

Tax Map/Block/Parcel
No. 12-2-380

Building Permit/Zoning
Certificate No. ZC89-3595

Case 3311

**OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND**

APPLICANTS: Scott C. and Ruth A. (Doyle) Traenkner
1535 Humbert Schoolhouse Road
Westminster, Maryland 21157

REQUEST: A conditional use for a kennel for more than 10
dogs

LOCATION: 1535 Humbert Schoolhouse Road in Election District
3

BASIS: Article 6, Sections 6.3(j) and 6.7; Ordinance 1E
(The Carroll County Zoning Ordinance)

HEARING HELD: January 23, 1990

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision.

The Board visited the site on January 19, 1990, prior to the public hearing.

Based on the record of this case, the Board will authorize the request, subject to the conditions stated below. The pertinent findings of the Board determining the decision include the following facts.

FINDINGS OF FACT

The 9.171 acre property is located to the south of Humbert Schoolhouse Road, with fee simple access extending over 358 feet from the road to the principal area of the lot. Initially, individual dog houses will be provided for each dog. A proposed kennel building, eight feet by thirty feet, may be constructed in the future. Both the individual dog houses and proposed kennel structure will be located in a fenced area of a quarter acre adjoining the dwelling. Dog proof box wire fencing also encloses approximately half of the lot as depicted on the applicant's plot plan filed with the application. The dogs are trained in this area. The applicants propose to establish a kennel specializing in the improvement and perpetuation of a particular breed of bluetick hounds. A maximum of twenty dogs would be kept on the property. No sign is proposed for identification of the kennel. Although there are several dwellings adjacent to the property, the character of the area is rural-agricultural. As proposed and in compliance with the conditions imposed below, the Board finds

that the kennel will not unduly affect the adjoining properties or public interest.

CONCLUSION

In order to promote the intent and purpose of the zoning ordinance, the Board hereby imposes the following conditions of authorization:

1. Authorization for the establishment of the kennel shall be limited to a maximum of twenty bluetick hounds, regardless of age, at one time.
2. No commercial boarding or grooming is authorized in conjunction with operation of the kennel.
3. No employees are authorized in conjunction with operation of the kennel.
4. No identification sign is authorized for erection in conjunction with operation of the kennel.
5. Due to the circumstances in this case, the authorization for the establishment and operation of the kennel shall be limited to the applicants and shall not inure to the benefit of heirs or assigns. This condition shall not preclude reapplication to the Board by others in the future, subject to the provisions of the zoning ordinance.

The applicants' attention is directed to Carroll County Ordinance #26, which is known as the Animal Control Ordinance, and to any future duly adopted amendment or ordinance pertaining to kennels or dogs.

In accordance with the provisions of Article 17, Section 17.4.10, the Board extended the time for issuing this decision.

Feb. 27, 1990
Date


John Totura, Chairman