

March 22, 2024

Ms. Lynn Robeson Hannan, Hearing Examiner

Montgomery County Office of Zoning and Administrative Hearings
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850

SUBJECT: Conditional Use Application 2024-11
Bradley Hills Animal Hospital

Dear Ms. Robeson Hannan:

On March 21, 2024, the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission reviewed Conditional Use CU 2024-11, a request to continue an existing veterinary office/hospital use, located at 7210 Bradley Boulevard, Bethesda. The Planning Board received a presentation from Planning staff, and the Applicant was present to answer questions.

The Planning Board made the following changes to the conditions of approval, as written by staff:

1. The veterinary office/hospital use is limited to the following operations program:
 - b) Staffing: There are a maximum of ~~six~~ seven employees on-site at any given time, inclusive of the veterinarian ~~who lives in the on-site residence~~.
 - f) Overnight Care: No boarding is permitted. Overnight stays for post-surgical care and observation by the ~~live-in veterinarian/property owner~~ are permitted.

In addition, the Planning Board recommended that the seven employees referenced in Condition 1.b. be exclusive of any interns or volunteers. Further, staff corrected the record to note the neighborhood context as shown in the presentation and staff report was defined by staff, and not the Applicant as noted in the staff report.

There was no feedback from the public in attendance at the meeting. The Planning Board received 35 individual letters of support from neighbors and community members for approval of this conditional use application.

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The proposed use is consistent with the 1990 *Bethesda-Chevy Chase Master Plan*; it satisfies all applicable requirements for approval of a Conditional Use for a Veterinary Office/Hospital as specified in the Montgomery County Zoning Ordinance; and the Applicant has met the burden of proof by showing that the proposed Veterinary Office/Hospital will be operated without detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Linden, seconded by Commissioner Hedrick, with Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden voting in favor, the Planning Board recommends (5-0) that that Conditional Use CU 2024-11 be approved with conditions, as written by staff, with the changes noted herein.

We hope the Planning Board's recommendations and the enclosed staff report will be helpful to your proceedings.

Sincerely,



Artie L. Harris
Chair

Enclosure

ALH:AB:cn