Jay C. Voight, Zoning Administrator

410-386-2980, fax 410-386-2451
Toll-free 1-888-302-8978
MD Relay service 7-1-1/1-800-735-2258

Office of Zoning Administration

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

Official Decision
Case ZA-1342
Zoning Administration
Carroll County, Maryland

APPLICANT:	David and Daralet Glisson
REQUEST:	Private kennel for more than 3 dogs with permanent canine teeth
LOCATION:	600 N. Houcksville Road, Hampstead, MD 21074
MAP/BLOCK/PARCEL:	41/13/49
APPLICABLE REGULATIONS:	Chapters 223-12 and 223-181
HEARING HELD:	February 1, 2012

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 for more than 3 dogs, are as follows:

The applicants own a large lot, 4.48 acres, that is completely fenced in the rear yard. The applicants currently have approval for a dog grooming business as a home occupation, Zoning Certificate BP-11-0061. They are proposing to have more than the 3 dogs as allowed in the zoning ordinance. They currently have 3 large dogs, Great Danes, which they keep on their property. They are allowed to have 3 dogs on the property no matter the outcome of this hearing. These 3 dogs are the basis for the complaint received by the Humane Society of Carroll County.

The applicants propose to keep 4 to 5 dogs under their private kennel, if approved. During the hearing, there were a number of friends and acquaintances of the applicants testifying on their behalf. In addition, we received 10 letters of support from neighbors and associates of the applicants in support of their request for a private kennel approval. In addition, there were neighbors present in opposition to the request with concerns about the dogs barking and disturbing them on their property. Part of the problem of the dogs disturbing the neighbors has been taken care of by installing an opaque fence between the applicant's property and the neighbors, as required by the decision granting approval for the dog grooming business.

The addition of 2 dogs on the applicant's property will not increase the amount of disturbance experienced by the neighbors. Past experience has shown that if there is a problem, the applicants addressed the problem.

As a condition of approval, I am setting a limit of a maximum of 5 dogs for a private kennel. The applicants are reminded that a private kennel is for personal pets ONLY. There is to be NO training, breeding, housing or sale of any other person's canines.

The granting of this accessory use should have no adverse effects on any adjoining property.

This approval is valid for one year only from the date of this decision, unless a zoning certificate for the use or a building permit is issued.

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.

February 14 2012
Date

Jay C Voight
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