

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

SE-13-14

Nancy Pecsok

commercial kennel

Suburban General Land Use

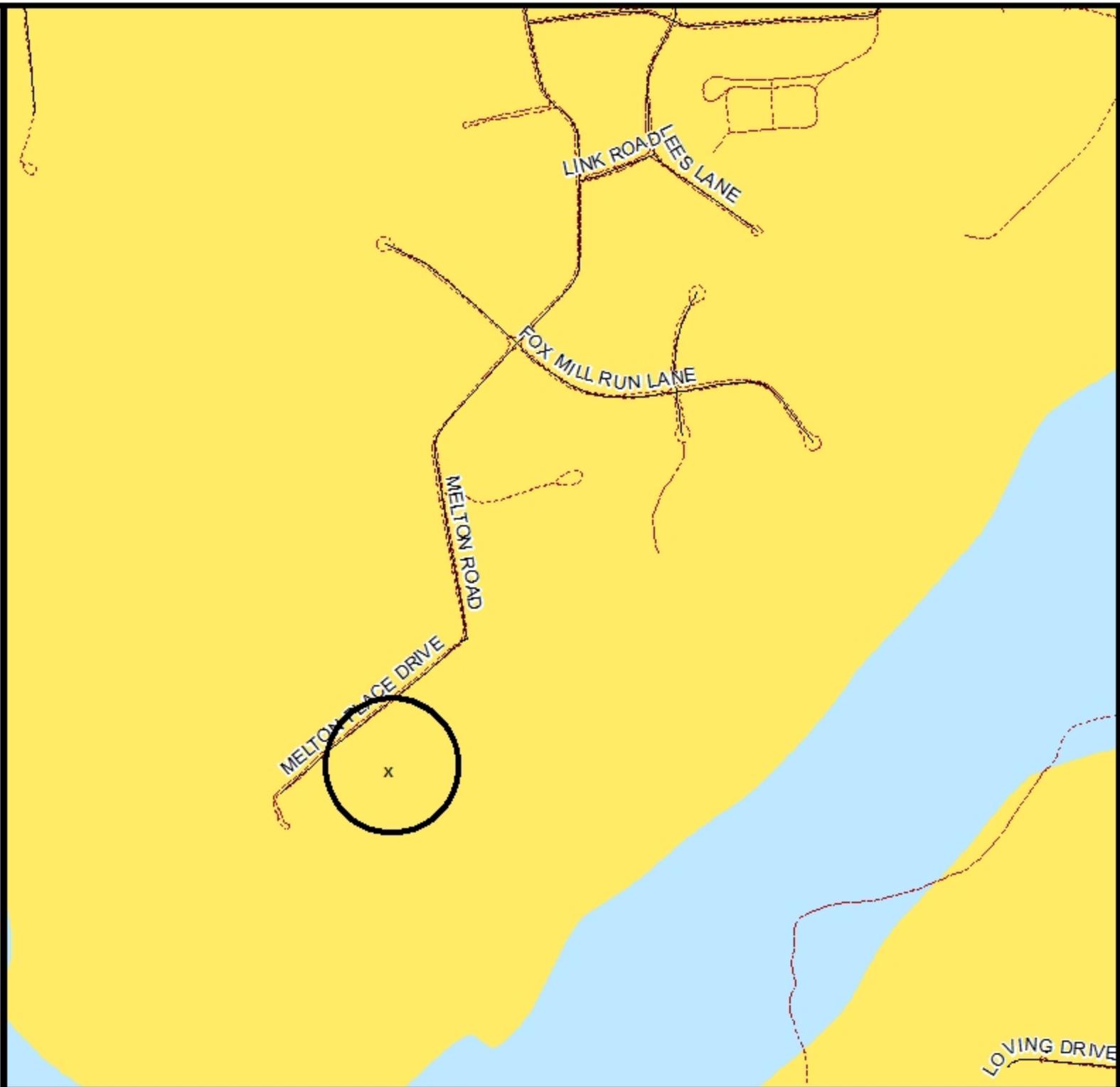
GPIN: 7769-71-2498

Beaverdam Magisterial District



1 inch = 800 feet

July 07, 2014



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- Trees
- - - Private Road
- Structures
- Parcels

SE-13-14

Nancy Pecsok

commercial kennel

Zoned A-1

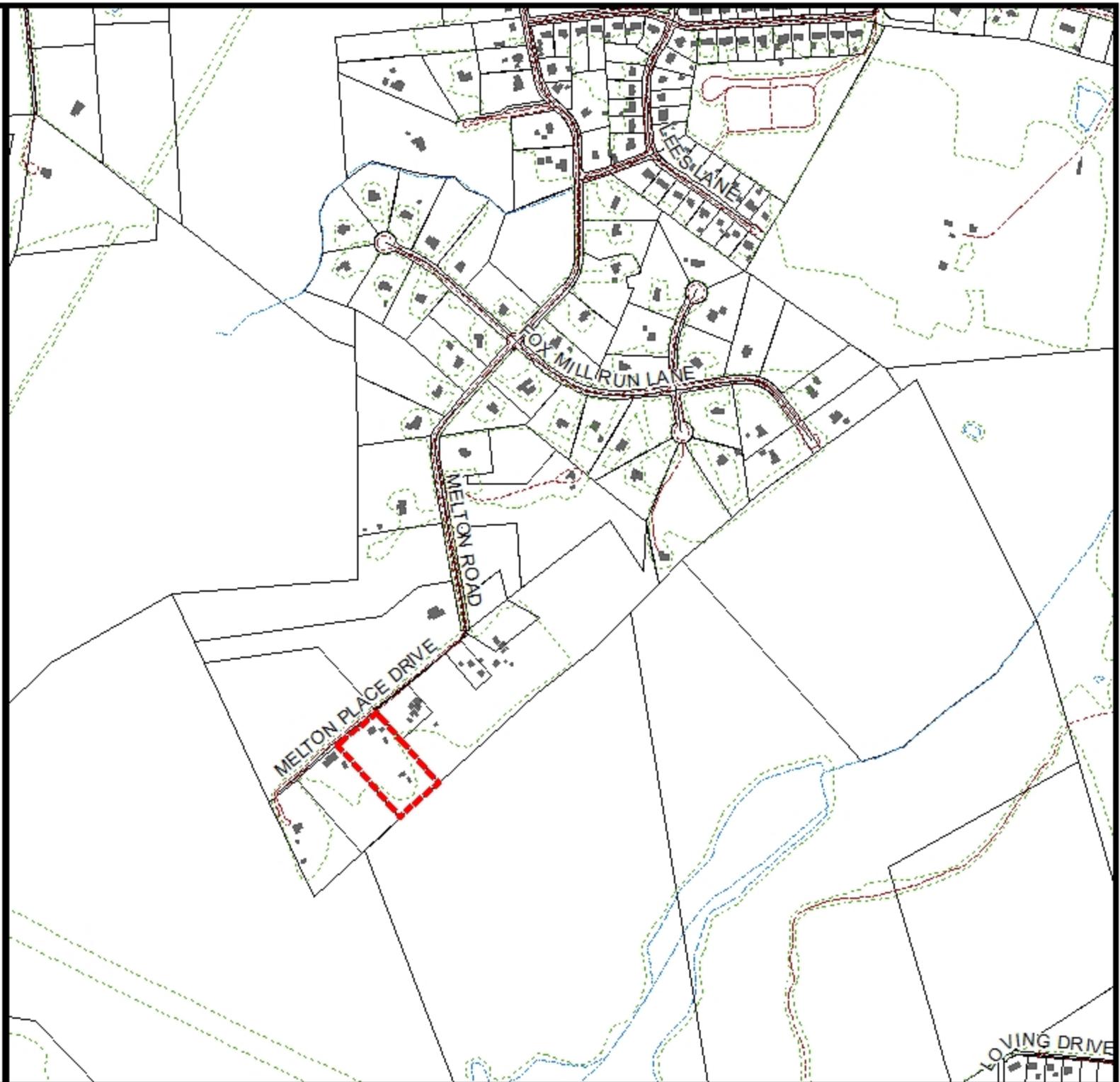
GPIN: 7769-71-2498

Beaverdam Magisterial District



1 inch = 800 feet

July 07, 2014



Hanover County, Virginia

Zoning Map

Legend

— Roads		R-4
— Water		R-5
- - - Private Road		R-6
▭ Parcels		RM
		MX
▭ A-1		B-1
		B-2
		B-3
		O-S
		B-0
▭ RS		M-1
		M-2
		M-3
		R-3

SE-13-14

Nancy Pecsok

commercial kennel

Zoned A-1

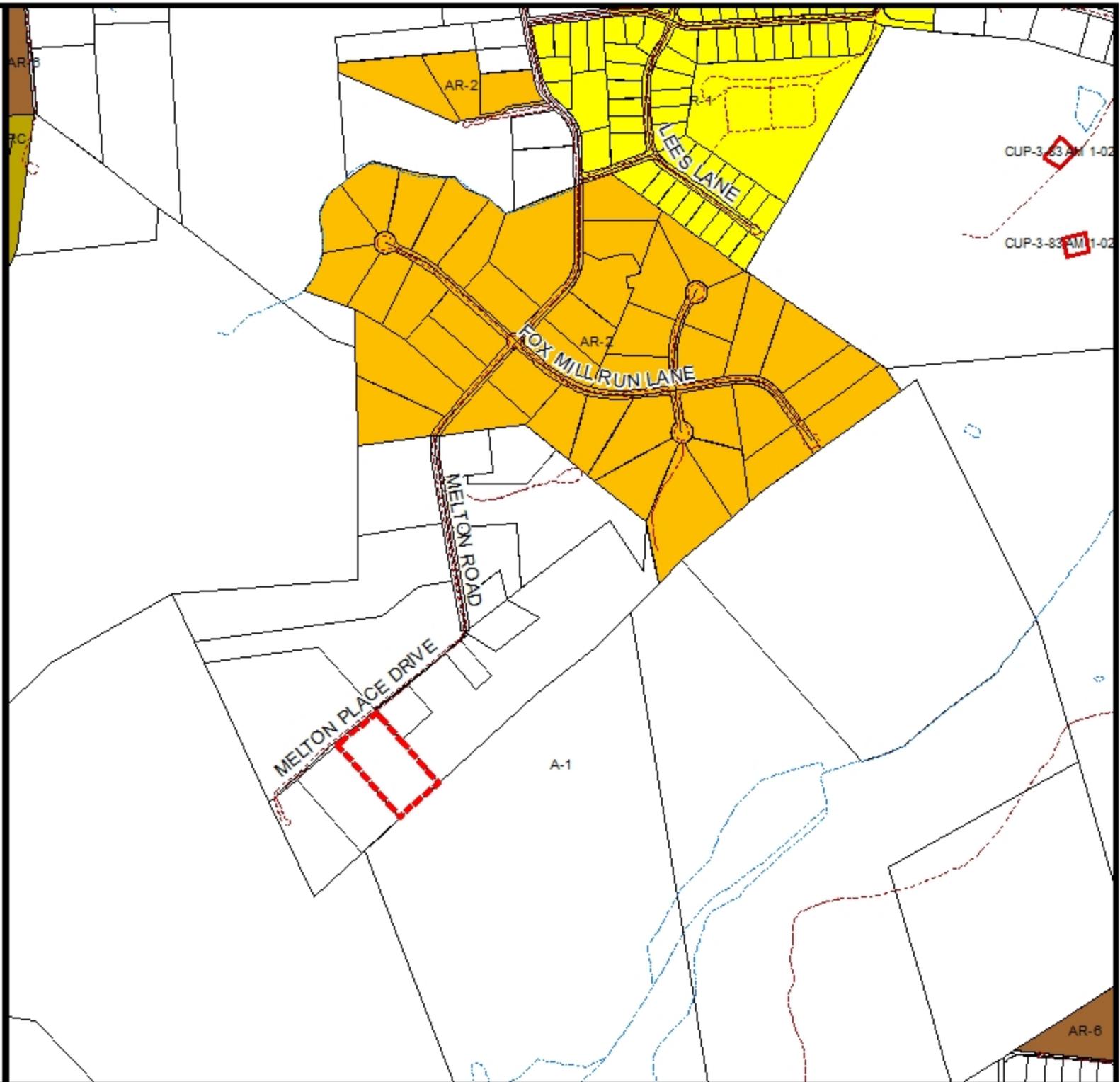
GPIN: 7769-71-2498

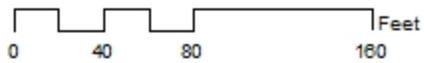
Beaverdam Magisterial District



1 inch = 800 feet

July 07, 2014





SE-13-14, NANCY PECSOK

Special Exception Report
Beaverdam Magisterial District
Board Meeting Date: August 27, 2014



Overview

Request	To permit a commercial dog kennel
Zoning	A-1, Agricultural District
Acreage	4.58 acres
Location	On the south line of Melton Place Drive (private road) approximately 725 feet west of its intersection with Melton Road (State Route 679)
GPIN	7769-71-2498
General Land Use Plan	Suburban General
Major Thoroughfare Plan	Melton Place Drive – private road
Suburban Service Area	Inside
Case Planner	Gretchen W. Biernot

Executive Summary

The applicant is requesting to permit the operation of a commercial dog kennel on the property where she resides.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

This is a request to permit a commercial dog kennel for up to 5 dogs, which will be boarded inside the house alongside the applicant's personal dogs. There are no planned changes to the property to accommodate this use. The dogs will have access to a fenced area in the backyard, which is shown on the sketch plan. There is sufficient parking area in the existing driveway for the small number of customers that would be dropping off their dogs. Although this property is within the Suburban Service Area, the area is currently rural residential in character and surrounded by several large parcels of land. This use should have little impact on the community considering the insignificant number of dogs requested to be boarded and the rural nature of the area.

Staff would note that the County's noise ordinance states that animal noises from commercial kennels are governed by the conditions of approval of the Special Exception. Therefore, staff has recommended a condition that requires the enforcement of that portion of the noise ordinance for excessive barking (and other such noises) of dogs.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Pecsok Sketch Plan," dated June 19, 2014, and prepared by Nancy Pecsok.

Staff's Recommended Conditions

Staff recommends the following conditions:

1. No more than five (5) dogs shall be boarded on the property, and all dogs shall be boarded inside the house. This condition does not apply to the property owner's personal dogs.
2. No dog shall create howling, barking, whining, or other such noises which are plainly audible across a property boundary or through partitions common to two (2) residences within a building and that take place continuously or repeatedly (i) during a period of at least fifteen (15) minutes in duration between 7:00 a.m. until 10:00 p.m. or (ii) during a period of at least ten (10) minutes in duration between 10:00 p.m. and 7:00 a.m.
3. Customer parking shall be limited to the driveway only. No customers shall park along Melton Place Drive.
4. All development and use of the Property shall comply with all federal, state and local statutes, ordinance and regulations.

GJWB/sm/HTE

Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- Citizen Correspondence
- Elevations/Sketch Plan

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy

sketched by Nancy Pecok

SPRINGFIELD FARMS, INC.

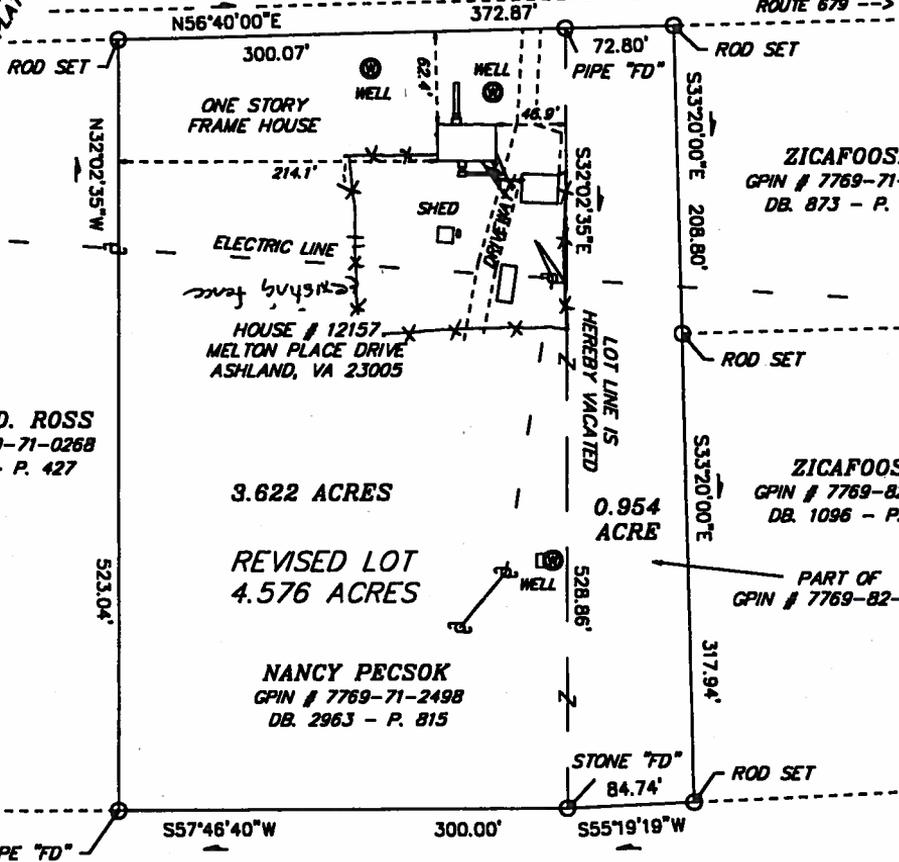
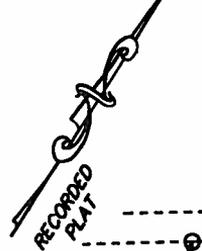
GPIN # 7769-61-7726
DB. 1201 - P. 654

COLEMAN

GPIN # 7769-72-1278
DB. 2064 - P. 172

MELTON PLACE DRIVE
20' R/W EASEMENT

TO MELTON ROAD
ROUTE 679 -->



ZICAFOOSE
GPIN # 7769-71-3880
DB. 873 - P. 487

ZICAFOOSE
GPIN # 7769-82-1144
DB. 1096 - P. 832

PART OF
GPIN # 7769-82-1148

HARVEY D. ROSS
GPIN # 7769-71-0268
DB. 454 - P. 427

3.622 ACRES

REVISED LOT
4.576 ACRES

0.954
ACRE

NANCY PECSOK
GPIN # 7769-71-2498
DB. 2963 - P. 815