

**OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS
for**

**MONTGOMERY COUNTY
Stella B. Werner Council Office Building
100 Maryland Avenue, Room 200
Rockville, Maryland 20850**

<https://www.montgomerycountymd.gov/ozah/index.html>

Phone: (240) 777-6660; Fax (240) 777-6665

CU CASE NO. CU 21-06 and BOA CASE NO: A-6817

**APPLICATION OF KAREN KRIEG, DBA DREAMY SKIES
DOG RANCH AND TRAINING**

**ORDER CONSOLIDATING CONDITIONAL USE AND
VARIANCEAPPLICATIONS**

On May 19, 2023, the Office of Zoning and Administrative Hearings (OZAH) received a referral from the Montgomery County Board of Appeals (Board) to conduct a hearing and submit a recommended decision on the above variance application filed by Karen Krieg, d/b/a Dreamy Skies Dog Ranch and Training (Applicant). The subject property is located at 26330 Mullinix Mill Road, Mt. Airy, Maryland 21771, in the AR Zone, and is comprised of 4 parcels totaling 4.42 acres (Tax Account Nos. 00938456, 01728641, 02826268, and 01728652).

In its variance application, the Applicant informed the Board that it would be filing a conditional use application for the same property with OZAH. The Board referred the case to OZAH so that OZAH could consider the variance and conditional use applications together. Exhibit 5. On July 12, 2023, the Applicant filed the above-captioned conditional use application seeking to operate an animal boarding and care facility on the subject property.

Consistent with the Board of Appeals referral, and because the two applications relate to the same property and the same proposed use, the Hearing Examiner finds that judicial economy will be served by consolidating the two cases for public hearing.

So Ordered this 19th day of September 2023.



Lynn Robeson Hannan
Hearing Examiner

COPIES TO:

Sean P. Hughes, Esquire

Attorney for the Applicant

Barbara Jay, Executive Director

Board of Appeals

Patrick Butler, Planning Department

Mark Beall, Planning Department

Victor Salazar, Dept. of Permitting Services

Washington Suburban Sanitary Commission

Montgomery County Public Schools

Abutting and Confronting Property Owners

Civic, Renters' and Homeowners' Associations (including a condominium's Council of Unit Owners)

Any Municipality within one-half mile of the property