Jay C. Voight, Zoning Administrator

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Office of Zoning Administration

Department of
Land Use, Planning, & Development
Carroll County Government
225 North Center Street
Westminster, Maryland 21157

Official Decision
Case ZA-1299
Zoning Administration
Carroll County, Maryland

APPLICANT:	Dawn Pfaff and John Wall
REQUEST:	A private kennel for less than 10 dogs
LOCATION:	1420 Knox Court
MAP/BLOCK/PARCEL:	63/05/538
APPLICABLE REGULATIONS:	Chapter 223-12
HEARING HELD:	July 6, 2011

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 private kennel are as follows:

The applicant has four (4) dogs on his property and the Office of Zoning Administration received a complaint by the neighbors that he exceeded the maximum of three (3) dogs allowed by the County. Once informed by the County, the applicant decided to apply for a private kennel. When visiting the site, there were no dogs outside of the house. The rear property was fenced, the fence appeared to be in good shape, and there was plenty of room for the dogs to run. All the dogs are currently licensed by the Carroll County Humane Society, and have had all of the required shots. The applicants said there will be a maximum of four (4) dogs kept by them.

We received numerous letters from adjoining property owners that were both opposed to the granting of a private kennel and in favor of granting the private kennel. After a review of the letters, and after visiting the site, I see no reason not to grant the request for a private kennel. I informed the neighbors present at the hearing that if there is a problem with the dogs barking or escaping from the fenced area, they are to call the Humane Society of Carroll County. 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 223-181 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.

July 14 2011
Date

Jay C Voight
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Zoning Administrator