

be, even with the replatting of these two lots. There will be no outdoor exercise area provided for the dogs, which is a deficiency in appropriate care for dogs, particularly for domestic pets located in a residential area. For older or very young animals, this is particularly inappropriate. The applicant has expressed an interest in expansion of the boarding facilities in the future and proposed the use of the rear portion of the parcel as an exercise area for the dogs at that time, which would be adjacent to the graveyard of the historic church. This is completely inappropriate and should be opposed by the community and the County at every point in the future. But such opposition also would mean that there would be no future remedy for the lack of outdoor space for animals under the care of this facility. This, again, points to the fact that this boarding kennel is an inappropriate use and size for this particular parcel.

The intention to bring additional animal care to the Clarksburg/Boyd's area is a good one. The provision of internships for middle school and high school students seems community-minded. Certainly, however, Dr. Walcott, can provide these internships at his veterinary clinic even without the boarding facility.

Sincerely,  
Lynn Fantle  
12711 Clarks Crossing Drive  
Clarksburg, MD 20871

A - 14

3

Gallihue, Joel

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From: Maskal, Nellie  
Sent: Thursday, December 08, 2005 3:22 PM  
To: Gallihue, Joel  
Subject: FW: Clarksburg Veterinary Hospital



Old Farm Vet.doc

-----Original Message-----

From: Nancy Hammer [mailto:Nancy.Hammer@noaa.gov]  
Sent: Thursday, December 08, 2005 2:48 PM  
To: Maskal, Nellie; pmajewski@att.net; baines@erols.com  
Subject: Clarksburg Veterinary Hospital

I have been a resident of the greater Clarksburg area for thirty three (33) years and Montgomery County for forty four (44) years. I am writing to express my complete support of Dr. Jeff Walcoff's proposed veterinary hospital and boarding facility in Clarksburg.

My association with Dr. Walcoff began in October of 2000 when our family pet had a life threatening situation. Please see copy of a letter attached to the Frederick News-Post written by my daughter, Candace Myers which will explain in detail the extra-ordinary treatment and care given by Dr. Walcoff.

In July 2001, we unfortunately had another life threatening situation with Cajun. Again, Dr. Walcoff exhibited his proficient knowledge and his benevolent attitude towards our pet and towards my family. He again saved Cajun's life by doing emergency surgery and follow up care.

Cajun did well until September 2003 when we again had to call Dr. Walcoff for help with Cajun. It was well after office hours. Dr. Walcoff was not on duty at the time but after we explained Cajun's condition he asked us to bring Cajun to the office and he would meet us there. After he examined Cajun, Dr. Walcoff advised my family that Cajun had taken the decision away from us and that we had no choice but to eliminate his pain and suffering. Cajun was compassionately put to sleep with all of us present.

We have two new pets and currently take them to Dr. Walcoff for medical treatment and boarding. We willingly and enthusiastically support his practice and boarding facility and recommend him to any person. His hospital and boarding facility are both extremely clean and he takes extraordinary care of his patients. He provides loving attention and required medical treatment.

As the Clarksburg area and surrounding areas continue to grow, this new hospital and boarding facility will:

1. Enable local residents, like us, to have convenient access to a very high quality and extremely compassionate veterinary with a modern indoor climate controlled boarding facility for our companions.

2. Provide job opportunities to our local residents.
3. Provide internships to residents and the local middle and high school students interested in the field of veterinary medicine and animal care.

I urge you to move forward on the approval of this new veterinary hospital and boarding facility because it will be an asset to our community.

I am looking forward to your response.

Sincerely,

Nancy S. Hammer  
20600 Top Ridge Drive  
Boys, Maryland 20841  
301-972-0603

Wednesday, December 7, 2005

Montgomery County Board of Appeals  
C/O Office of Zoning and Administrative Hearings  
RE: Clarksburg Veterinary Hospital  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

*and*

Clarksburg Civic Association

RE: Clarksburg Veterinary Hospital

My name is Candi Myers and my family has lived in Boyds, Maryland (within 2-3 miles of Clarksburg the anticipated new Clarksburg Veterinary Hospital) for approximately 33 years.

In October of 2000, we had a 7-year old German Shepherd, Cajun, with a distended stomach. My family has always owned dogs & had a previous German Shepherd with the same condition, so we were well aware this was life threatening condition for Cajun & the possibilities that we could lose our pet. With our previous pet, because this was after office hours for our family veterinary for over 30 years, we took a chance on a local emergency animal hospital during the incident. While attempting to treat our pet, the doctor punctured the dog's intestines, which resulted in his death the next day. Since then, our family veterinary, for over 30 years, retired. Before October 2000, we had visited different veterinary clinics in Montgomery County in an effort to find a new vet we would feel comfortable with who would meet our needs and the needs of our German Shepherd, Cajun. Needless to say, we were not anxious to visit another emergency clinic during the October 2000 crisis with Cajun.

Several weeks before this crisis, we noticed an ad in the Frederick County Post Newspaper for the Old Farm Veterinary Hospital that my family saved since we had not been successful in finding an acceptable new vet in Montgomery County. We did not have much hope that the staff at the Old Farm Veterinary Clinic would be able to help us that evening, which was after regular office hours, since we were not an existing client. We took another chance & called the Frederick office anyway.

We explained our problem with Dr. Walcoff's answering service & that we were not an existing client. We were advised that the doctor would return our call within ten minutes, and within five minutes, Dr. Walcoff returned our call. We explained Cajun's condition, the history of our previous experience with our late pet & an emergency clinic, how hesitant we were to risk going to one again, & that we were not presently a client of his Frederick practice & had little comfort level in the veterinary offices we had seen in Montgomery County. Dr. Walcoff asked us to meet him at his Frederick office. Thirty minutes later, Dr. Walcoff was waiting for us when we arrived with Cajun, took an x-ray to confirm his diagnosis, & then explained the procedure, costs, and prognosis. Dr. Walcoff was honest with us that Cajun would need surgery immediately with only a 50-50 chance of survival. That night, Dr. Walcoff performed approximately a 3-hour surgery on Cajun & then called us after midnight to let us know that Cajun came through the surgery well & that he would monitor his condition throughout the night. Cajun remained with Dr. Walcoff & his staff at the Frederick office for several days to monitor his recovery.

After that incident, Cajun had a different medical emergency in July 2001, where Dr. Walcoff & his staff again showed incredible compassion and, as we have come to count on, again gave excellent care, treatment & attention to our pet's needs & the needs of our family.

Unfortunately, in September 2003, my family came home & noticed that Cajun could barely walk. We immediately called the Frederick office & asked for Dr. Walcoff, who was currently off duty, with another vet on-call, but because of the relationship that our family & pet had formed with Dr. Walcoff, he again instructed us to meet him at the Frederick office. When we got there & he had a chance to examine Cajun, Dr. Walcoff gave us the word that "it's time" for Cajun & we had to put Cajun to sleep that night.

Since October 2000, my family has known that we have found the best vet for our family pets that has compassion & is excellent in his field of medicine. We actively support his practice by making recommendations to any pet owner we know to visit with him & board their animals in his boarding facility. We can recommend the Dr. Walcoff's boarding facilities because, when away, we have boarded our pets at his indoor facility & have noticed that Dr. Walcoff runs an exceptionally clean hospital & climate controlled boarding facility & takes excellent care of and an interest in all of his patients.

We are so thankful for Dr. Walcoff & his staff for their heartfelt compassion & effort exhibited for all of our pets. Since Cajun passed away, my family has added two male German Shepherds, one which I own myself. We take our new additions to Dr. Walcoff for any & all medical treatment. We trust his opinion & the care he gives our pets. I am so grateful of Dr. Walcoff's attention & excellent care of my animals, that I submitted him earlier this year for a "Vet of the Year" award to thank him for all the attention he has given my pets over the years since we have become his clients.

Also, the proposed new Clarksburg vet facility will provide job opportunities & internships to local residents. It's important that we offer this opportunity to observe & contribute, as well as teach our local middle & high school students the importance of excellent veterinary medicine & animal care.

Needless to say, I am strongly in support of Dr. Walcoff's proposed veterinary hospital & boarding facility in Clarksburg. Having Dr. Walcoff and his staff conveniently located nearby will give me more comfort that I can get the necessary treatment for my pets sooner if they should ever need the attention. The Clarksburg community & surrounding area is growing so fast & Clarksburg needs this animal hospital, veterinary and boarding services.

As a long time pet owner & resident of Boyds, Clarksburg must get this highly skilled, excellent & compassionate vet, Dr. Jeff Walcoff, to service its community's residents & their pets!!!

Sincerely,

*/s/ Candace Myers*

Candace Myers  
20600 Top Ridge Drive  
Boyds, Maryland 20841  
301-471-1156

KATHY E. SCHULTZE, Agent  
Auto-Life-Health-Home and Business

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100 Tuscanney Dr, Ste E, P.O. Box 2004 Frederick, MD 21702  
Phone: Business (301) 694-6711 Fax (301) 694-7720 or Residence (301) 371-7165

December 1, 2005

Montgomery County Board of Appeals  
C/O Office of Zoning and Administrative Hearings  
Re: Clarksburg Vet Hospital  
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, MD 20850

**RE: Testimony regarding lack of noise and odor issues and support of new  
veterinary hospital and boarding facility in Clarksburg, MD**

My name is Tom Schultze and my wife and I own and operate our State Farm Insurance office adjacent to Dr. Walcoff's current veterinary practice and boarding facility in Frederick MD. Our office is between his practice and the dumpster for the professional center, which the veterinary hospital uses.

Dr. Walcoff operates an extremely clean hospital and boarding facility. He has an excellent reputation in the community and is a good neighbor in the small professional center in which we both operate our businesses.

I am writing to confirm that there is no problem with either noise or odor of any kind emanating from Dr. Walcoff's veterinary hospital and boarding facility or the dumpster, in which he places his medical and animal waste.

Moreover, we share a small parking lot with several other professional tenants (dentist and publisher) and the increased traffic in front of our business and in our shared parking lot has been nominal and very manageable.

We would be happy to answer any additional questions you may have in this regard.

Sincerely,

Thomas H. Schultze

A-14 8

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Clarksburg Civic Association  
P.O. Box 325  
Clarksburg, Maryland 20871-0325

January 13, 2006

Montgomery County Planning Board  
Attn: Nellie Shields-Maskal

Proposed Veterinary Clinic and Boarding Facility  
22414 & 22416 Frederick Road, Clarksburg

The Executive Committee and Planning Committee of the Clarksburg Civic Association have discussed the proposal for the application.

We do not oppose the animal clinic component as a proposed use and think it would be compatible on the site, which is zoned R-200.

However, we do not support the boarding kennel, which we do not think is at all suitable for the R-200 zone. The lots under discussion presently have a house on each and though Rocky Hill Middle School is located behind the site, and there is a small church beside it, every other lot has an occupied house.

The following are some of the points on which we based our decision:

- The size of the kennels would set a precedent for other special exceptions being sought. This area is the buffer between Germantown and Clarksburg and we all wish to keep the distinction clear.
- This area is predominantly residential, and is definitely not industrial as claimed by the applicant
- The facility proposed has only an indoor exercise room, which is not at all suitable for the dogs. This leads to the real probability that the applicant will ask for a waiver/special exception for an outdoor exercise area, which we would totally reject.
- The idea of internships for the clinic is a good idea for the students, but would be of minor benefit to students working in the boarding kennels.
- Dedicated boarding kennels do allow for the pickup of animals on Sundays, which most pet owners would prefer than having to wait until Monday. The applicant has stated that the facility would not allow for Sunday pickup of animals.

We have received a letter of support from Mrs. Keys of 22414 Frederick Road. This appears to come from a local homeowner, but is deceptive in that the address is that of one of the houses on this site. Mr. & Mrs. Keys do not own this house, although they may be contract purchasers. The letter has to be taken in the context that the writer is very involved in the outcome of the special exception. Also, Mrs. Keys states that community service hours may be obtained by local students. I am not sure that community service hours are obtainable for work at a commercial enterprise.

Kathie Hulley  
Planning Committee Chair

A 14 - 9