CARROLL COUNTY GOVERNMENT
225 N. Center Street
Westminster, Maryland 21157
410-386-2980
Toll-free 1-888-302-8978
Fax 410-386-2451
TT 410-848-3017

Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1234
Zoning Administration
Carroll County, Maryland

APPLICANT:	Tina Alviar
REQUEST:	An Accessory Use for a Private Kennel of 10 dogs or less.
LOCATION:	4611 Old Washington Road Sykesville, MD 21784
MAP/BLOCK/PARCEL:	68/01/334
APPLICABLE REGULATIONS:	Chapters 223-12 and 223-181
HEARING HELD:	September 1, 2010

FINDINGS AND CONCLUSIONS

Based on the testimony and evidence presented at the hearing the accessory use is **granted** with conditions.

Facts which support the request for relief from the strict terms of the Ordinance, in this case, an accessory use for a private kennel for 10 dogs or less are as follows:

A fence at least 4 feet tall and 60 feet from the property lines has been installed by the applicant for the safety of the neighbors and to limit the roaming of the dogs. An additional fence of at least 6 feet tall and opaque has been installed to help control the barking of the dogs by limiting the dogs ability to see their neighbors in their yards. The applicant keeps the fenced run area clean by scooping after the dogs to help control any odor. On the day of my visit, there was no noticeable odor detected. The dogs are kept in the house and are let out into the yard for a limited time and then only two at a time. On the day of my visit, there was no excessive barking by the dogs.

As a condition of approval, a maximum of 7 dogs may be kept on the property at any one time. The applicant is also reminded that there is to be **NO** boarding, selling, training or breeding of dogs on the property at any time as these activities are NOT allowed in a private kennel. All dogs kept on the property are to have current licenses and shots as required by the Humane Society of Carroll County. There has been no action taken by the Carroll County Humane Society to date on the property.

There were neighbors present at the hearing opposing the granting of the private kennel; however, after hearing and reading all the evidence provided, the granting of this accessory use should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of this decision.

Note: An appeal of a Decision made pursuant to Chapter 223-181.2 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrator's decision in accordance with Chapter 223-182 and 223-188 of the Code of Public Local Laws and Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-181 is final and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator's decision.

September 3 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator