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Office of
Zoning Administration

Official Decision
Case ZA-1129
Zoning Administrator
Carroll County, Maryland

APPLICANT:	Lawrence Ronald, Case No. 5474
LOCATION:	2502 Mt. Ventus Rd., Manchester, Maryland 21102
ZONING:	"A" Agricultural District
DATE OF HEARING:	Thursday, April 23, 2009
REQUEST:	An accessory use for a resident private kennel (5 Dogs) within a dwelling and variances from the required setbacks and acreage requirements.
CODE PROVISIONS:	§ 223-12, 223-181.1

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the Accessory Use is **GRANTED.**

Findings:

Facts which support the request for relief, in this case permission to establish a private kennel as an Accessory Use within a dwelling pursuant to §223-12, are as follows:

The applicant has requested an accessory use for a private kennel for 5 dogs (personal use) and a variance from the required lot size of 3 acres to .4576 acre and distance requirements from the required 200 ft. to 100ft. to 40 ft. to adjoining properties and a variance from the required 30 ft. right side setback. The site is located at 2502 Mt. Ventus Rd., Manchester, MD 21102 on property zoned "A" Agricultural District in Election District 6.

No neighbors were present at the hearing opposing the accessory use; therefore, the granting of this variance should have no adverse effect on any adjoining properties.

Conclusions:

It should be noted that setbacks and minimum acreage standards required for a Conditional Use under the Carroll County Code are no longer required for the present request as an Accessory Use. So long as the normal dimensions for a residence zoned "A" Agricultural are complied with, then no variance is required. As such, the Applicant's request for a variance is moot, and need not be addressed at this time.

After review of the testimony and evidence the Zoning Administrator finds that no adverse effects will result in the approval of Applicant's Accessory Use.

Note: This Decision may be appealed to the Board of Zoning Appeals within thirty (30) days of the date issued in accordance with Sections 223-182 and 223-188 of the County Code.

A Decision of the Zoning Administrator made pursuant to Section 223-181.1 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

5/7/09
Date

Michael T. Maroney
Zoning Administrator