

S-2659-A Major Modification, Jody Kline, attorney for the applicant, requests a major modification to Special Exception S-2659, Dr. Jeffrey Walcoff, DVM and Sheila Walcoff, Bennett Creek Animal Hospital. The requested modification includes adding six examination rooms, an additional surgical room, three administrative offices, a veterinarian office suite and a “break room” for office staff, adding 4833 square feet to the building.

The subject property is located at 22416 Frederick Road, Clarksburg, Maryland, 20871 also known as Lot 7 in the Clarksburg Height subdivision in the R-200 Zone (Tax Account 02-03642884).

EXHIBIT LIST

1. Request for Major Modification to BOA
(a) S-2659-A Major Modification Application
2. ~~Statement of Justification~~—*Amended by Exhibit 21*
3. Letter of Authorization
4. Zoning Vicinity Map
5. Plat Map
6. Existing Conditions Plan
7. Prior Special Exception BOA Opinions
8. Photos of Existing Conditions
9. Amended Special Exception Site Plan
10. Architecture Plan
11. Lighting Plan
12. Traffic Study
13. Amended Forest Conservation Plan
14. Water Quality Plan
15. Transmittal memo from BOA to OZAH 3/13/24
16. Emails between Jody, OZAH and Mark Beall re: hearing date. 3/26 – 3/27/24
17. Letter from Jody Kline requesting a postponement to 10/18/24.
18. Email from Jody Kline responding to questions raised by Mark Beall. 3/27/24
19. Notice List
20. Notice of Hearing. Mailed 9/9/24
21. Amended Statement of Justification. Submitted 09/23/23. Replaces Ex. 2
22. Pre-hearing statement. Submitted 09/24/24
23. Resume – Gerald Lee Miller. Submitted 09/26/24
24. Resume – Alan Clapp. Submitted 10/2/24
25. Planning Board Transmittal Memo. 10/09/24
26. Technical Staff Report. 10/3/24
(a) Attachment to Technical Staff Report
27. Landscaping Plan. 10/18/24
28. Fire Access Plan. 10/18/24
29. Affidavit of Posting. 10/18/24

30. Planning Board Resolution.