

**Tax Map/Block/Parcel  
No. 37-8-8**

**Building Permit/Zoning  
Certificate No. 04-0065**

**Case 4914**

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

**APPLICANT:** William F. & Brenda D. Quinn  
3430 Uniontown Road  
Uniontown, Maryland 21158

**ATTORNEY:** Charles M. Preston

**REQUEST:** An application for a conditional use for a commercial kennel for up to 200 dogs.

**LOCATION:** The site is located at 3430 Uniontown Road, Uniontown, MD 21158, on property zoned "A" Agricultural District in Election District 2.

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

**HEARING HELD:** February 24, 2004 and March 30, 2004

**FINDINGS AND CONCLUSION**

On February 24 and March 30, 2004, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a commercial kennel for up to 200 dogs. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicants currently operate an indoor-outdoor kennel for up to 20 dogs at the subject property. They are proposing to expand the kennel to house up to 200 dogs in a totally enclosed building. The building will be soundproofed, air conditioning/heater units will be buffered for sound and the Applicants will offer grooming and boarding for dogs. Pet supplies will be sold at the facility to supplement the boarding of the dogs. Water supply issues and waste disposal methods will be resolved by the Health Department. Expert testimony from a representative of the "Traffic Group" established that the operation of a 200-dog kennel at this location would not adversely impact the nearby road system. An appraiser engaged by the Applicants testified that the proposed facility would have no impact on the property values of the surrounding neighbors. Existing forest, topography, and landscaping will buffer the kennel.

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The Board finds that the proposed use at this location will not generate adverse effects at this location above and beyond those normally associated with such a use. Accordingly, the conditional use is granted, subject to the following conditions:

1. Hours for pick-up/drop off of dogs will be 8 A.M. to Noon and 2 to 5 P.M. Monday – Saturday and Sunday 4 to 6 P.M.
2. A site plan will be required that addresses tree screening and non-intrusive lighting.
3. Noise abatement techniques for the building and heating/air conditioning units shall be implemented in accordance with the Applicants' testimony.
4. Dogs shall be boarded in individual compartments
5. A double door system shall be used to minimize escape potential

4-23-04

Date

  
Jacob M. Yingling, Chairman