

PETITION OF DK PROPERTY HOLDINGS LLC
5011 OLNEY LAYTONSVILLE ROAD, OLNEY, MARYLAND

Statement of Operations

Company Summary and Mission

Petitioner DK Property Holdings LLC, the owner of the subject Property located at 5011 Olney-Laytonsville Road, Olney, Maryland, and Roaming Farms Dog Hotel LLC, the proposed business operator (the “RF Dog Hotel” or the “Facility”), submit this Statement of Operations for the proposed animal boarding and care Conditional Use approval. RF Dog Hotel is a Maryland limited liability company owned and operated by Ryan Holt. The RF Dog Hotel is designed to serve as the region’s premier provider of safe, high-quality retreats for canine and feline day care and overnight boarding.

The Facility’s operating philosophy is grounded in providing overnight boarding and daycare within a carefully supervised setting that emphasizes safety, comfort, and enrichment. Its design features a renovated interior space and outdoor play areas, all maintained to County standards, ensuring that animals receive appropriate exercise, socialization, and mental stimulation in a controlled environment.

Moreover, the RF Dog Hotel’s mission extends beyond simple care -- it is to enhance the well-being of pets while supporting the community’s quality of life. Each pet will be accommodated in a deluxe overnight room equipped with a comfortable bed, enriching stimuli, and potential video monitoring for continuous oversight. This combination of amenities provides peace of mind for pet owners, assuring them that their animals are secure, well cared for, and always supervised.

By offering a professional, well-managed facility, the RF Dog Hotel will provide County residents with a reliable and trusted option for animal care that is both community-compatible and consistent with the standards required for Conditional Use approval.

Qualifications

The proposed RF Dog Hotel will be managed by Ryan Holt, an experienced animal care professional with a proven track record of supervising high-volume boarding and daycare operations. Mr. Holt’s qualifications reflect not only a lifelong commitment to animal welfare, but also the specialized training, managerial skills, and operational judgment necessary to ensure a safe, orderly, and compliant animal boarding facility.

Mr. Holt’s passion for animal care is longstanding. Having grown up in a household with dogs and having personally raised and cared for multiple dogs of his own, he has developed a deep, intuitive understanding of canine behavior. That personal background,

combined with years of professional experience, equips him to anticipate animal needs and proactively manage group dynamics in a structured and secure environment. Professionally, Mr. Holt advanced to the role of Kennel Supervisor at The Downtown Dog Pet Resort and Spa in Baltimore, one of the region's largest animal care facilities. In that capacity, he was responsible for the direct oversight of as many as 120 dogs during peak periods, including holidays, and for maintaining the highest standards of safety, hygiene, and animal well-being. His duties included supervising group play sessions of 30 or more dogs, where he consistently applied industry-recognized techniques for interpreting canine body language and preventing conflicts. His ability to foster safe, controlled, and enriching interactions underscores his readiness to manage RF Dog Hotel in Olney where public confidence in safety is paramount.

In addition to boarding and daycare supervision, Mr. Holt managed individualized care services such as one-on-one walks, grooming appointments, and basic obedience reinforcement. Notably, he has extensive experience caring for service and working dogs under contract with U.S. Border Patrol and other security agencies. That exposure required an elevated level of attentiveness, precision, and professionalism, instilling in him a skill set that is directly transferable to the oversight of a community-oriented animal care facility in Olney.

Mr. Holt's qualifications extend beyond canine care. He also has experience in feline boarding management, having overseen cat accommodations with a maximum capacity of eight animals. His dual-species familiarity ensures that RF Dog Hotel will be well-equipped to meet the needs of pet owners across the community.

In summary, Mr. Holt brings a combination of hands-on experience, managerial leadership, and commitment to animal welfare that uniquely qualifies him to operate the RF Dog Hotel. His background demonstrates the ability to maintain safe, quiet, and well-managed operations in compliance with all applicable County regulations and consistent with the standards of a County Conditional Use approval. Under Mr. Holt's leadership, RF Dog Hotel will provide a professionally managed amenity that enhances the Olney community, offering residents a reliable, high-quality option for animal care while protecting the surrounding neighborhood's character and quality of life.

Summary

The proposed RF Dog Hotel at 5011 Olney Laytonsville Road will provide pets with a safe, reliable, and enriching option for boarding and daycare for dogs and cats. Responding to increased demand for quality pet care, the Facility offers a home-like environment where each animal has a private room with a bed, potential video monitoring, and enriching stimuli, alongside fenced outdoor play areas with potential future splash pads and structured activities. Utilizing renovated existing structures and operating under professional oversight, the RF Dog Hotel is designed to ensure neighborhood compatibility while fully meeting the County's zoning standards for animal boarding and care.

Summary of Services

The Property encompasses a total of 28.58 acres, with approximately 2 acres designated for the proposed animal boarding and care operation, including the outdoor exercise areas. This 2-acre portion of the Property is located on the southeastern side, closer to Zion Road. The RF Dog Hotel will provide pet owners with a safe, reliable, and enriching environment for both daycare and overnight care. Standard services will include 24-hour supervision by trained staff, structured outdoor play and exercise in fenced areas, and access to comfortable indoor accommodations such as group playrooms and private suites with beds, customized feeding, and potential video cameras.

The Facility will offer two core services—overnight boarding and daycare—both guided by the philosophy of allowing dogs to enjoy off-leash play in supervised, fenced exercise areas. Operations will be staffed by up to a total of ten employees, with an appropriate minimum staff-to-pet ratio and appropriately sized play groups, consistent with prevailing industry standards, to ensure safety and individualized attention.

- **Proposed Maximum Number of Animals/Overnight Boarding.** Overnight boarding at the RF Dog Hotel will provide pets with a safe, comfortable, and engaging environment that combines the comforts of home with the benefits of expansive farm-style surroundings. Boarding pets will participate in daytime activities alongside daycare guests, alternating between supervised outdoor exercise areas and indoor accommodations. Pets will be fed their own food, consistent with their home routine, and will be monitored overnight by an onsite staff member. Owners may choose individual drop-off and pick-up or a convenient shuttle/valet service operated by the Facility. To ensure safe and effective operations, boarding will be limited to a maximum capacity of 62 overnight pets. An appropriate number of dogs will be allowed outdoors simultaneously, maintaining group sizes consistent with best practices for animal safety and supervision.
- **Proposed Maximum Number of Animals/Daycare.** Daycare services will mirror the structure and philosophy of boarding, but without overnight stays or feedings. Daycare pets will be dropped off and picked up either by their owners or via the Facility's shuttle/valet service. Pets may remain at the Facility for any duration between 7:00 a.m. and 7:00 p.m. Each day will include a mix of outdoor play and indoor rest periods. Daycare capacity will be carefully managed, with an appropriate number of pets per staff member and a maximum of 62 pets enrolled at one time. This maximum ensures that each pet receives appropriate supervision and care, while minimizing noise, maintaining safety, and protecting neighborhood compatibility.

Operations/Logistics

The management and coordination of arrivals, departures, and the safe care of pets will be the Facility's highest operational priorities.

- I. **Hours of Operation/Arrivals and Departures** – The Facility is generally expected to operate from 7:00 a.m. – 7:00 p.m., seven days per week, while also operating 24/7, at least to some degree, with pets boarded overnight. Pets will be scheduled for arrival and departure between 7:00 a.m. and 7:00 p.m., seven days per week. Some owners will drop off or pick up their pets on their own. RF Dog Hotel also anticipates that approximately half of pets will arrive via the Facility’s shuttle/valet service. Right now, RF Dog Hotel estimates 3 commercial vehicles to be parked on the Property and used for the shuttle/valet service. By allowing individual drop-off/pick-up in combination with providing shuttle/valet service, RF Dog Hotel will effectively manage both vehicle flow and pet introductions. Generally, arrivals are expected to occur between 7:00 a.m. and noon, while departures are expected to occur between noon and 7:00 p.m. This broad scheduling range is designed to keep automobile traffic at a consistently low, manageable level.
- II. **Parking and Receiving** – An existing parking area located near the animal boarding building will accommodate at least 13 parking spaces and a receiving area for quick drop-offs and pick-ups (see Conditional Use Plan for more information). If a client needs to park, parking spaces will be available. In some cases, the client only will need to pull into the receiving area, and a staff member will come outside to assist with transferring the pet.
- III. **Number of Anticipated Employees/Staff Scheduling** – Up to 10 total employees are expected to work at the Facility on various work shifts. Employees generally will be scheduled during business hours, though some staff also will remain overnight to care for boarding pets. RF Dog Hotel will properly train its staff to manage animal play groups and prevent excessive barking.
- IV. **Management of Pets** – RF Dog Hotel aims to provide a fun, safe, and stress-free environment for pets in which they can receive proper exercise. On-site evaluations will play a key part in the operation of the business by ensuring pet suitability, providing an opportunity for new clients to meet RF Dog Hotel staff and learn about the approach to pet care, and to give new pets a chance to become acclimated before staying for daycare or boarding. All new pets will need to be evaluated to ensure that they are well-suited for RF Dog Hotel, and phone evaluations will be the first step to determining a new pet’s suitability. If it sounds like a pet might do well at RF Dog Hotel, an on-site evaluation is conducted. Pets that are outgoing and friendly with other pets and people and are up to date with vaccinations generally will be well-suited for RF Dog Hotel. Pets that are timid around other pets or people, overly aggressive, or are not up to date on vaccinations or have other unresolved health issues, generally will not be well-suited for RF Dog Hotel.
- V. **Screening** – The size and layout of the Property at 5011 Olney Laytonsville Road, and the proposed boarding and exercise areas allow for a relatively isolated location, ideally suited for the proposed use. Located in the Agricultural Reserve, the Property benefits from natural separation and privacy. Large swaths of open

space and low density surround the Property. To the north, across Zion Road the nearest home lies over 400 feet from the Facility boundary. To the east, beyond Zion Road, is a 137+ acre farm and forest. To the west, across Olney Laytonsville Road, is a brewing/distilling facility and forest. The remote nature of the location provides for more than adequate separation and privacy from neighboring properties, consistent with the intention of the screening requirement contained in County Zoning Ordinance Division 6.5. In addition to the natural attributes of the location, the Facility will utilize the existing trees/vegetation around the perimeter of the south, north, and west property lines, which create a dense, screening barrier that will be effective year-round.

VI. Mitigation of Noise – Just as the size, layout, and relative isolation of the proposed animal boarding are advantageous for privacy and screening, the same attributes of the location allow for an ideal location for the proposed use from the standpoint of noise. The closest residence to any proposed dog care area is over 400 feet. That closest property is buffered by Zion Road and existing trees/vegetation. Additionally, the nature and management approach of RF Dog Hotel are favorable to the mitigation of noise. RF Dog Hotel's approach to management and care of pets is conducive to the mitigation of noise because it eliminates or reduces the major reasons that dogs bark. Dogs frequently bark because they are alone or bored. Pets at RF Dog Hotel will never be alone, with 24-hour supervision from staff, and plenty of friendly companions. Pets at RF Dog Hotel also will never be bored, with lots of outdoor play and interaction with staff (playing fetch with tennis balls, chasing other dogs, etc). Cats will be housed indoors, eliminating any cat-related noise.

VII. Waste Management – All animal waste from the business will be contained and controlled. Staff will clean up immediately after dogs using scoopers and place waste in bag-lined bins. Bins will be emptied appropriately and stored in a designated collection area for removal by a licensed waste contractor. Thorough sweeps will be conducted daily to ensure cleanliness. The use will not have any negative effect on the Property's groundwater or septic systems.

VIII. Accessory Operations – RF Dog Hotel does not propose the sale of pet food or supplies currently. Additionally, RF Dog Hotel does not propose any accessory operations such as grooming, training, etc. at this time.