



October 9, 2024

Kathleen Byrne, 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 Special Exception Major Modification for a Hospital, Veterinary, located at 22614 Frederick Road, Clarksburg 20871
Special Exception Major Modification S-2659-A

Dear Director Byrne:

At its regular meeting on October 3, 2024, the Montgomery County Planning Board reviewed Special Exception Major Modification Application S-2659-A, for Hospital, Veterinary use. The Applicants, Jeffrey Walcoff, D.V.M. and Sheila Walcoff, propose to modify an existing Hospital, Veterinary use on approximately 87,251 square feet, located at 22614 Frederick Road, in the R-200 Zone, and within the 1994 *Clarksburg Master Plan* area. The Special Exception Major Modification Plan shows the proposed addition and parking lot expansion of the Hospital, Veterinary use.

In its staff report dated September 20, 2024, technical staff recommended approval of the Special Exception Major Modification 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 1994 *Clarksburg Master Plan*. The application satisfies the applicable requirements and regulations of the approval of a Special Exception Major Modification a Hospital, Veterinary use. The Applicant has also met the burden of proof by showing that operating these uses 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, Vice Chair Pedoeem and Commissioner Bartley voting in favor of the motion, the Planning Board voted 5-0 to transmit a letter recommending that the Hearing Examiner approve the Special Exception Major Modification with the conditions 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 25
S-2659-A