

Tax Map/Block/Parcel
No. 40-4-194

Building Permit/Zoning
Certificate No. 98-0974

Case 4321

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANTS: Jack Leonard and Betsey Leonard
2818 Hampstead-Mexico Road
Hampstead, Maryland 21074

REQUEST: To modify the conditional use authorization for a kennel for more than ten dogs as requested and conditionally authorized in Cases 1422, 2156 and 2261 by the addition of 27 indoor/outdoor kennel runs and bathing, food preparation and storage areas

LOCATION: 2818 Hampstead-Mexico Road (Md. Route 482) on property zoned "A" Agricultural and "C" Conservation District in Election District 8

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

On May 29, 1998, the Board of Zoning Appeals (the Board), convened to hear the application of Jack and Betsey Leonard to modify the conditional use authorization for a kennel for more than ten dogs authorized in Cases 1422, 2156 and 2261, by the addition of 27 indoor/outdoor runs and bathing; food preparation and storage areas at 2818 Hampstead-Mexico Road (Md. Rt. 482) on property zoned "A" Agricultural and "C" Conservation in Election District 8.

The applicants have an existing kennel which they have operated without any adverse effects for ten years. The kennel has 23 indoor/outdoor runs. It is completely surrounded by one property which is 94 acres. The applicants had received approval in Case 2156 to construct a 15' x 60' building to accommodate an additional 34 runs. Due to economic conditions, only the foundation was built and the zoning certificate expired pursuant to Section 16.2(e). The current request seeks approval to complete construction of the kennel building on the existing foundation to accommodate 27 runs, bathing; food preparation and storage areas. The total number of dogs that will be kept is 50. The applicants also seek to construct a walkway (breezeway), 15' x 24' to connect the new kennel. No one appeared in opposition to this request.

The Board finds the applicants to be highly credible. The Board finds that the request will cause no unique adverse effects, and hereby unanimously approves the request subject to the following conditions:

- (1) The kennel must be insulated for sound;
- (2) The applicants must obtain Health Department approval;
- (3) The applicants must address the State Highway Administration's concerns regarding the entrance.

All conditions imposed in the prior cases to be in full force.

6/23/98

Date


James L. Schumacher, Chairman

IM/bmh/c4321dec.bmh
June 22, 1998