

Case 2808

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY MARYLAND

APPLICANT: David Blickenstaff and Susan Blickenstaff  
3841 Turkey Foot Road  
Westminster, Maryland 21157

REQUEST: A conditional use for a kennel for not more than 10 dogs.

LOCATION: 3841 Turkey Foot Road in Election District 3.

BASES: Article 6, Sections 6.3(f) and 6.7; Article 4, Section 4.12;  
Zoning Ordinance 1E.

HEARING HELD: October 1, 1987

FINDINGS AND CONCLUSION

The record of this case is hereby included by reference in this decision. Based on the testimony and evidence comprising the record, the Board hereby authorizes the establishment of the kennel, subject to the conditions noted below. The pertinent findings include the following facts:

The 38+ acre parcel is improved with a dwelling and accessory agricultural buildings used in farming of the property. The proposed kennel will be established in compliance with the minimum distance requirements of 200 feet pertaining to adjacent residential properties, and there is no indication that establishment of the kennel as requested and conditioned below will unduly affect the adjoining properties or public interest. In order to promote the intent and purpose of the zoning ordinance, the Board hereby conditions the authorization as follows:

1. In accordance with the Applicants testimony, operation of the kennel shall be limited to English mastiffs.
2. No employees are authorized to be hired in conjunction with operation of the kennel.

3. Not more than 10 adult age one year or older--English mastiffs, and not more than an additional 20 English mastiffs, less than one year of age shall be maintained on the premises.
4. One small sign not to exceed two square feet may be erected for identification purposes if desired, in conjunction with the establishment of the kennel.
5. No commercial boarding, grooming or training shall be conducted in conjunction with operation of the kennel.
6. Authorization for the establishment and authorization of the kennel shall be limited to the Applicants. The authorization shall become null and void upon transfer of the subject property, except that the Applicants' heirs or contract purchasers of the property may reapply to the Board for a re-authorization of the conditional use.

The Applicants' attention is directed to Carroll County Ordinance Number 26, the Animal Control Ordinance, and to any future duly adopted amendment or ordinance pertaining to kennels or dogs.

Nov. 3, 1987  
Date

  
John Totura, Chairman