

FREDERICK COUNTY BOARD OF APPEALS REPORT

Date: February 24, 2025

Case Number: B- B276862

Applicant:

Jennifer Seabrook, Who's A Good Boy
3620 Buckeystown Pike, Buckeystown, MD 21717

Request:

Special Exception approval to establish a pet training, boarding, and daycare facility.

Location:

3620 Buckeystown Pike, Buckeystown, MD 21717
Tax Map 110, Parcel 101, Tax ID #84-4160753

Zoning District:

Village Center (VC)

Comp. Plan Designation:

Village Center

Applicable Ordinances:

Section 1-19-3.210 Special Exceptions
Section 1-19-8.338 Kennels in the VC District

Background:

The subject property is located at 3620 Buckeystown Pike, Buckeystown, MD, within the Village Center (VC) zoning district. The applicant, Jennifer Seabrook, is the co-owner of the business Who's a Good Boy, which intends to establish a pet training, boarding, and daycare facility at the site. The facility will operate in an existing structure, a three-bay shop, with minimal exterior modifications other than necessary fencing and signage.

The applicant requests a special exception to operate a Kennel under the Village Center/Planned Services (VC/PS) zoning ordinance, which permits animal care and related services subject to approval. The proposed facility will offer pet boarding, training, and daycare services in a clean, climate-controlled environment, aiming to meet the growing demand for professional dog care services in the area.

Additionally, Who's A Good Boy plans to add a bathroom and washer/dryer facilities once public sewer and water services become available to the property, expected within the next 3-5 years. Until then, the facility will manage operations with dry cleaning only, with alternative solutions such as porta-potties for client use.

Proposed Use and Facility Details:

Facility Operations:

- Boarding: Overnight stays for up to 14 dogs per day, in a secure, climate-controlled environment.
- Playtime & Socialization: Opportunities for dogs to socialize with others in supervised play areas.
- Training: Optional training services available for all dogs, addressing a range of canine needs.

Facility Design:

- Existing Structure: The facility will operate within an existing three-bay shop, with minimal external changes other than fencing and signage.
- Water Usage Estimates:
 - Dishwasher: 3.5 gallons per cycle, averaging 1 cycle per week.
 - Filling water bowls: 3 gallons per week

Waste Management:

- All solid waste generated by the dogs will be stored in appropriate waste bins and hauled away by a trash service.

Facility Infrastructure:

- Insulation & Noise Control: The building will be fully insulated for energy efficiency and soundproofing, including sound-deadening panels throughout.
- HVAC: An energy-efficient mini-split HVAC system will provide heating and cooling.
- Artificial Turf/Stone: The kennel yard will use artificial turf or stone to minimize mud and ensure cleanliness.

Future Infrastructure (Bathroom and Washer/Dryer):

- The applicant intends to install a bathroom and washer/dryer once public sewer, and water become available to the property in the next 3-5 years. These additional amenities will further improve the facility's operations and comfort. Until then, the applicant will use dry cleaning methods for the building, with all crates and kennel runs cleaned using cleaners, Swiffers, and dry mopping. Additionally, client bathroom needs will be addressed by access to local businesses with facilities.
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General and Specific Criteria:

Under Section 1-19-3.210 of the Zoning Ordinance, the Board of Appeals must evaluate the following criteria for special exception requests:

1. Proprietary Interest

The applicant, Jennifer Seabrook, is the co-owner of Who's a Good Boy and the property. She will manage and oversee the facility.

2. Consistency with Comprehensive Plan & Zoning Ordinance

The facility is consistent with the goals of the Village Center zoning district and the Comprehensive Plan for the area, which supports small businesses and community-oriented services. The proposed kennel is permissible under the VC/PS zoning as a special exception, providing essential pet care services in a managed and controlled setting.

3. Relation to Existing Development Patterns

The property is already developed, and the proposed use is compatible with the existing structure. The facility will not involve major changes to the property and will blend into the existing rural, semi-residential character of Buckeystown.

4. Neighborhood Impact

The applicant intends to minimize noise and other impacts through design features such as soundproofing, proper waste management, and restricted outdoor play areas. The facility is not expected to generate significant noise, fumes, or other adverse effects.

5. Compliance with Zoning Ordinance Provisions for Kennels

The proposed kennel will be fully enclosed inside the existing structure. No outdoor dog runs or kennels will be established that could potentially impact neighboring properties. Furthermore, the proposed facility adheres to the requirements for kennels as defined in Section 1-19-8.338. The facility will be designed and operated in compliance with all relevant zoning provisions, including those regarding lighting, parking, and signage.

6. Septic System and Water Use

The existing septic system is a 1000-gallon tank with a capacity for three bedrooms. However, only two bedrooms in the residence will be used, with one being an office and the other a walk-in closet, which provides adequate capacity for the applicant's residence and the operations of Who's a Good Boy. The system has been reviewed by a certified septic professional, and no issues are anticipated with its capacity to handle the facility's wastewater. Water usage is expected to be minimal, with an

estimated 1-5 gallons per day for dog care services, ensuring no undue strain on the system.

7. Future Sewer and Water Connection

The applicant has indicated that once public sewer and water services become available to the property in the next 3-5 years, the installation of a bathroom and washer/dryer will be completed to enhance the comfort and convenience of both staff and clients. Until that time, the facility will continue to operate using dry cleaning methods and offer alternative restroom facilities for clients.

Specific Criteria - Section 1-19-8.338 Kennels in the VC District:

The following provisions apply to the establishment of kennels in the Village Center (VC) district:

- **Minimum Lot Area:** The property is sufficiently large, with over 2 acres, exceeding the minimum area requirements.
- **Setback and Height Requirements:** The building will maintain appropriate setbacks from property lines, ensuring no encroachment on neighboring properties.
- **Signage:** Any signage will comply with the VC zoning provisions and will not exceed 15 feet in height or 25 square feet in area.

Conclusion:

The proposed facility meets all applicable criteria for the requested special exception, and its operations will be in harmony with the existing development patterns of the neighborhood. The applicant has provided a thorough description of the proposed facility, its operations, and its impact on the community. The facility is designed to provide valuable pet care services while minimizing potential negative effects on neighboring properties.

Additionally, the applicant's intention to install a bathroom and washer/dryer once public sewer and water services become available demonstrates a commitment to improving the facility's long-term sustainability and service offerings.

Staff recommends approval of the special exception request, subject to any further conditions required during the site development plan review.

Action Required:

The Board of Appeals should evaluate the application based on the above criteria and determine whether to approve the special exception for the proposed pet training, boarding, and daycare facility. Should the Board approve the request, the applicant will be required to comply with all relevant site development plan regulations, including but not limited to lighting, parking, screening, and signage requirements.

Attachments:

- Site Layout
- Fence Drawing
- Hazard Information
- Location Drawing
- Septic System Details
- Concept Plan & Illustrative Notes

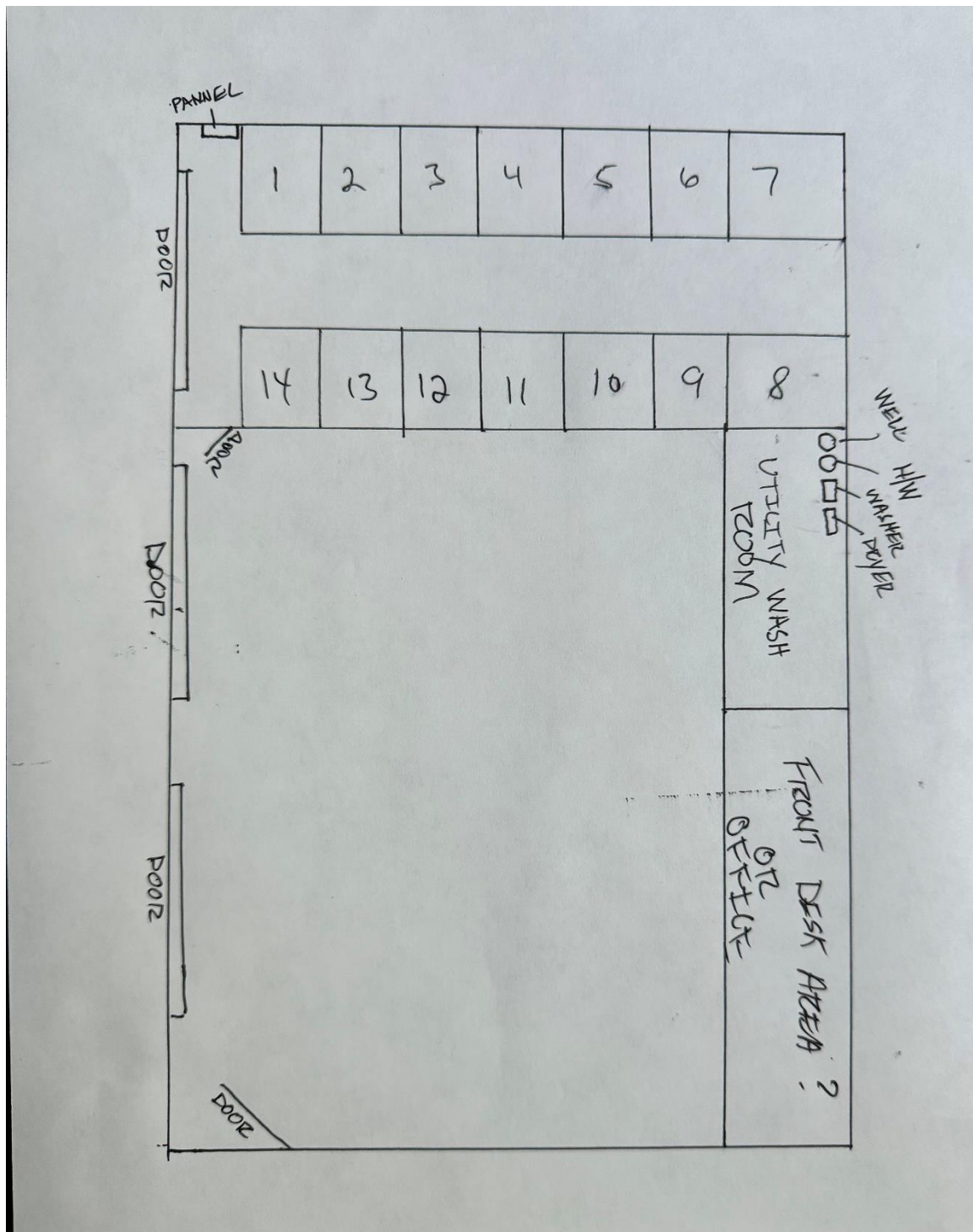
For further information or clarification, please contact:

Jennifer Seabrook

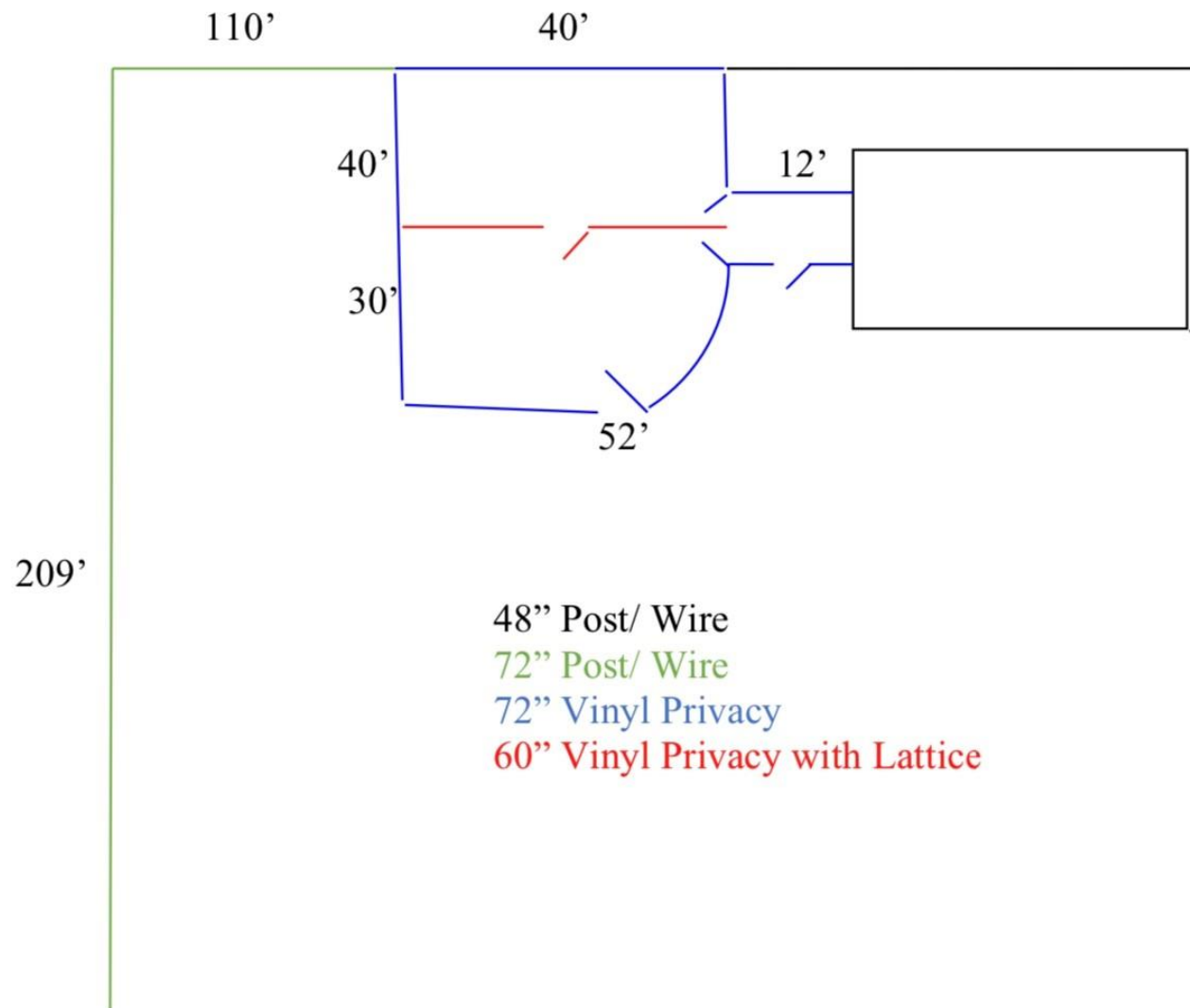
Phone: 301-802-6279

Email: info@wagbtraining.com

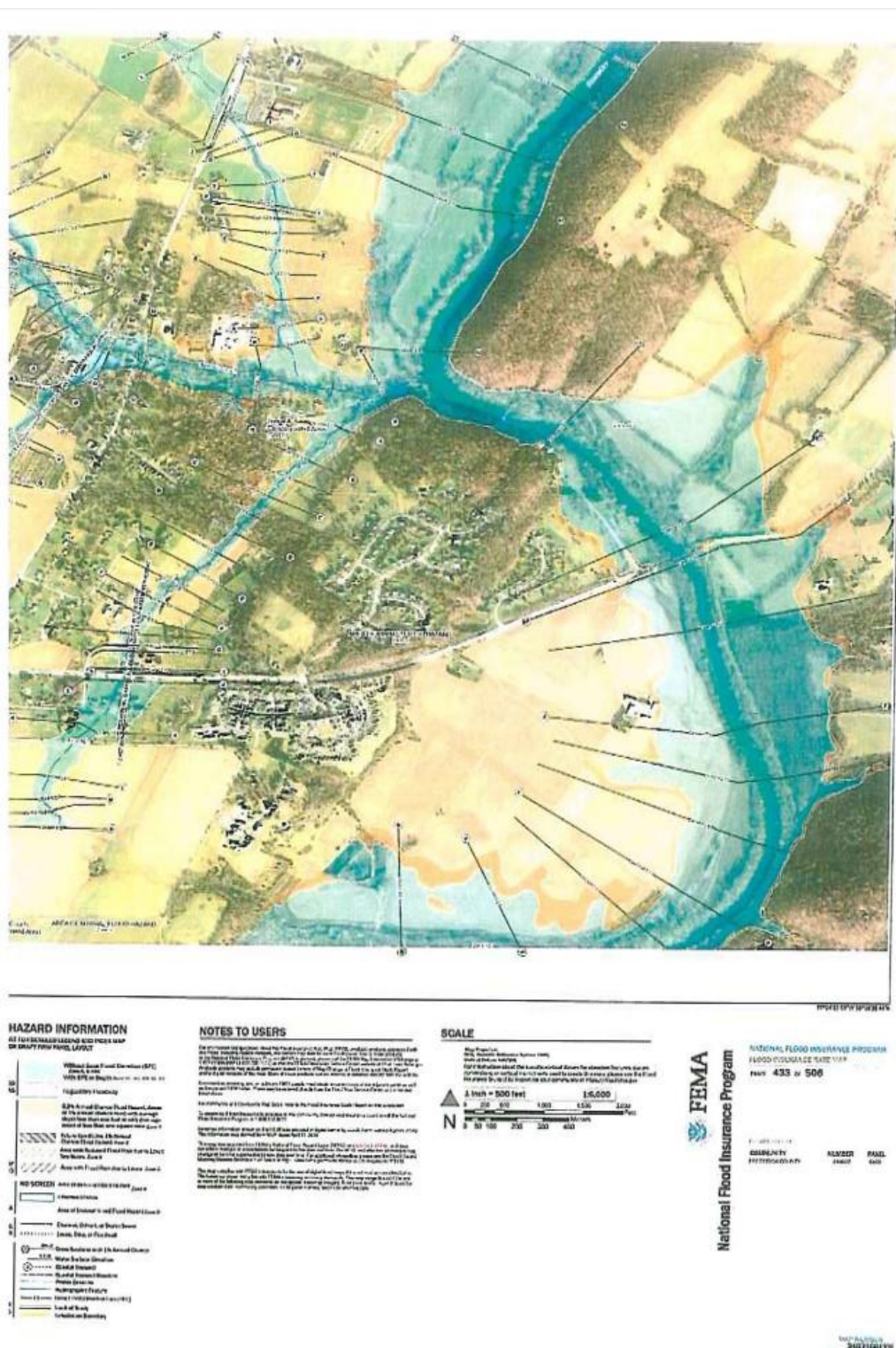
Site Layout



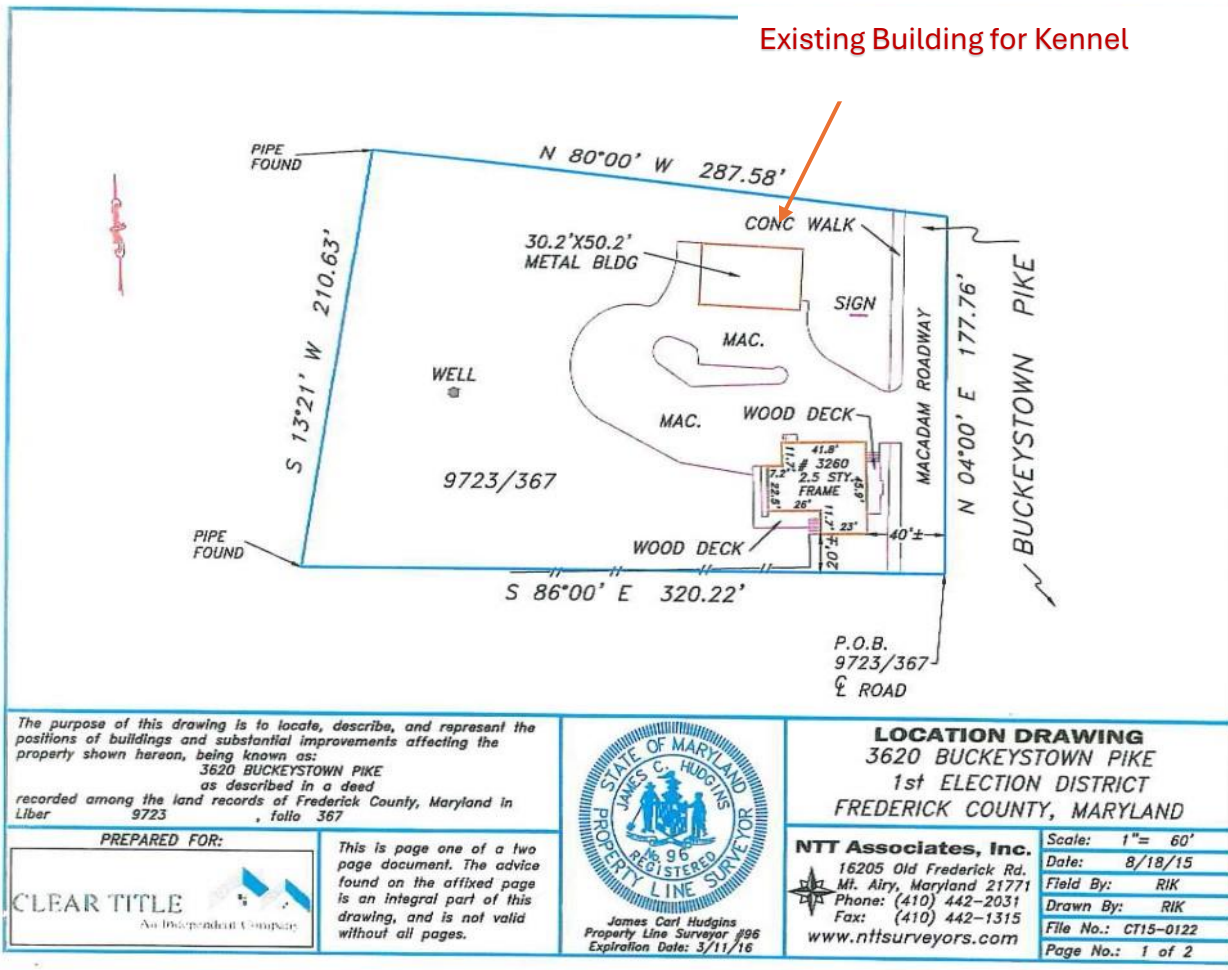
Fence Drawing



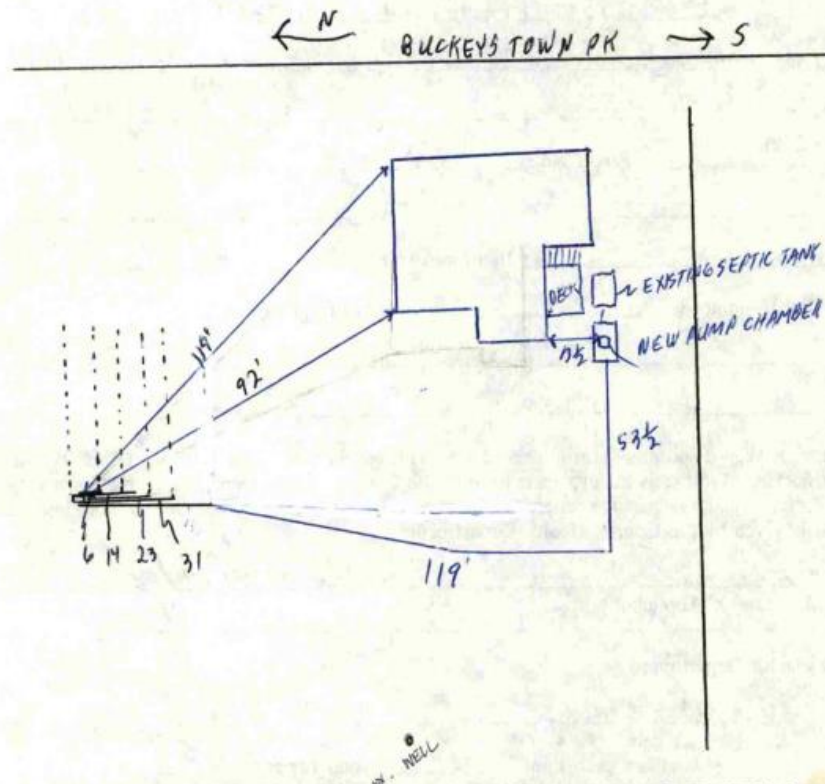
Hazard Information



Location Drawing



Septic System Details



NOTE: Notify the County Health Department at least FORTY EIGHT (48) HOURS before you are ready to cover installation so that inspection can be made for final approval.

REMARKS:

Septic system replaced in 1996

1000 gallon tank

3 Bedroom Capacity

New grinder pump in 2016

Floodplain Map



Part of the Property is located
within a floodplain.

The red circle highlights the existing building we intend to use for the business which is located outside of the floodplain.