



**For DPZ Office use only:**  
 BA CASE NO. BA-19-042C  
 Date Submitted 10/31/19

**RECEIVED**  
 OCT 31 2019  
 By \_\_\_\_\_

**CONDITIONAL USE PETITION  
 TO THE HOWARD COUNTY HEARING AUTHORITY**

**(This application will only be accepted after a pre-submission meeting. See attached info.)**

**1. Conditional Use Request**

Conditional Use Category Pet Day Care Facilities  
 \_\_\_\_\_ Sections 131.0.N. 39  
 Specific Use Requested Pet grooming and day care facility  
 \_\_\_\_\_

**2. Name of Petitioner** Sean Witt

Trading as (If applicable) \_\_\_\_\_  
 Mailing Address 11762 Carroll Mill Road, Ellicott City, Maryland 21043  
 Phone Number(s) 410-461-5760  
 E-Mail Address seanbwitt@gmail.com  
 Name of Principal Contact (If different) \_\_\_\_\_

**3. Counsel for Petitioner** Christopher DeCarlo, Talkin & Oh, LLP

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042  
 Phone Number(s) 410-964-0300  
 E-Mail Address cdecarlo@talkin-oh.com

**4. Conditional Use Site Description**

Address/Street for Property 11762 Carroll Mill Road, Ellicott City, Maryland 21043  
 Tax Map 23 Grid/Block 14 Parcel 146 Lot \_\_\_\_\_  
 Department of Assessments and Taxation Account No. 03-299775  
 Total Land Area of Property 5.036 +/- ( Acres) ( Square Feet) Check one.  
 Election District 3rd Zoning of Property RC-DEO  
 Subdivision Name and Plat No. (If Applicable) \_\_\_\_\_  
 Total Land Area of Use (If different than above) \_\_\_\_\_ ( Acres) ( Square Feet)

**5. Petitioner's Interest in Subject Property**

- OWNER (Including joint ownership)
- OTHER (Described and give name and address of owner)

Name of Owner \_\_\_\_\_

Mailing Address \_\_\_\_\_

**If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.**

**6. Conditional Use Plan Requirements**

If the petition is approved, the conditional use plan will be made a part of the Hearing Examiner's Decision and Order, subject to modifications and conditions required by the Hearing Examiner. The conditional use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

**7. Additional Information Requirements**

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

**8. Summary of Request**

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

a. The present use of the subject property Single-family detached dwelling

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b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.

See the attached narrative supplement.

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c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.

See the attached narrative supplement.

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d. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?

See the attached narrative supplement.

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e. Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas?

See the attached narrative supplement.

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f. Will the ingress and egress driveway(s) provide safe access with adequate sight distance?

See the attached narrative supplement.

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g. Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas?

See the attached narrative supplement.

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h. Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?

See the attached narrative supplement.

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### 9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

Yes                       No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

### 10. Additional Materials, Fees, Posting and Advertising Requirements

a. Supplemental pages may be attached to the petition. **You must submit one original petition with original signatures, and one original of any other signed documents.** The following number of sets including petitions, plans and supplemental pages must be submitted:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- *If the subject property adjoins a County road- original and 18 copies (application & plans)*

b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.



## 12. General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.0.B. of the Zoning Regulations for approval:

1. The proposed conditional use plan will be in harmony with the land uses and policies in the Howard County General Plan which can be related to the proposed use.
2. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site are such that the overall intensity and scale of the use(s) are appropriate for the site.
3. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the plan under this standard, the Hearing Authority shall consider whether or not:
  - a. The impact of adverse effects such as, but not limited to, noise, dust, fumes, odors, intensity of lighting, vibrations, hazards or other physical conditions will be greater at the proposed site than it would generally be elsewhere in the same zoning district or other similar zoning districts.
  - b. The location, nature and height of structures, walls or fences, and the nature and extent of the existing and/or proposed landscaping on the site are such that the use will not hinder or discourage the development and/or use of adjacent land and structures more at the subject site than it would generally elsewhere in the same zoning district or other similar zoning districts.
  - c. The number of parking spaces will be appropriate to serve the particular use. Parking areas, loading areas, driveways and refuse areas will be appropriately located and buffered or screened from public roads and residential uses to minimize adverse impacts on adjacent properties.
  - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate. For proposed Conditional Use sites which have driveway access that is shared with other residential properties, the proposed Conditional Use will not adversely impact the convenience or safety of shared use of the driveway.
  - e. The proposed use will not have a greater potential for adversely impacting environmentally sensitive areas in the vicinity than elsewhere.
  - f. The proposed use will not have a greater potential for diminishing the character and significance of historic sites in the vicinity than elsewhere.

In addition to the specific requirements of the appropriate subsection within Section 131.0.N of the Zoning Regulations, conditional uses within residential developments in the R-ED, R-SC, R-SA-8, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.0.C.

PETITIONER Sean Witt

ADDRESS 11762 Carroll Mill Road, Ellicott City, Maryland 21043

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

Keely L. Wagner  
Witness

Sean Witt  
Signature

10/31/19  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Signature Date

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Application Fee: \$500.00      Poster Fee: \$25.00 per sign/poster

Make check payable to: Director of Finance.

<b>For DPZ use only:</b>	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

County Website: [www.howardcountymd.gov](http://www.howardcountymd.gov)

PLEASE CALL 410-313-2350 FOR AN APPOINTMENT TO SUBMIT YOUR APPLICATION.

**Please access the online application process for the pre-submission meeting by using the link below:**

**[https://pdox.howardcountymd.gov/ProjectDox/workflowforms/Anonymous\\_Form\\_CZ\\_Presub.aspx](https://pdox.howardcountymd.gov/ProjectDox/workflowforms/Anonymous_Form_CZ_Presub.aspx)**

**Pre-Submission Community Meeting**

A pre-submission community meeting is required prior to the initial submittal of a petition for a Conditional Use subject to the same procedures for such meetings as specified in Section 16.128 of the Subdivision and Land Development Regulations.

Please use the following web address to access the community notification list

[http://data.howardcountymd.gov/HOA\\_Register/GCommunityView\\_new.asp](http://data.howardcountymd.gov/HOA_Register/GCommunityView_new.asp). You will be prompted to enter the three-digit sign code assigned to your development. Once your sign code has been entered, you will be provided with a list of community contacts that have requested information about your development.

T:\DPZ\Shared\Public Service and Zoning\Applications\Hearing Examiner\Conditional Use Application.doc REV 08/14



IN RE: \* BEFORE THE  
 Sean Witt \* HOWARD COUNTY  
 REQUEST FOR \* HEARING EXAMINER  
 CONDITIONAL USE \* Case No: \_\_\_\_\_

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**NARRATIVE SUPPLEMENT TO  
 CONDITIONAL USE PETITION**

**8. Summary of Request**

**b. Details of the proposed use, including, where applicable: types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.**

This petition seeks conditional use approval for a pet day care facility on the subject property (the "Property"). The Property currently contains a single-family detached dwelling (the "Dwelling"). The Dwelling will continue to be used as a residential dwelling by the Petitioner.

The pet day care is proposed to serve a maximum of 40 dogs. The pet day care operation will primarily be conducted in the proposed 30 foot by 50 foot pole barn shown on the Conditional Use Plan, which will be specifically designed for the pet day care use. All pets will be screened for demeanor and temperament before initial admittance into the pet day care. Pets will also be separated and grouped by size, age, and demeanor.

The proposed hours of operation are Mondays through Fridays from 6:00 a.m. to 8:00 p.m., and Saturdays from 6:00 a.m. to 6:00 p.m. The pet day care will be closed on Sundays.

Customers will drop-off and pick-up pets in an orderly manner and fashion. Pets will be dropped off between 6:00 a.m. and 9 a.m. Pets will be picked up between 5:00 p.m. and 8:00 p.m. A sally port will be used for drop-offs and pick-ups and pets will remain on leash at all times during drop-offs and pick-ups.

At all times Petitioner will maintain a dog to employee ratio of 10:1. No material storage is proposed, and there will be no deliveries of commercial equipment or supplies to the Property.

Outdoor lighting shall consist of the lighting currently on the Dwelling, lighting attached to the proposed pole barn, and ground lighting in the parking area to ensure the safety of customers and employees. Exterior lighting shall comply with all Howard County requirements and will be shielded and directed as necessary to ensure that adjoining properties will not be adversely impacted.

**c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.0.N.**

- A. The minimum lot size shall be one acre.

The Property, at approximately 5.036 acres, is much larger than the required minimum lot size.

- B. All day care business functions must be completely enclosed within a building. Indoor noise must not be perceptible at lot lines.

The majority of the pet day care business will be conducted inside in the proposed pole barn except as is permitted by subsection g. below. The Petitioner, a professional with 6 years of experience in caring for pets, will focus on ensuring that the dogs remain quiet while indoors and outdoors. Indoor noise from pet day care business functions will not be perceptible at lot lines. As indicated above, the pet day care business functions will primarily be conducted in the proposed pole barn. As shown on the Conditional Use Plan, the proposed pole barn is significantly setback from the lot lines. This setback, along with the existing vegetation and trees on the Property, will prevent indoor noise from being perceptible at lot lines.

- C. The Hearing Authority may set hours of operation and limitations on the number and type of pets cared for.

The Petitioner proposes to limit the hours of operation to between 6:00 a.m. and 8:00 p.m. on Mondays through Fridays and between 6:00 a.m. and 6:00 p.m. on Saturdays. The Petitioner also proposes to limit the number and type of pets cared for to 40 dogs of all ages. Petitioner is willing to accept these limits and any other conditions the Hearing Authority may impose.

- D. The facility shall not be located on a shared driveway.

The Property is served by a private driveway that is not shared with any other property.

- E. Parking areas shall be located and landscaped to minimize visibility from roads and adjacent residential properties.

As shown on the accompanying Conditional Use Plan, the proposed parking area will be located on the southeastern portion of the Property. The parking area is well screened from Carrol Mill Road and adjacent residential properties by existing vegetation and trees. In areas where existing vegetation and trees do not adequately buffer the parking area, additional landscaping is proposed for further screening.

- F. There shall be no overnight boarding of pets.

The Petitioner shall comply with this criterion. The resident of the Dwelling, however, may have personal pets that could reside full time on the Property.

- G. Outdoor areas for walking or exercising pets may be permitted provided that pets shall not be left unattended in such an area. The Hearing Authority may set a limit on the number of pets permitted simultaneously in the outdoor area. The perimeter of

this outdoor area shall be fenced and landscaped to ensure that animals are confined to the property and to minimize the visibility of the enclosure. All fencing shall comply with all requirements for fences as noted elsewhere in Section 128.0. The petitioner must clearly delineate the outdoor area on the Conditional Use plan.

The Petitioner proposes to provide an outdoor enclosed area consisting of approximately 1 acre for exercising and toileting of pets. The pets will never be left unattended and will always be supervised by the Petitioner's employees. When outside, pets will be separated and grouped based on their size, age, and demeanor and no more than approximately 20 pets will be outside at any one time. Pets will spend the majority of the day inside.

Petitioner intends to limit outdoor use of the Property to 4 hours per day. As indicated above, no more than approximately 20 pets will be outside at any one time.

The outdoor area proposed for the pet day care facility will be confined to a relatively large area of approximately 1 acre. As shown on the Conditional Use Plan, this outdoor area will be enclosed by an 8-foot-high chain link fence for containment. The fence will include a mesh underground deterrent barrier to prevent pets from digging underneath.

As shown on the Conditional Use Plan, the proposed fencing, the setback from the property line, and the existing vegetation and trees on the property, will buffer the outdoor operations from view of adjoining residential properties and will ensure that the pets are confined to the Property. The fencing will comply with the requirements of Section 128.0 of the Zoning Regulations.

H. Disposal of wastes must be such that odors or other emissions are not perceptible at lot lines.

Wastes will be picked up every day and will be taken to a landfill by the Petitioner's employees at least two times per week. Between trips to the landfill, the waste shall be stored within a typical residential, metal garbage container. The garbage container will be kept in an area away from nearby residential properties. The Petitioner will ensure that odors are not perceptible at lot lines.

I. On an ALPP purchased or dedicated easement property, the following additional criteria are required:

- (1) The use shall not interfere with farming operations or limit future farming production; and
- (2) Any new building or building addition associated with the use, including any outdoor storage and parking area shall count towards to cumulative use cap of 2% of the easement.

The Property is not an ALPP purchased or dedicated easement property, and this criterion is inapplicable.

**8.d: Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?**

The pet day care will not generate physical conditions such as fumes or vibrations. Noise from business operations and odors from pet wastes shall not be perceptible at lot lines. Exterior lighting shall consist of the Dwelling's existing lighting, ground level lighting for the parking area, and lighting attached to the proposed pole barn that will be shielded and directed as necessary to ensure that adjoining properties will not be adversely impacted. The proposed use will not generate physical conditions such as noise, dust, fumes, odors, lighting, or vibrations that would be discernible from abutting and vicinal properties and will not create any adverse impacts greater at the Property than elsewhere in the zone or applicable other zones.

**8.e: Will the number of parking spaces be appropriate to serve the use and will the parking areas, loading areas, driveways, and trash receptacle areas be appropriately located and buffered from public roads and residential areas?**

Zoning Regulations Section 133.0 does not provide a specific parking requirement for pet day cares. As shown on the Conditional Use Plan, the Petitioner has proposed 5 parking spaces, including 1 handicap space. The 5 spaces to be provided will be more than adequate to serve the pet day care use.

No loading areas or large commercial trash receptacle areas are proposed. The location of the current driveway will remain unchanged. The driveway and parking area will be well buffered from Carroll Mill Road and residential areas by the Property's existing vegetation and trees and the additional screening landscape proposed on the Conditional Use Plan. Trash receptacles will be placed away from Carroll Mill Road, Folly Quarter Road, and adjacent properties. Trash receptacles also will be screened from view of Carroll Mill Road, Folly Quarter Road, and adjacent properties by existing vegetation and trees.

**8.f: Will the ingress and egress driveway(s) provide safe access with adequate sight distance?**

Yes, the existing ingress and egress driveway will continue to provide safe access with adequate sight distance.

**8.g: Are there any environmentally sensitive areas in the vicinity of the property and, if so, will the proposed use have any potential to affect such areas?**

To the best of the Petitioner's knowledge, there are no environmentally sensitive areas in the vicinity of the Property. Given that the pet day care facility is primarily an indoor use and that wastes will be disposed of off-site, the proposed conditional use will not produce any adverse environmental effects.

**8.h.: Are there any historic sites in the vicinity of the property and, if so, will the proposed use have any potential to diminish the character and significance of such sites?**

The closest historic site is HO-726, known as "Bridge (SHA HO-20)," at Folly Quarter Road over Middle Patuxent River, Ellicott City. It is approximately .65 miles from the Property. Given that the pet day care facility is primarily an indoor use that requires no significant renovations or alterations to the existing structure on the Property, and given the buffering and screening to be provided, there is no potential for diminishing the character and significance of the Bridge or other historic sites.

## **FURRY FRIENDS FARM**

11762 Carroll Mill Road  
Ellicott City, Maryland 21043

### Notice of Pre-Submission Community Meeting

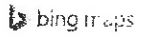
In accordance with Section 131.0 of the Howard County Zoning Regulations, this is notice that Furry Friends Farm, Petitioner, intends to submit a Conditional Use Petition for a pet grooming and daycare facility. The subject property is currently zoned RC-DEO (Rural Conservation: Density Exchange Option) and consists of approximately 5.036 acres, more or less, and is located at 11762 Carroll Mill Road, Ellicott City, Maryland (Tax Map 23, Grid 14, Parcel 146) (see enclosed site location map).

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Petition, and to ask questions, make comments and discuss this project.

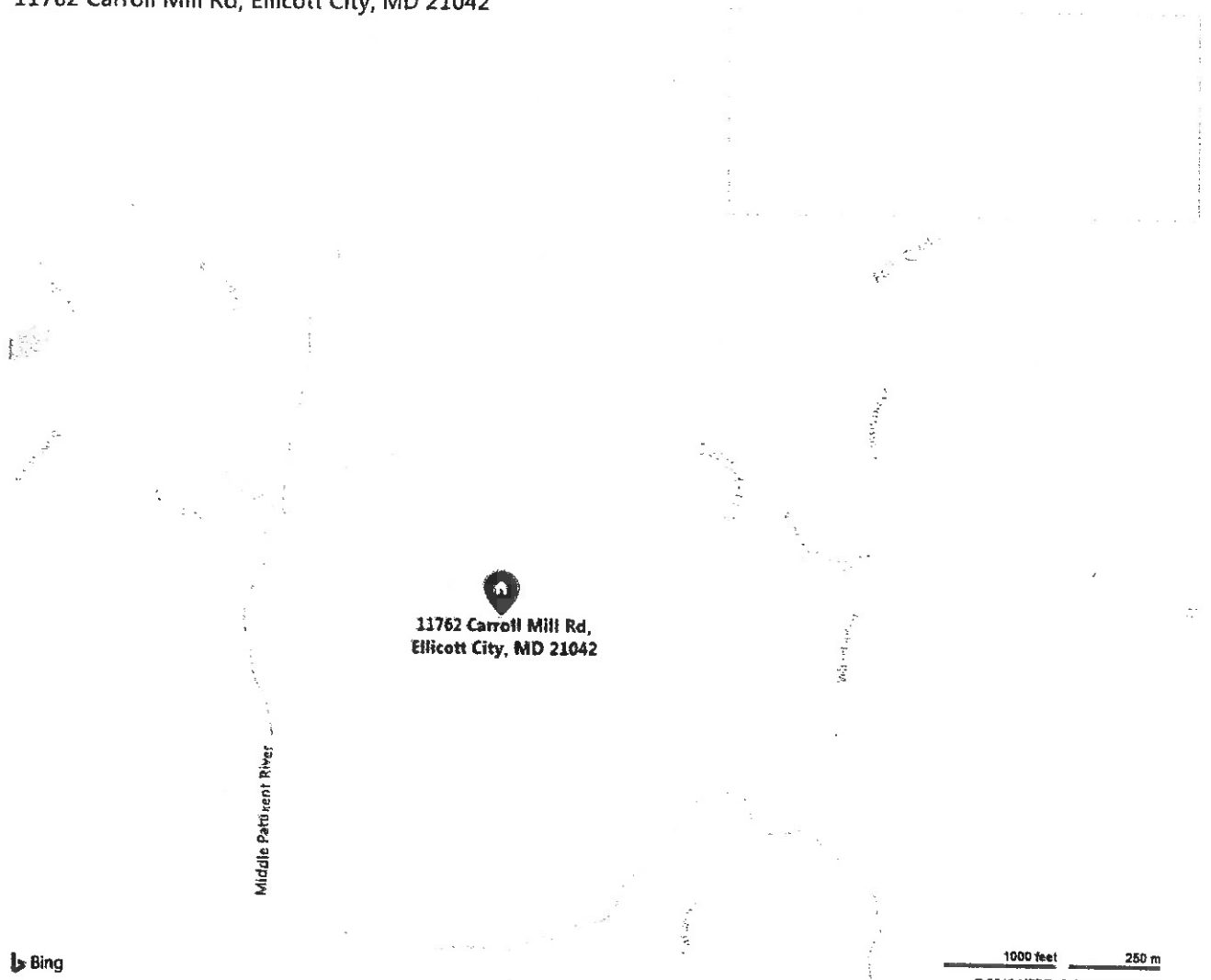
The presubmission community meeting will be held on Wednesday, October 16, 2019 at 6:00 p.m. at Kahler Hall, 5440 Old Tucker Row, Columbia, Maryland 21044.

General information regarding the pre-submission community meeting can be found on the Department of Planning and Zoning's webpage at:  
[http://data.howardcountymd.gov/Search\\_Plans/Search\\_Plans\\_Web.aspx](http://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx)

If you are unable to attend the meeting, you may contact Tom Coale (410) 964-0300 to receive meeting minutes and follow-up correspondence.



11762 Carroll Mill Rd, Ellicott City, MD 21042



Data from: Zillow · Redfin · GreatSchools

1000 feet 250 m  
© 2019 HERE, © OpenStreetMap

List of Adjoining and Confronting Property Owners/Sean Witt (Pet Grooming/Daycare C/U)

Subject Property: 11762 Carroll Mill Road  
Ellicott City, Maryland 21042  
Tax Map 23, Grid 14, Parcel 146

Adjoiners:

Parcel 27: Beverly A. Cooper  
3849 Folly Quarter Road  
Ellicott City, Maryland 21042

Parcel 125/  
Lot 6: Kenneth and Joscelyn Eads  
3850 Folly Quarter Road  
Ellicott City, Maryland 21042

Parcel 125/  
Lot 7: Cynthia L. Hanna  
3872 Folly Quarter Road  
Ellicott City, Maryland 21042

Parcel 125/  
Lot 8: Thomas E. Lloyd  
c/o Robert Lloyd  
344 Maple Avenue W, #106  
Vienna, Virginia 22180-5612

Parcel 18/  
Parcel 4-B: Thomas E. Lloyd  
c/o Robert Lloyd  
344 Maple Avneue W, #106  
Vienna, Virginia 22180-5612

Parcel 7: State of Maryland  
Uni MD Experimental Farm  
11975 Homewood Road, #A  
Ellicott City, Maryland 21042-1545

Parcel 30: Jonas W. and Joan Cash  
11659 Carroll Mill Road  
Ellicott City, Maryland 21042

Mailing address: 3925 Folly Quarter Road  
Ellicott City, Maryland 21042

Parcel 8/  
Parcel 5A: Joseph M. and Dorcas G. Zoller  
11696 Carroll Mill Road  
Ellicott City, Maryland 21042

School Principals

West Friendship Elementary School  
12500 Frederick Road  
West Friendship, MD 21794  
Attention: Kaye Breon

Mount View Middle School  
12101 Woodford Drive  
Marriottsville, MD 21104  
Attention: Lynnette Moore

Marriotts Ridge High School  
12100 Woodford Drive  
Marriottsville, MD 21104  
Attention: Tammy Goldeisen

PTA Presidents

West Friendship Elementary School  
12500 Frederick Road  
West Friendship, MD 21794  
Attention: PTA President

Mount View Middle School  
12101 Woodford Drive  
Marriottsville, MD 21104  
Attention: PTA President

Marriotts Ridge High School  
12100 Woodford Drive  
Marriottsville, MD 21104  
Attention: PTA President



SEAN WITT – CONDITIONAL USE

11762 Carroll Mill Road, Ellicott City, MD 21043  
Tax Map 23, Grid 14, Parcel 146  
5.036 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING  
HELD AT 6 P.M. ON THURSDAY, OCTOBER 16, 2019 AT  
KAHLER HALL,  
5440 OLD TUCKER ROW, COLUMBIA, MD 21044

A Pre-Submission Community Meeting was held on Thursday, October 16, 2019 at 6:00 p.m. at Kahler Hall.

The following people were in attendance at that meeting:

Sean Witt (*Petitioner*), Robert Vogel (*Engineer*), and Christopher DeCarlo (*Attorney*).

After a brief presentation by Petitioner of its request for a pet daycare at 11762 Carroll Mill Road, Ellicott City, Maryland 21043 (the “Property”), the following questions and answers were provided:

- 1) What are the hours of operation? *Monday through Friday 6:00 a.m. to 8:00 p.m.; Saturday 6:00 a.m. to 6:00 p.m.; and closed on Sunday.*
- 2) Where is the dog enclosure area? *The enclosure area is shown on the plan (pointed to the enclosure area).*
- 3) Where is the parking? *Parking is shown on the plan (pointed to the parking area on the plan). It includes 5 parking spaces and will have landscape buffering to reduce visibility from the road.*
- 4) What is the waste management plan? *Pet waste will be picked up and properly disposed of daily. It will be the employees’ daily responsibility.*
- 5) How many dogs do you anticipate will be on the property? *Hoping to grow to 40 dogs. Dogs will be separated by size and be split into different sections.*
- 6) There is a horse farm across the street and concerned about the possibility that a dog may escape and attack a horse. What measures are in place to prevent that from happening? *There will be a sally port and dogs will be on leash during transport to and from their owners. The enclosure fencing is 8 ft and has an underground barrier so dogs can not dig under. We also only take domesticated dogs and it is our policy to not accept any aggressive dogs. If we believe a dog is*

*potentially aggressive, we do an evaluation before accepting them and if we are not comfortable, we turn them away.*

- 7) Can you provide a copy of the plan that is here today? *Yes, it can be emailed to you with the minutes from this meeting.*

The meeting concluded at approximately 6:40 p.m.



**AFFIDAVIT OF POSTING  
Pre-submission Meeting**

**Case: Furry Friends Farm**

STATE OF MARYLAND)

COUNTY OF HOWARD )

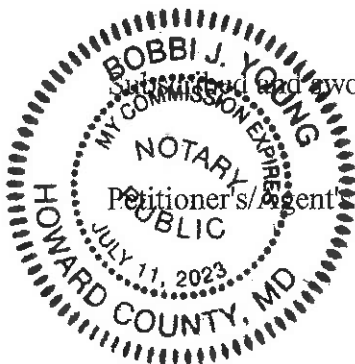
I, Sean Witt, HEREBY CERTIFY that to the

best of my information, knowledge and belief the property which is the subject of the above-captioned petition has been posted in accordance with the following requirements of the Department of Planning and Zoning:

1. The poster(s) shall be erected and shall remain on the subject property for three weeks prior to the pre-submission meeting.
2. The poster(s) shall be erected using 2 wooden stakes, one on each side of the poster.
3. The posters shall be erected perpendicular to the road which serves as the mailing address of the subject property.

I further certify that the poster(s) has been posted at least 21 days immediately prior to the pre-submission meeting scheduled for **October 16, 2019** giving notification of the place, date and time of the meeting.

I, the undersigned, do hereby swear and affirm to before me on this 30<sup>th</sup> day of September, 2019.



Petitioner's/Agent's Signature

*Bobbi Young*

Notary Public:

*Bobbi Young*

My Commission expires:

*7-11-2023*

**Note: It is the responsibility of the Petitioner to ensure that all of the Posting requirements have been met. Failure to meet any of these requirements may result in the postponing and rescheduling a meeting in order to ensure the proper posting of the property. It is also the petitioner's responsibility to remove the poster 2 weeks after the meeting.**