

October 31, 2023

Lynn Robeson Hannan, Director

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

Subject: Request for a Conditional Use for an Animal Boarding and Care facility located at
24432 Ridge Road, Damascus 20882

Dear Director Robeson Hannan:

At its regular meeting on October 26, 2023, the Montgomery County Planning Board reviewed a Conditional Use application, CU202405 for an Animal Boarding and Care facility. The Applicant, Home Away From Home Pet Care proposes to establish an Animal Boarding and Care facility use on the approximately 3.2-acres property. The Conditional Use Plan shows the proposed Animal Boarding and Care facility and the associated parking.

In its staff report dated October 16, 2023, technical staff recommended approval of the Conditional Use with conditions.

The Planning Board concurred with the findings and recommendations of the staff report. The Planning Board agreed with staff's conclusion that the use is consistent with the recommendations of the 1985 *Damascus Master Plan*. The application satisfies all the applicable requirements and regulations of the approval of a conditional use for an Animal Boarding and Care. The Applicant has also met the burden of proof by showing that operating the use at this location will not be a detriment to the neighborhood and will not adversely affect the public interest.

On a motion by Commissioner Hedrick, seconded by Commissioner Linden, with Chair Harris and Vice Chair Pedoeem voting in favor of the motion, the Planning Board, by a vote of 4 to 0 (with Commissioner Bartley absent), recommended transmittal of a letter recommending that the Hearing Examiner approve Conditional Use CU202405 with the conditions and associated variances listed in the Staff Report.

The Planning Board appreciates the opportunity to review this project and looks forward to working with your staff on subsequent reviews. If you have any questions, please contact Mark Beall at 301-495-1330 or mark.beall@montgomeryplanning.org.

Sincerely,



Artie L. Harris
Chair

Exhibit 18
OZAH Case No: CU 24-05