

Tax Map/Block/Parcel
No. 62-22-385

Building Permit/Zoning
Certificate No. 91-0094

Case 3507

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

APPLICANTS: Harry Gentry and Patricia Gentry
1092 Montclare Drive
Sykesville, Maryland 21784

REQUEST: A conditional use for a kennel within the
existing dwelling, and a variance to the minimum
distance requirements pertaining thereto

LOCATION: 1092 Montclare Drive in Election District 14;
Montclare subdivision, Plat A, lot 5 as recorded
in Carroll County Plat Book 19, page 10

BASES: Article 6, Sections 6.3(j) and 6.7; Article 4,
Section 4.12; Article 15, Section 15.5;
Ordinance 1E (The Carroll County Zoning
Ordinance)

HEARING HELD: February 27, 1991

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request, subject to the conditions of authorization imposed below.

The pertinent findings determining the Board's authorization include the facts that the applicants presently have six dogs that are kept in their home; their property is entirely fenced to permit the dogs to exercise in the rear yard; no additional dogs are proposed in conjunction with this application; no commercial enterprises are planned; and, there is no indication that the kennel, as requested and conditioned below, will unduly affect the residents of the adjoining properties, the values of those properties, or the public interest.

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

1. In accordance with the applicants testimony, authorization of the kennel shall be limited to the six dogs presently cared for within the dwelling.

2. No commercial boarding, grooming or breeding is authorized in conjunction with the kennel.

3. No identification sign is authorized in conjunction with the kennel.

4. The dogs shall be cared for within the dwelling, except for being allowed to exercise within the enclosed rear yard.

5. Due to the particular circumstances in this case, the authorization for the kennel is restricted solely to the applicants, and shall not inure to the benefit of assigns or heirs. This condition shall not preclude reapplication by others to this Board in the future for a kennel on the premises in accordance with the provisions of the zoning ordinance.

March 4, 1991
Date

John Totura
John Totura, Chairman

JDN/bmh/c3507dec
March 1, 1991