

Tax Map/Block/Parcel
No. 29-22-327

Building Permit/Zoning
Certificate No. 93-0276

Case 3828

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

APPLICANT: Kenneth J. Bassler
2545 Old Taneytown Road
Westminster, Maryland 21158

REQUEST: A conditional use for a kennel for not more than ten adult dogs, and a variance reducing the minimum distance requirements of 200 feet pertaining thereto

LOCATION: 2545 Old Taneytown Road (Md. Rt. 832) in Election District 2; Bryan's Level subdivision, lot 2 recorded in Carroll County Plat Records in book 22, page 12

BASES: Article 6, Sections 6.3(j) and 6.7; Article 4, Section 4.12; Article 15, Section 15.5.4; Ordinance 1E. (The Carroll County Zoning Ordinance)

HEARING HELD: March 23, 1993

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 denied the conditional use and variance. The pertinent findings determining the Board's decision include the facts that no evidence of practical difficulty or unreasonable hardship in the use of the property was presented which would justify authorization of the variance. In addition, convincing testimony was presented by residents and property owners of adjacent properties that the barking of ten adult dogs, and a litter of up to eleven or twelve dogs less than a year old would disrupt the peace and quiet of the residential neighborhood. Such disruption would undoubtedly depreciate the values of adjacent residential properties. Accordingly, authorization of the conditional use would be contrary to the purpose and intent of the provisions of the zoning ordinance.

3/31/93
Date


William Law, Chairman