforms with the recommendations of the applicable master plan;*

1985 Damascus Master Plan

The proposed use under consideration for a Conditional Use, "Animal Boarding and Care Facility", is consistent within the "Rural Residential" Land Use Plan designation of the 1985 Damascus Master Plan since the proposed conditional use would permit continued residential occupancy of the subject property along with its proposed use for an animal care facility.

Furthermore, staff finds Master Plan consistency in the Applicant's intention to maintain the residence and residential setting, and to reside in the home while conducting the Conditional Use, thus retaining low-density residential housing in the Rural Area.

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

By utilizing the existing house and driveway, this application will not alter the character of the surrounding neighborhood. There are no proposed exterior or site changes proposed with this application.

- 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 predominantly 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 neighborhood does not have any existing Conditional Uses/Special Exceptions. This application will not adversely affect the area or alter the residential character of the surrounding properties. The Conditional Use application conforms with the Master Plan by retaining the existing house and keeping with the residential character of the neighborhood.

- 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***

A Preliminary Plan of Subdivision is not required, and Staff has determined that there are adequate public services and facilities to serve the proposed use as described below.

(1) Transportation

Master-Planned Roadways and Bikeways

The Subject Property is located on Ridge Road (MD 27), classified as a *Neighborhood Connector* by the 2021 *Complete Streets Design Guide* and recommended to have an 80 ft. wide right-of-way (ROW). Additional ROW dedication may be required as part of any future subdivision application to meet this recommendation. The 2018 *Bicycle Master Plan* recommends a sidepath along the west side of Ridge Road. Any future subdivision plan may be required to construct all or part of this facility along the property frontage.

Local Area Transportation Review

The application generates fewer than 50 net new person trips in the morning and evening peak hours. As a result, the Application is not subject to completing a Transportation Impact Study (“TIS”). As detailed in the Transportation Exemption Statement (Attachment C), daily operations are proposed between 7:30 AM and 4:30 PM. As the use is co-located in a dwelling where the employees reside, they will not generate new trips to arrive at the site. All anticipated trip generation will come from customer drop offs for approximately 5 of the 15 dogs to be housed on site, with the remaining dogs to be transported by a shuttle to be operated by the kennel, with the driver residing on site.

Table 2: Trip Generation for the Proposed Conditional Use

Trip Generation						
	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Staff and Patrons	5	0	5	0	5	5
Total Trips			5			

**Based on Staff arrival schedule as detailed in LATR Exemption Statement*

(2) Schools

This application does not generate students, so there is no impact to schools.

(3) Other Public Facilities

Department of Permitting Services (DPS) Well & Septic staff have deemed the water service (well) is sufficient for the residential use and the Animal Boarding and Care use. Other utilities, public facilities, and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy in effect at the time that the Application was submitted.

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;**
- ii. traffic, noise, odors, dust, illumination, or a lack of parking; or**
- iii. the health, safety, or welfare of neighboring residents, residents, visitors, or employees.**

The Zoning Ordinance defines inherent adverse effects as “adverse effects created by physical or operational characteristics of a conditional use necessarily associated

with a particular use, regardless of its physical size or scale of operations.” Non-inherent adverse effects, on the other hand, are those associated with a conditional use “not necessarily associated with the particular use or created by an unusual characteristic of the site” (59.1.4.2). Inherent adverse effects alone are not a sufficient basis to deny a conditional use application. Non-inherent adverse effects, either alone or in combination with inherent effects, are sufficient to deny an application.

To determine the impact of adverse effects on the neighborhood in which a proposed conditional use is located, analysts have focused on seven characteristics: size, scale, scope, light, noise, traffic, and environment. In this case, those effects typically and necessarily associated with an Animal Boarding and Care are considered inherent effects, and those not usually associated with the use or created by site characteristics are considered noninherent effects. The physical and operational characteristics inherent with an Animal Boarding and Care are:

- vehicle trips
- dogs barking
- onsite lighting

The Animal Boarding and Care will not be detrimental to surrounding properties and staff has not identified any non-inherent adverse effects from the proposed use. Therefore, the use will not be detrimental to the surrounding properties.

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

1. 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.

By utilizing the existing house and driveway, this application will not alter the character of the surrounding neighborhood.

2. The fact that a proposed use satisfies all specific requirements to approve a conditional use does not create a presumption that the use is compatible with nearby properties and is not sufficient to require conditional use approval.

The use is compatible with the nearby properties and the staff recommends approval with conditions.

3. In evaluating the compatibility of an agricultural conditional use with surrounding Agricultural or Rural Residential zoned land, the Hearing Examiner must consider that the impact does not necessarily need to be controlled as stringently as if it were abutting a Residential zone.

This Section does not pertain to this application.

4. The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use to serve the population in the general neighborhood, considering the present availability of identical or similar uses to that neighborhood:

- a) Filling Station;**
- b) Light Vehicle Sales and Rental (Outdoor);**
- c) Swimming Pool (Community); and**
- d) the following Recreation and Entertainment Facility use: swimming pool, commercial.**

This Section does not pertain to this application.

5. The following conditional uses may only be approved when the Hearing Examiner finds from a preponderance of the evidence of record that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood:

- a) Funeral Home; Undertaker;**
- b) Hotel, Motel;**
- c) Shooting Range (Outdoor);**
- d) Drive-Thru**
- e) Landfill, Incinerator, or Transfer Station; and**
- f) a Public Use Helipad, Heliport or a Public Use Helistop.**

This Section does not pertain to this application.

FINAL FOREST CONSERVATION PLAN

All Forest Conservation Law, Chapter 22A requirements are satisfied.

Consistency with Environmental Guidelines

The Property contains a stream and forested area along the west side of the property.

Forest Conservation

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law. A Forest Conservation Exemption Plan was confirmed, Plan No 42024008E, on July 5, 2023.

The project is exempt from Article II of the Montgomery County Code, Chapter 22A (Forest Conservation Law), under Section 22A-5(q)(3) a special exception, or conditional use, application if the total disturbance area for the proposed special exception use, or conditional use, will not exceed 10,000 square feet, and clearing will not exceed a total of 5,000 square feet of forest or include any specimen or champion tree.

SECTION 6: CONCLUSION

The proposed conditional use complies with the findings required for approval of an Animal Boarding and Care, subject to the recommended conditions of approval. The proposed use is consistent with the goals and recommendations of the 2006 *Damascus Master Plan*, will not alter the residential character of the surrounding neighborhood, and will not result in any unacceptable noise, traffic, or environmental impacts on surrounding properties. Staff recommends approval of the Conditional Use with conditions and transmittal of comments to the Hearing Examiner.

ATTACHMENTS

Attachment A: Site Plan

Attachment B: Basement Floor Plan

Attachment C: Transportation Exemption Statement

Existing Plan: 24432 Ridge Road, Damascus, MD 20872



The above image was obtained from Montgomery County Gov via MontgomeryPlanning.org

#1 in orange shows the private driveway leading to the property

#2 in yellow shows the paved circle connecting to the driveway, providing a convenient turn around spot for potential customers

#3 in red shows the two dedicated parking spaces. (The majority of our proposed business will not require customers to enter the property, so 2 parking spots will be more than sufficient.)

#4 in green shows the house

#5 in blue shows the property lot lines

"0" – You will notice two small areas with zeros on them. One is a small concrete slab that isn't used for anything. The other is unknown to us. We are guessing that in the past there may have been a shed there, there is not currently any structure there, we can only assume the shed came down and the Montgomery County website wasn't updated to show its removal.

Site Plan: 24432 Ridge Road, Damascus, MD 20872



The above image was obtained from Montgomery County Gov via MontgomeryPlanning.org

Home Away From Home Pet Care (HAFH) does not plan to make any site changes at this time.

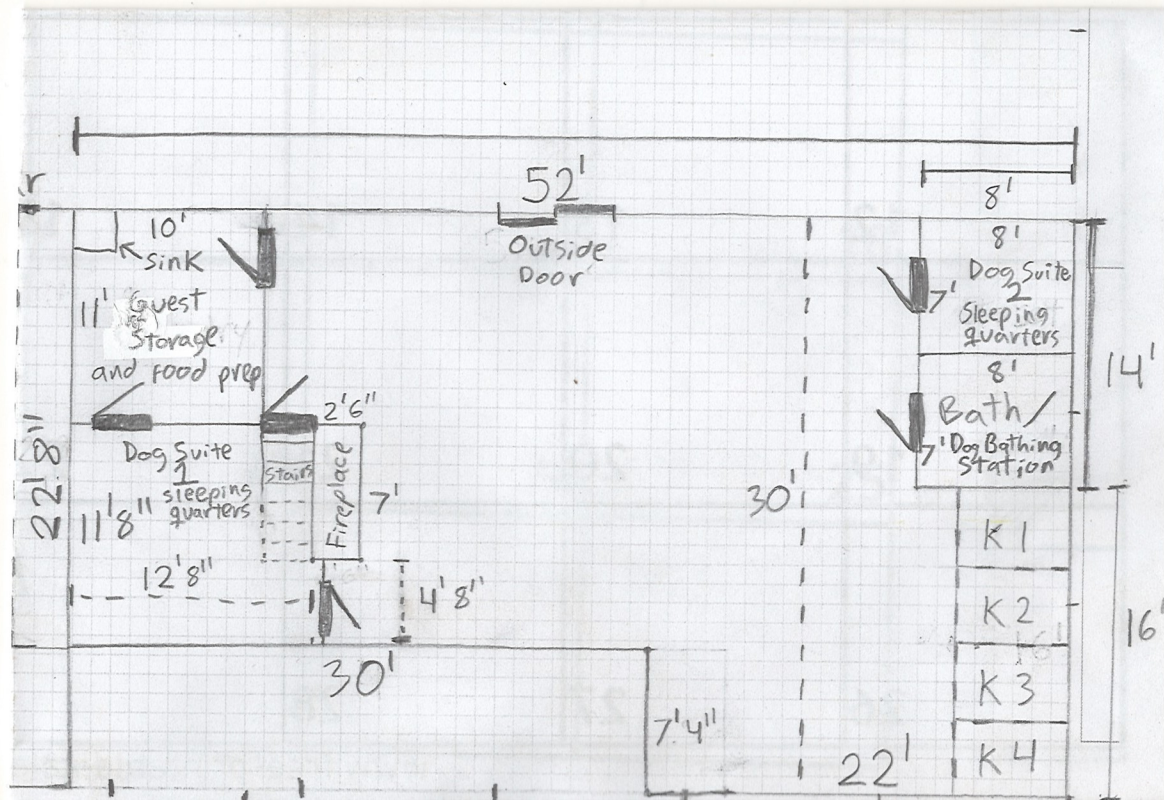
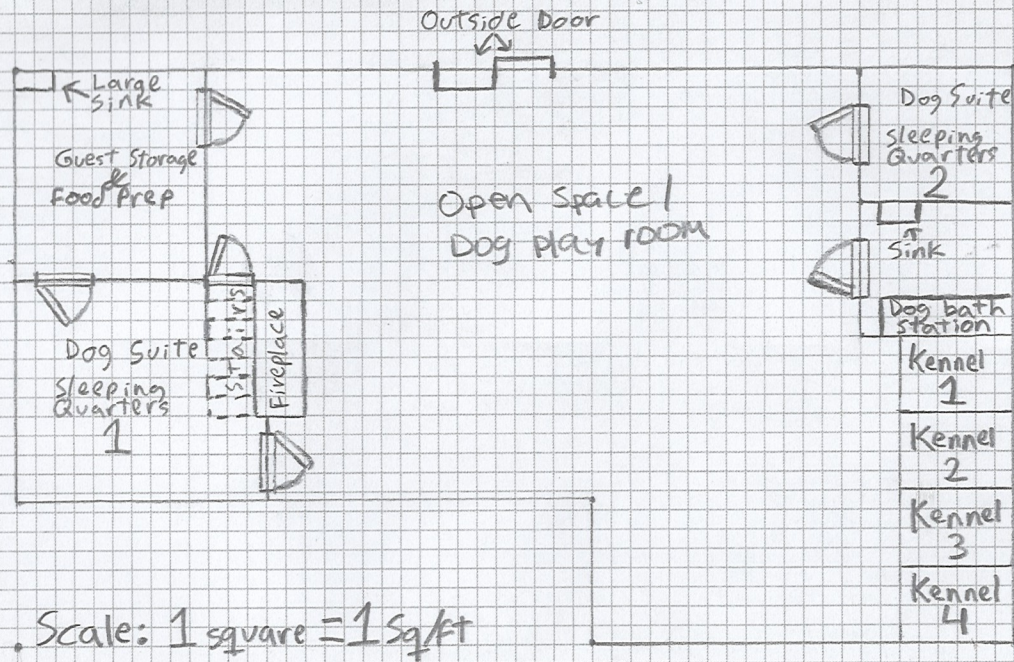
The personal residents of the property will have a fence installed, unrelated to HAFH business operations.

The proposed location of the fence for the personal residents is show in #6 in pink.

Though the fence will be for the use of the personal residents, it will also serve as an added safety feature for canine guests of HAFH. Guests will enter the indoor dog care area through the fence that will lead into the lower level. Canine guests will be walked on leash, within the fenced area to relieve themselves.

HAFH is completely open to moving the outdoor relieving area to any other location on the property, should the zoning department advise us to do so.

Attachment B



WELLS + ASSOCIATES

MEMORANDUM



7200 Wisconsin Avenue,
Suite 500,
Bethesda, MD 20814
301-448-1333
WellsandAssociates.com

TO: Chris Van Alstyne

FROM: Chris Kabatt, P.E.

COPY: Carol Jarvinen

RE: Cedar Heights Dog Day Care
Transportation Study Exemption Statement

DATE: March 28, 2023

This memorandum presents a transportation study exemption statement for the proposed dog day care conditional use. The subject site is a single family home located at 24432 Ridge Road in Damascus.

According to the Local Area Transportation Review (LATR) Guidelines, an LATR is required for development projects that will generate at least 50 total net new weekday peak-hour person trips. Projects that generate fewer than 50 total net new weekday peak-hour person trips must prepare a transportation study exemption statement describing the basis for any exemption from LATR. Based on the proposed operation for the dog daycare, the facility will generate fewer than 50 new peak-hour person trips.

Per the Operations Plan for the Dog Daycare, a maximum of 15 dogs will be on site per day between the hours of 7:30 AM and 4:30 PM. Boarding will also be provided with an average of two (2) dogs per night and a maximum of five (5) dogs per night. The dogs that are boarded overnight are included in the 15 dog daily maximum. The dog daycare will be operated by the three individuals that reside at the house. Therefore, new employee person trips will not be generated by the proposed use. New trips will only be generated by customers dropping off and pick up their dog and the driver of the shuttle service, whom is a resident of the house. Even though the shuttle service driver is a resident of the house, they were counted as a person trip for purposes of the dog daycare use.

The operator of the dog daycare will provide shuttle service for over 75 percent of the dogs, with the remaining dogs being dropped off by the customer. The shuttle service and costumers dropping off their dog will arrive between 7:30 AM and 9:30 AM at staggered times. However for purposes of this exemption statement, we assumed all 15 dogs would arrive in a one (1) hour period. For pick up, the shuttle service will depart the facility at 4:00 PM and the costumers will pick up their dog by 4:30 PM, again with staggered pick up times to minimize any possible queue of vehicles on site.



WELLS + ASSOCIATES

MEMORANDUM

The house is served by a long driveway, approximately 500 feet, including the circle near the house, from Ridge Road. Vehicles on-site, including the shuttle van and customer's vehicles, will have ample space to park along the driveway. With the shuttle service and approximately four (4) arriving in separate vehicles at staggered times, the driveway will accommodate the drop-off and pick-up of the dogs on-site.

The number of dogs and person trips during the AM and PM peak hours are summarized in the table below:

Maximum Number of Dogs per Day:	15		
		Dogs	Persons
<u>AM Peak Hour</u>			
Arrive between 7:30 and 9:30			
Vanpool	75%	11	1
Single car drop off	25%	4	4
Total		15	5
<u>PM Peak Hour</u>			
Vanpool departs at 4:00 PM			
Vanpool	75%	11	1
Single car pick up at 4:30 PM or earlier	25%	4	4
Total		15	5

As shown in the table above, a maximum of five (5) peak-hour person trips will be generated by the proposed dog daycare. Because the peak-hour person trip generation is less than 50, the project is exempt from a transportation study.

Please contact Wells + Associates with any questions regarding this statement.

Attachment D

From: [Benham, Heidi](#)
To: [Carol Jarvinen](#); [Flemming, Jason](#); [Mathers, Dustin C.](#)
Cc: [Home Away From Home Pet Boarding](#); [Beall, Mark](#)
Subject: RE: 24432 Ridge Rd, conditional use application
Date: Wednesday, July 12, 2023 1:46:11 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Mark,

DPS Well and Septic has no objections to the proposed Home Away From Home Pet Care operation. The property is served by a private septic system and public water. The use will not have an impact on the groundwater. Further, the facility operations would not require any increase to the existing permitted septic system capacity.

Any future applications submitted to DPS, will be subject to a septic review.

Please let me know if you have any further questions.

Thanks,

Heidi Benham

Manager, Well and Septic Section
2425 Reddie Drive, 7th floor
Wheaton, MD 20902
Office: 240-777-6318
Heidi.benham@montgomerycountymd.gov



From: Carol Jarvinen <jarvinenc@yahoo.com>
Sent: Wednesday, July 5, 2023 11:42 AM
To: Fleming, Jason <Jason.Flemming@montgomerycountymd.gov>; Mathers, Dustin C. <Dustin.Mathers@montgomerycountymd.gov>; Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>
Cc: Home Away From Home Pet Boarding <hafh.information@gmail.com>; Beall, Mark <mark.beall@montgomeryplanning.org>
Subject: Re: 24432 Ridge Rd, conditional use application

[EXTERNAL EMAIL]

Hello Heidi,

I have attached our original application which includes operational details, as well as a subsequent additional application information packet, and a color version of our site plan. To summarize the specific details you mention below, there will be a maximum of 15 dogs at any one time. There will be no outdoor kennels. There are no additional staff other than we 3 homeowner/applicants. You will notice that our original application mentioned using our septic for disposal of solid dog waste, however, that was just one option, and our preference is to use a professional pet waste disposal company, which was also mentioned as an option.

Thank you for your assistance, please let me know if you have any other questions or for clarification.

Carol Jarvinen
410 428 1401

On Wednesday, July 5, 2023 at 08:10:19 AM EDT, Benham, Heidi
<heidi.benham@montgomerycountymd.gov> wrote:

Carol,

Please provide more details regarding the dog day care operation, such as number of dogs, kennels (if any), facility layout, staff, etc. I will go over this information with the area reviewer and get back to you.

Thank you,

Heidi Benham

Manager, Well and Septic Section

2425 Reddie Drive, 7th floor

Wheaton, MD 20902

Office: 240-777-6318

Heidi.benham@montgomerycountymd.gov



From: Carol Jarvinen <jarvinenc@yahoo.com>

Sent: Monday, July 3, 2023 4:32 PM

To: Flemming, Jason <Jason.Flemming@montgomerycountymd.gov>

Cc: Home Away From Home Pet Boarding <hafh.information@gmail.com>; Beall, Mark <mark.beall@montgomeryplanning.org>; Benham, Heidi <Heidi.Benham@montgomerycountymd.gov>
Subject: Re: 24432 Ridge Rd, conditional use application

[EXTERNAL EMAIL]

I am re-sending, I had .com instead of .gov on some of the email addresses.

On Monday, July 3, 2023 at 02:16:19 PM EDT, Carol Jarvinen <jarvinenc@yahoo.com> wrote:

Hello,

We have submitted an application with the county for a conditional use permit to operate a small dog day care facility at the property in the subject line. Mark Beall, the Zoning Planner who is reviewing our application, requested that we ask your department for a letter/email with regards to our plan for disposal of dog waste, and that it would not be expected to have a negative impact on the groundwater or septic systems. Please let us know what you need from us, or if you would like to discuss by phone. We did not want to inundate you in this email with our full application and proposal.

Thank you,

Carol Jarvinen, Emily Jarvinen, Mario Chavarry

410 428 1401



For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>