

Statement of Justification (SOJ) per the Zoning Ordinance (Section 59.7.3.1.E)

Re: Home Away From Home Pet Care (the “Proposed Development”)

Please find the Statement of Justification to approve the conditional use permit based on the necessary findings as set forth below:

The Proposed Development can satisfy any applicable previous approval on the subject site, 24432 Ridge Road, Damascus, MD 20872 (the “Property”). It is compatible with the general requirements under Article 59-3 since it will provide “Animal Services” as proscribed in 3.5.1. It meets the applicable general requirements under Article 59-6 since the Proposed Development would not burden the area’s parking and/or traffic patterns as described in the Traffic Study attached. The Proposed Development substantially conforms with the recommendations of the applicable master plan as it will only provide a benefit to the community and does not burden the 2006 Approved and Adopted Damascus Master Plan (the “Plan”) with respect to increasing the visibility and use of the Damascus Town Center (the “community”) as provided for in the Plan. The Proposed Development will provide additional stability to the community since the dogs’ parents will be able to maintain their employment and have an opportunity to enjoy the community, knowing their pets are safe and sound.

Thus, the Proposed Development will be harmonious with and will not alter the character of the surrounding neighborhood in a manner inconsistent with the Plan. In addition, the conditional use application for the Proposed Development will substantially conform with the recommendations of the Plan which would not alter the nature of the areas within the community.

The Proposed Development would not need a preliminary subdivision plan; and therefore, would not need an adequate public facilities’ test because it will not impact public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

As provided above, the Proposed Development’s use will provide a peaceful enjoyment and economic value to the general neighborhood because those community members would be able to work full-time, knowing their pets are safe and sound in a doggie daycare.

The Proposed Development will not have an adverse impact on the community’s infrastructure due traffic, noise, odors, dust, illumination, lack of parking, the health, safety, or welfare of neighboring residents, visitors, or employees. In addition, the Proposed Development will not construct or alter any structure of the property for the Proposed Development.

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.

Lastly, the proposed use of the Proposed Development would be beneficial to the community. There is a dearth of doggie daycares in the community. The Proposed Development would provide that needed environment for residents in the community to board their dogs. It would solve the problem of residents leaving dogs in the backyard for long periods of time, creating a less than desirable situation for the dog-owner, neighbors, and dogs.