

Tax Map/Block/Parcel
No. 14-18-415
Case 5546

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPELLANT: Cathy Riggles
3301 Lineboro Road
Manchester, Maryland 21102

ATTORNEY: N/A

REQUEST: An appeal of the Zoning Administrator's decision to deny a request for a private kennel.

LOCATION: The site is located at 3301 Lineboro Road, Manchester, MD 21102, on property zoned "A" Agricultural District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71 (12) and 223-186 A

HEARING HELD: May 27, 2010

FINDINGS AND CONCLUSION

On May 27, 2010, the Board of Zoning Appeals (the Board) convened to hear an appeal of the Zoning Administrator's decision to deny a request for a private kennel. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The subject property is 1.5 acres (+/-) in the Agricultural zone. It is improved with a residence, in which the Appellant resides with her husband. They wish to continue to keep five dogs at the property as personal pets. No boarding, grooming, breeding or other commercial kennel type activities occur at the property. The dogs are kept indoors when no one is home and are kept in a fenced area outside periodically. The closest neighbor to the Appellant has complained about excessive barking from the dogs when they are outside. However, the Appellant has recently equipped the dogs with bark collars, which have substantially reduced the noise.

Based on the status of the dogs as personal pets, and the Appellant's use of bark reducing collars, the Board overturned the Zoning Administrator's decision and approved this use as a private kennel.

June 16, 2010
Date

Charles H. Wheatley III
Charles H. Wheatley, III, Chairman