

FREDERICK COUNTY BOARD OF APPEALS
STAFF REPORT FOR APRIL 22, 2021 @ 7pm

<u>Case Number:</u>	B-21-01 (B261850)
<u>Applicants:</u>	Mr. and Mrs. Ederaldo Pereira (Applicants) Parsonault Consulting LLC Representing the Applicants
<u>Appeal:</u>	Requesting a Special Exception Approval for a Limited Agricultural Activity in the Residential Districts in accordance with Section 1-19-3.210 and Section 1-19-8.325 of the Frederick County Zoning Ordinance.
<u>Location:</u>	Property identified as 6804 Church Court, Frederick MD 21702, Tax Map 48, Parcel 0236, Tax ID# 21424862, Zoned Low Density Residential (R1), Size 1.12 Acres
<u>Planning Region:</u>	Frederick
<u>Zoning District:</u>	Low Density Residential (R1)
<u>Comp. Plan Designation:</u>	Rural Residential
<u>Applicable Ordinances:</u>	Sec. 1-19-3.210 Special Exceptions Sec. 1-19-8.325 Limited Agricultural Activity in the Residential Districts Sec. 1-19-11.100 Definitions

Background:

The subject parcel is zoned Low Density Residential (R1) and contains 1.12 acres.

Section 1-19-11.100 of the Frederick County Zoning Ordinance defines *AGRICULTURAL ACTIVITY, LIMITED* as "The keeping of farm animals in residential districts on lots with less than 3 acres. Apiaries are excluded from this definition."

Section 1-19-11.100 of the Frederick County Zoning Ordinance defines *FARM ANIMALS* as "Those animals ordinarily found on a farm, including but not limited to: horses, ponies, sheep, goats, bulls, buffalo, cows, steers, rabbits raised for commercial purposes, turkeys, pigs, ducks, geese, chickens and guinea hens."

Proposal:

The Applicants are requesting Special Exception approval for a Limited Agricultural Activity for the purpose of keeping chickens, with no roosters, on a residential lot that is less than 3 acres. The number of chickens was not included in the Applicants' application.

The Applicants have submitted a site plan showing that the proposed pen area will meet the 50 foot setback requirement. (Attachment 1)

General Criteria – Special Exception:

(A) An application for a special exception may be made only by persons with a financial, contractual or proprietary interest in the property for which a special exception is requested.

The Applicants state that they are the property owners and therefore have a financial interest in the property.

(B) A grant of a special exception is basically a matter of development policy, rather than an appeal based on administrative error or on hardship in a particular case. The Board of Appeals should consider the relation of the proposed use to the existing and future development patterns. A special exception shall be granted when the Board finds that:

(1) The proposed use is consistent with the purpose and intent of the Comprehensive Development Plan and of this Chapter: and

The Applicants state that the proposed use is consistent with the Applicants' understanding of the county Comprehensive Development Plan. Raising chickens is consistent with the rural nature of this area.

(2) The nature and intensity of the operations involved in or conducted in connection with it and the size of the site in relation to it are such that the proposed use will be in harmony with the appropriate and orderly development of the neighborhood in which it is located; and

The Applicants state that the nature and intensity of the Special Exception will be in harmony with the appropriate and orderly development of the neighborhood.

(3) Operations in connection with the special exception at the proposed location shall not have an adverse effect such as noise, fumes, vibration or other characteristics on neighboring properties above and beyond those inherently associated with the special exception at any other location within the zoning district; and

The Applicants state that they will ensure that operations in connection with this Special Exception will not have an adverse effect on the characteristics of the neighborhood. Noise, fumes, dust and vibration will be consistent with similar special exceptions granted at other locations within the zoning district. Furthermore, they state that the coop/run will be cleaned weekly to maintain a clean environment.

(4) Parking areas will comply with the off street parking regulations of Chapter 1-19 of the County Code and will be screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

The Applicants state that the property is a private residence and as such no further parking is required.

(5) The road system providing access to the proposed use is adequate to serve the site for the intended use.

The Applicants state that the road system is adequate to serve the site for its intended use.

(C) In addition to the general requirements listed above, uses requiring a special exception shall be subject to the specific requirements for each use outlined in §§ 1-19-8.320 through 1-19-8.355 of the County Code.

The Applicants state they understand this requirement.

(D) A special exception approval may be granted in accordance with the general and specific requirements enumerated in this section. The Board of Appeals may, in addition to other requirements imposed under Chapter 1-19 of the County Code and is hereby authorized to add to the specific requirements any additional conditions that it may deem necessary to protect adjacent properties, the general neighborhood, and its residents or workers. Violation of such additional conditions, when made a part of the terms under which the special exception permit is granted, is a violation of Chapter 1-19 of the County Code and may be grounds for termination of the special exception.

The Applicants state they understand this requirement.

(E) The Board of Appeals shall not grant a special exception unless and until:

(1) A written application for a special exception is submitted indicating the section of Chapter 1-19 of the County Code under which the special exception is sought and stating the grounds on which it is requested; and

The Applicants state they understand this requirement.

(2) A public hearing has been held; and the Board had made a finding of fact that the special exception requested meets the general and specific requirements outlined in this section.

The Applicants state they understand this requirement.

(F) The grant of special exception may include approval of customary incidental accessory uses as reviewed and approved by the Zoning Administrator.

The Applicants state that they are requesting to be allowed to raise chickens and place a chicken coop and run in a manner consistent with the requirements of the Frederick County Zoning Ordinance.

(G) No use or activity permitted as a special exception shall be enlarged or extended beyond the limits authorized in the grant of special exception. All enlargements, extensions, and changes in use shall require grants of special exception, as in the case of an original petition.

The Applicants state that they understand this and have no intention of increasing the number of chickens approved or change the location in a manner that is not consistent with the requirements of the Frederick County Zoning Ordinance.

(H) If a grant of special exception is denied, no new petition for the denied use on the same property shall be accepted by the Board of Appeals for 1 year after the date of denial of the petition.

The Applicants state they understand this requirement.

(I) A decision of the Board of Appeals granting a special exception will be void 5 years from date of approval by the Board of Appeals unless the use is established, a building permit is issued, construction has begun, or final site development plan approval has been received in accordance with the terms of the decision. Upon written request submitted to the Zoning Administrator no later than 1 month prior to the expiration date and for good cause shown by the applicant, a 1 time extension may be granted by the Zoning Administrator for a period not to exceed 6 months.

The Applicants state they understand this requirement.

Limited Agricultural Activity in the Residential Districts.

A limited agricultural activity shall be permitted in the residential districts where the following provisions are met:

(A) The keeping of farm animals in conjunction with a single family residence, on lots less than 3 acres, shall be permitted in residential districts provided that no pens, stalls, or runs will be located closer than 50 feet of any lot line. (see also § 1-19-8.240).

The Applicants state that the coop/ run will be located at least 50' away from all property lines. (Attachment 1)

(B) All criteria in § 1-19-3.210 and all other provisions of Chapter 1-19 of the County Code shall be met.

The Applicants state they understand this requirement.

(C) The limited agricultural activity shall not cause any odor, dust, smoke, vibration or unreasonable noise which can be detected at or beyond the property line.

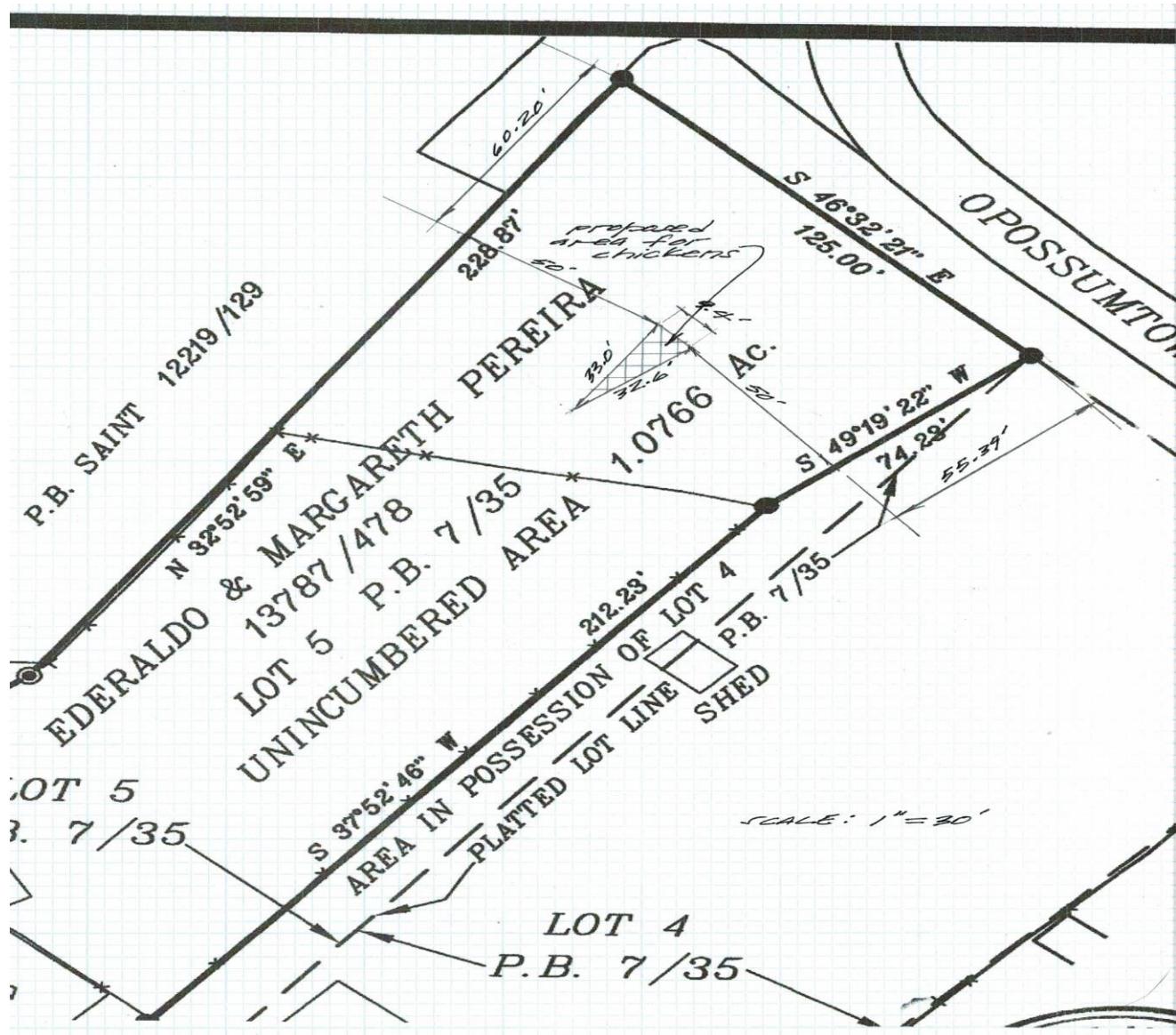
The Applicants state that they will ensure that operations in connection with this Special Exception will not have an adverse effect on the characteristics of the neighborhood. Noise, fumes, dust and vibration will be consistent with similar special exceptions granted at other locations within the zoning district.

Action Required:

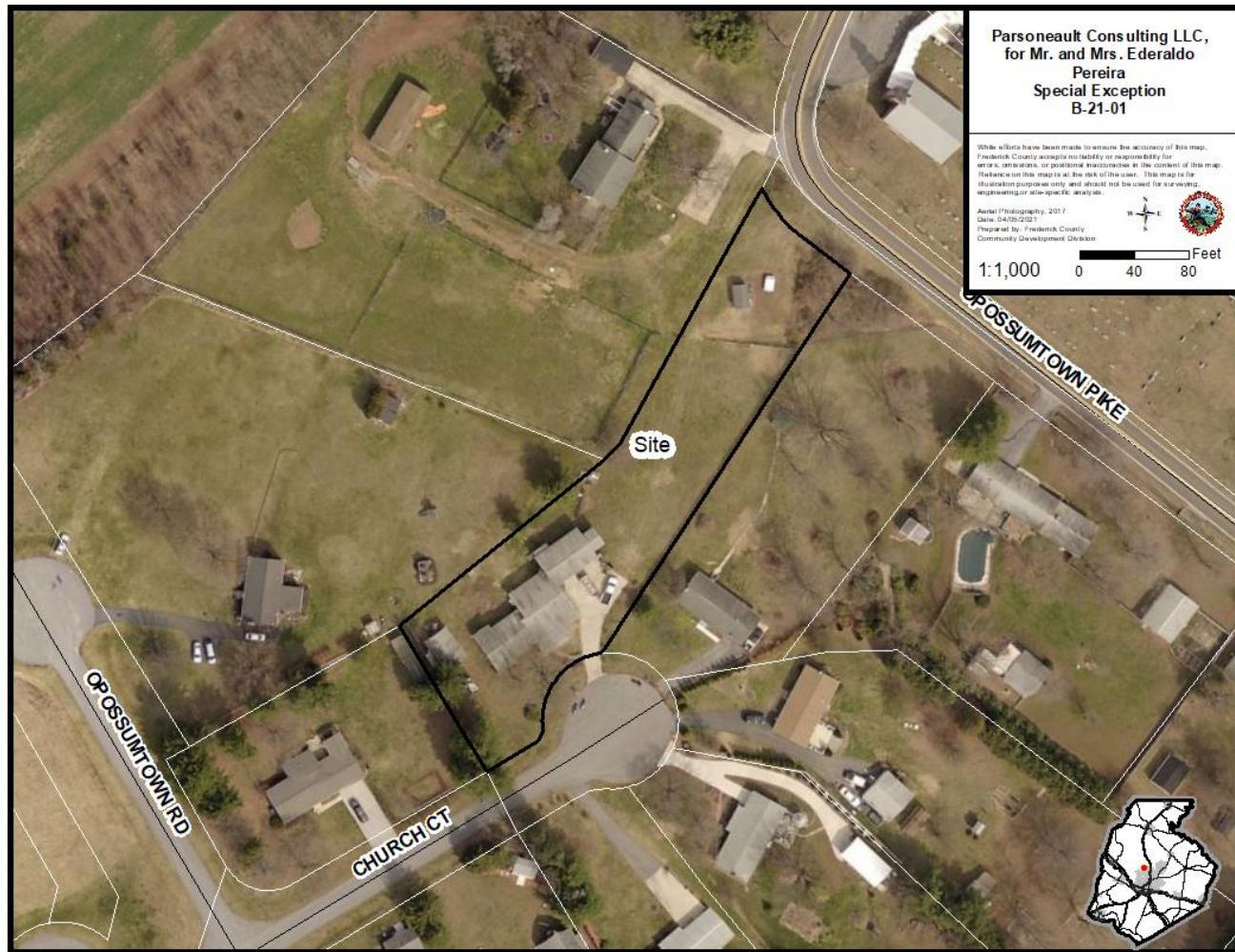
Staff requests that the Board review the general and specific criteria for Special Exception under Section 1-19-3.210 (*Special Exceptions*) and Section 1-19-8.325 (*Ltd Ag Activity in the Residential*

Districts) of the Frederick County Zoning Ordinance and render a decision on the Applicants' request to allow up to ___ chickens and no roosters on the property

Attachment 1

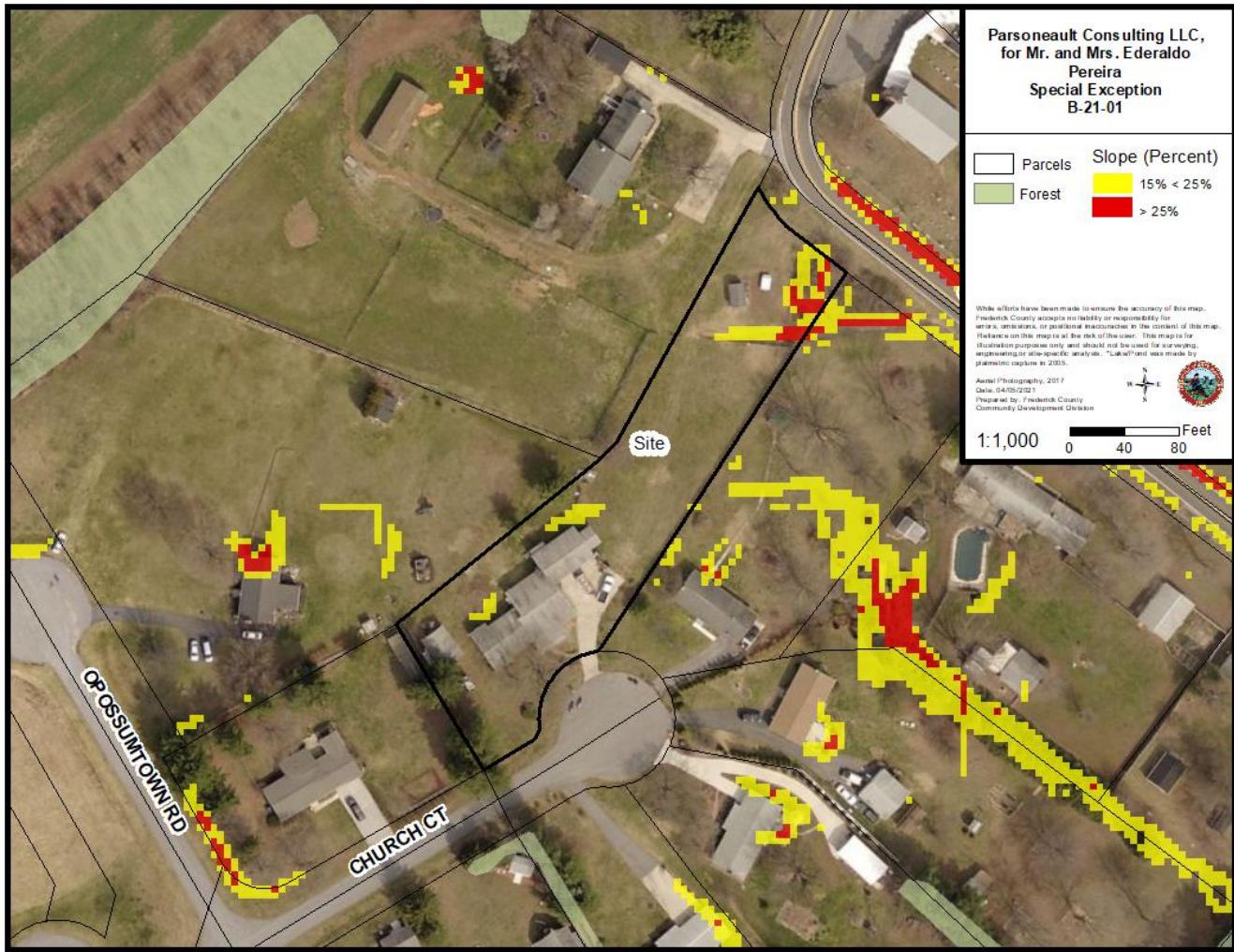


GIS Maps

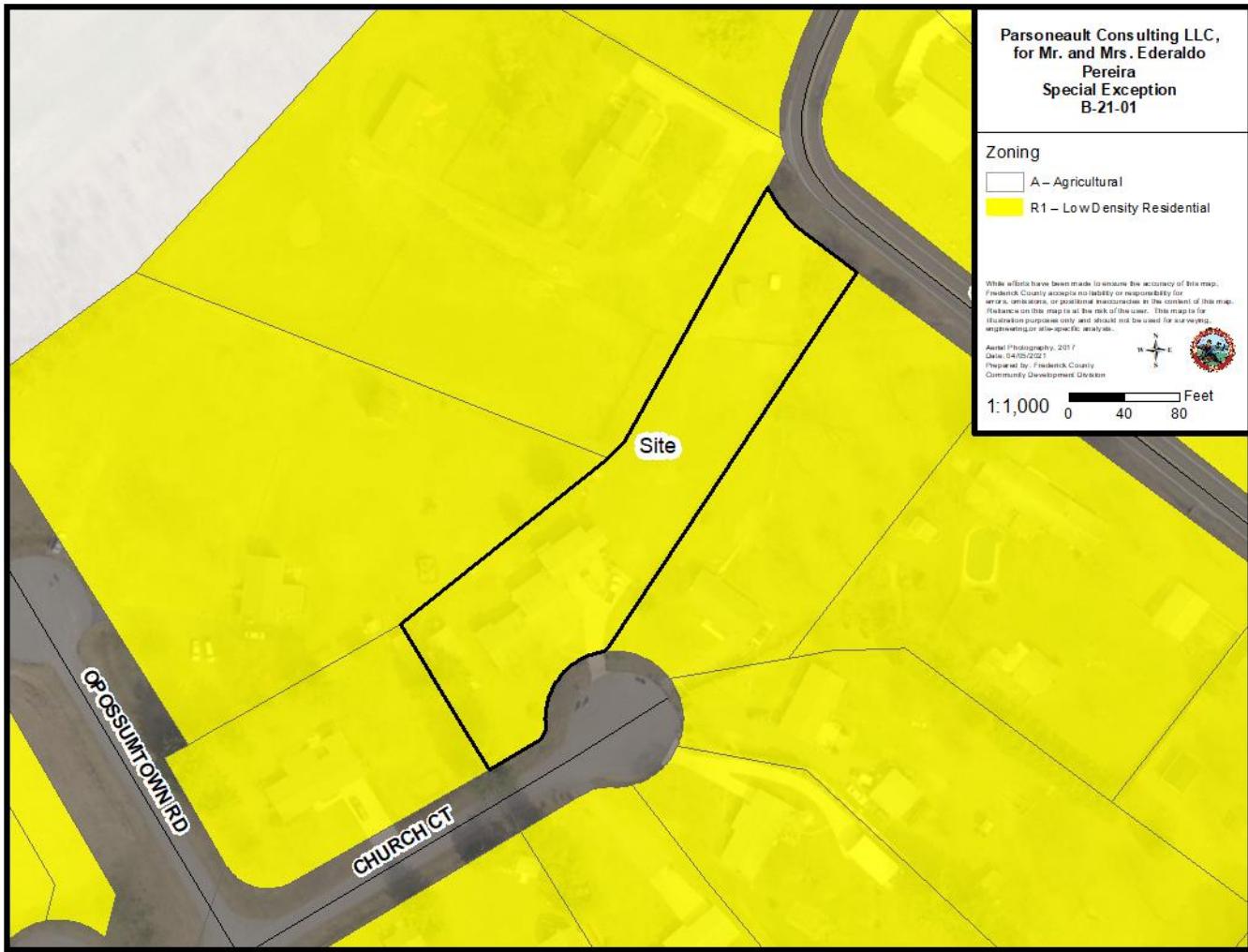


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