CARROLL COUNTY GOVERNMENT
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Jay C. Voight
Zoning Administrator
Office of Zoning Administration

Official Decision
Case ZA-1248
Zoning Administration
Carroll County, Maryland

APPLICANT:	**Daralet and David Glisson**
REQUEST:	**Dog grooming as a home occupation.**
LOCATION:	**600 N. Houcksville Road, Hampstead, MD 21074**
MAP/BLOCK/PARCEL:	**41/13/49**
APPLICABLE REGULATIONS:	**Chapters 223-80(B) and 223-181**
HEARING HELD:	**November 3, 2010**

FINDINGS AND CONCLUSIONS

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

Facts which support the request for relief from the strict terms of the Ordinance, in this case, an accessory use for a dog grooming business are as follows:

The applicant currently has 3 dogs as personal pets, which is the maximum allowed by County Ordinance. All 3 dogs are currently licensed through the Carroll County Humane Society. The applicant proposes to set up a dog grooming business in their basement and have customers drop off and pick up dogs on a daily basis with no provisions to keep dogs overnight. There were several people at the hearing opposing the approval for a dog grooming business. One couple (the Gunnarssons) were complaining about the dogs the applicant owned and lets run loose on their property barking and scaring them when they are outside in their yard. The applicant has installed a 6 foot high opaque fence along part of their property line to alleviate the problem, which seems to be working.

Others at the hearing were owners of a pet grooming business in nearby Hampstead and they were expressing their concerns that there was not enough business in the area to support another grooming business. The applicant testified that there were several other dog grooming businesses in the area and that there was enough work for all of them.

The applicant admitted to also keeping friends' and neighbors' dogs overnight and also letting them run on her property. The applicant was informed that she must stop keeping friends' and neighbors' dogs overnight and letting them run loose on their property. These activities would be considered a commercial kennel, whether they are being paid or not, and is not allowed in her zoning district.

In conclusion, the problem of the applicant's personal pets barking and disturbing the neighbors is a problem that is not covered by this application. However, as a condition of approval, a 6 foot high opaque fence shall be installed along the property line of the Gunnarssons and the applicant. The applicant will need to stop boarding pets for family and neighbors overnight and the only dogs allowed to run on the property are their personal pets and those dogs being kept for the day at the dog grooming business for the express reason of the dogs' discharge of bodily waste.

With the above conditions, 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.

Nov 9 2010
Date

Jay C Voight
Jay C. Voight
Zoning Administrator