

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

Case Number: B-21-02 (B263942)

Applicant: Alia Roberts

Appeal: 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.

Location: Property identified as Property identified as 7189 Adirondack Drive, Tax Map 48, Parcel 0186, Tax ID# 20397152, Zoned Low Density Residential (R1), Size .675 Acres

Planning Region: Frederick

Zoning District: Low Density Residential (R1)

Comp. Plan Designation: Rural Residential

Applicable Ordinances: 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 .675 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 Applicant is requesting Special Exception approval for a Limited Agricultural Activity for the purpose of keeping no more than 5 chickens, with no roosters, on a residential lot that is less than 3 acres.

The Applicant has submitted a site plan showing that the proposed pen area will meet the 50 foot setback requirement. (Attachment 1) The Applicant is the daughter of the owner and has provided a notarized letter from the owner, granting permission to make this application.

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 Applicant states that she is the daughter of the property owners and has provided a notarized letter verifying permission to use the property for a Limited Agricultural Activity to raise chickens.

- (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 Chapter 1-19 of the County Code; and

The Applicant states that the proposed use is consistent with rural nature of the community.

- (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 Applicant states that the raising of chickens is 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 Applicant states there will be no noise, fumes, dust and vibration created by the raising of up to 5 chickens. She adds that she intends to keep the chicken coup clean.

- (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 Applicant states 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 Applicant states that no additional car trips will be generated by raising chickens.

- (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 Applicant states she 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 Applicant states she 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 Applicant states she understands 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 Applicant states that she understands 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 Applicant states that she requests to be allowed to raise chickens in a coup and run in the back yard.

- (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 Applicant states that she understands this and will stay in conformance of the approval if granted by the BOA.

- (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 Applicant states that she understands 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 Applicant states that she understands 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 Applicant states 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 Applicant states that she 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 Applicant states there will be no noise, fumes, dust and vibration created by the raising of up to 5 chickens.

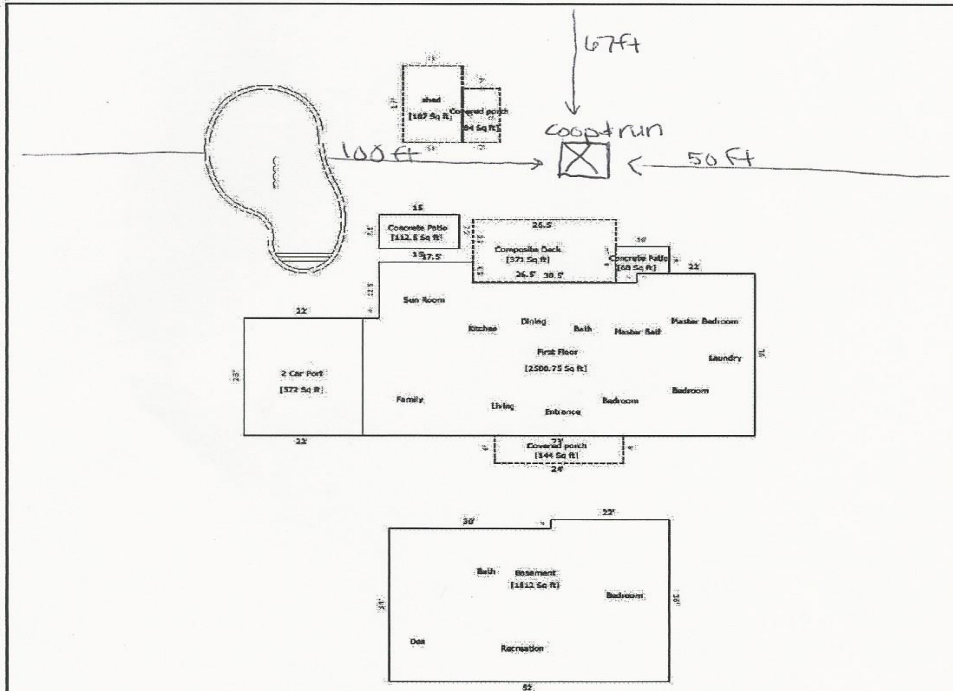
Action Required:

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 Applicant's request to allow chickens and no roosters on the property

Attachment 1

Building Sketch

Borrower:	Geary III, James				
Property Address:	7189 Adirondack Dr				
City:	Frederick	County:	Frederick	State:	MD
Zip Code:	21702				
Lender/Client:	Wells Fargo Bank, NA / VA				

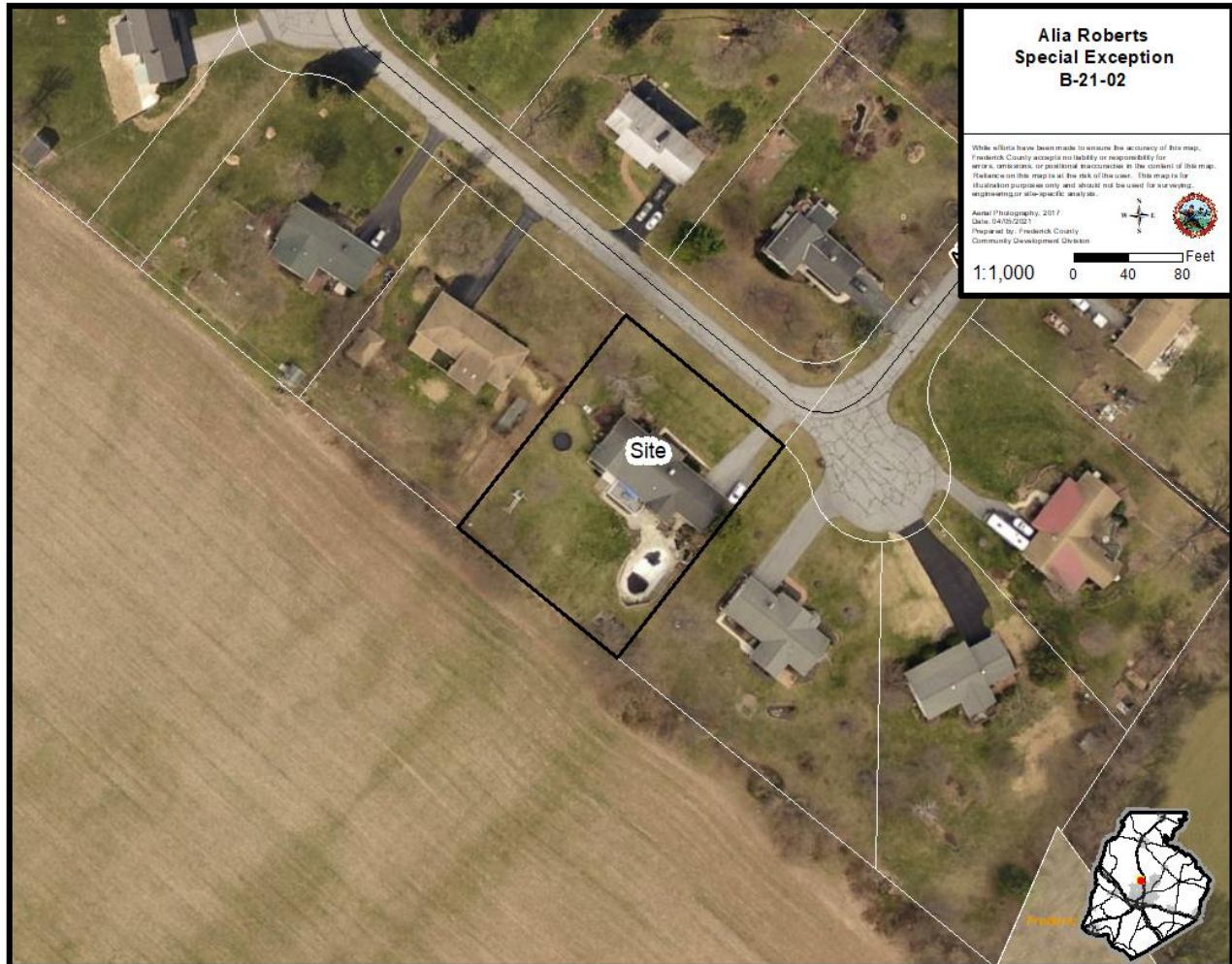


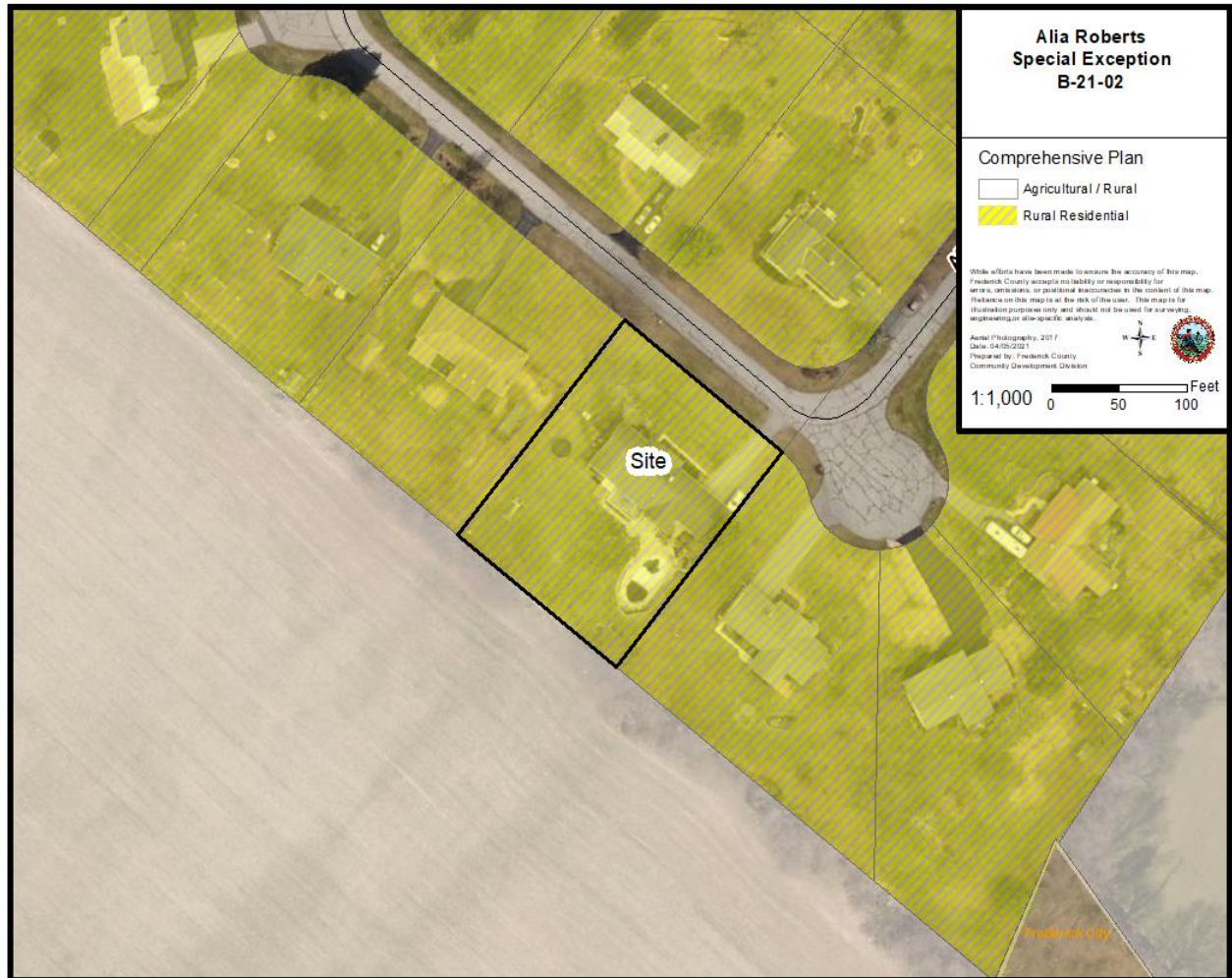
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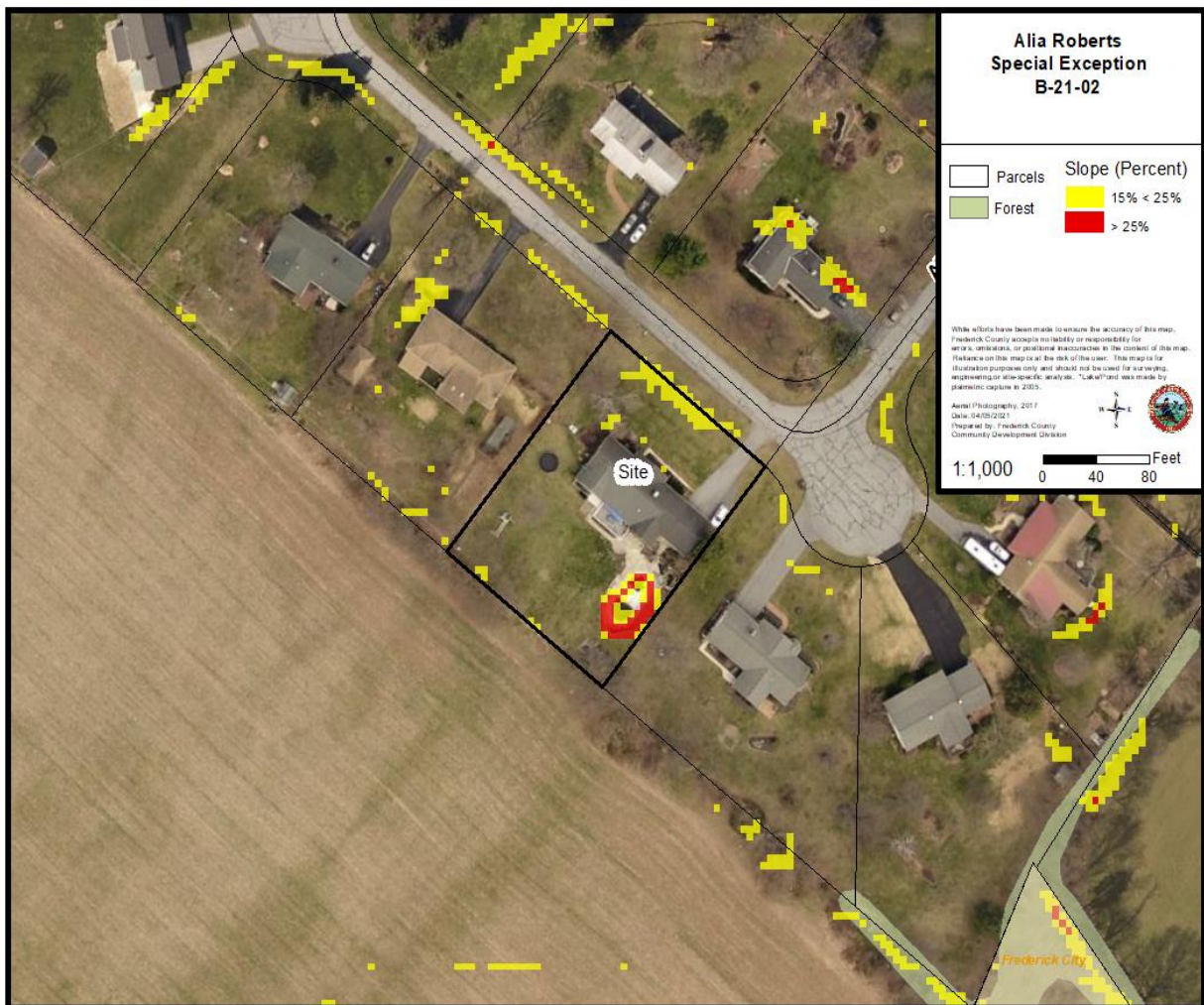
Area Calculations Summary

Living Area		Calculation Details	
First Floor	2500.75 Sq ft	36 x 22 =	792
		34 x 30.5 =	1037
		20.5 x 26 =	533
		12.5 x 17.5 =	218.75
Total Living Area (Rounded):	2581 Sq ft		
Non-Living Area			
Covered porch	144 Sq ft	6 x 24 =	144
Basement	1812 Sq ft	34 x 52 =	1768
		2 x 22 =	44
Concrete Patio	68 Sq ft	8 x 4 =	32
		6 x 6 =	36
Shed	187 Sq ft	17 x 11 =	187
Composite Deck	371 Sq ft	26.5 x 14 =	371
2 Car Port	572 Sq ft	22 x 26 =	572
Covered porch	84 Sq ft	12 x 7 =	84
Concrete Patio	112.5 Sq ft	15 x 7.5 =	112.5

GIS Maps







(B-21-02)

