

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Lawrence E. Cunnick and Carroll C. Cunnick
649 Lofstrand Lane
Rockville, Maryland 20850

ATTORNEY: Raymond E. Beck, Esq.
189 East Main Street
Westminster, Maryland 21157

REQUESTS: Conditional use for an enlargement of the approved
kennel to allow use of an existing building as
part of the kennel operation, and variances as may
be necessary.

LOCATION: 5718 Ridge Road (Md. Rt. 27) in Election District
13.

BASES: Article 6, Section 6.3(j); Article 15, Section
15.5; Ordinance 1E.

HEARING HELD: April 25, 1989

FINDINGS AND CONCLUSION

Based on the application, testimony and evidence comprising the record of this case, the Board hereby authorizes the requests, subject to the conditions noted below. The pertinent findings justifying the authorizations include the following facts:

Authorization for the establishment of the kennel and variances to the minimum distance requirements were conditionally authorized by the Board of Zoning Appeals March 8, 1977 in Case 1129. Following establishment of the kennel, the applicants in this case purchased the facility in February of 1985. In 1987, the Board authorized a conditional use request and variance to the minimum distance requirements to allow rabbits to be raised within a proposed building (Case 2685). The conditional authorizations in that case have been abandoned. In this case, the requests are to allow use of a existing building originally constructed for storage to be used to board cats, and variances as may be necessary to allow the use. The building was constructed under Permit Number 87-2027 and the Use and Occupancy Permit is dated August 14, 1987. The building is located within the existing chain link security fence erected as a condition of authorization in Case 1129. Initially, the building was used for

storage of animal food. In 1988, the building began to be used to dry animals being groomed. That use has been discontinued. As noted above, the use now proposed is to board cats.

In weighing the testimony and evidence comprising the record of this case, the Board finds that authorization of the requests as conditioned below will not unduly affect the adjoining properties or public interest. However, in order to promote the intent and purpose of the Zoning Ordinance, the Board hereby imposes the following condition of authorization:

1. Use of the building for boarding cats shall be subject to the requirements of the Animal Control Division of the Humane Society of Carroll County, Inc. and the Carroll County Health Department.

May 23, 1989
Date

John Totura
John Totura, Chairman