

**Tax Map/Block/Parcel
No. 53-1-1001**

**Building Permit/Zoning
Certificate No. 05-1549**

Case 5095

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

APPLICANT: Margaret M. Faith
1810 Evelyns Drive
Westminster, MD 21157

REQUEST: A conditional use for a kennel for up to 10 dogs and variances from the required 3 acres to 1.26 acres and from the required 200 ft. setback to 80 ft. and 42 ft., respectively from the property lines.

LOCATION: The site is located at 1810 Evelyns Drive, Westminster, on property zoned "A" Agricultural District in Election District 4.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-186 A (2 & 3), 223-16, 223-71A (12) and 223-181 C

HEARING HELD: July 28, 2005

FINDINGS AND CONCLUSION

On July 28, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a kennel for up to 10 dogs and variances from the required 3 acres to 1.26 acres and from the required 200 ft. setback to 80 ft. and 42 ft., respectively from the property lines. The Board made the following findings and conclusion:

The Applicant wishes to keep up to 10 personal pet dogs at her residence. She has kept her dogs at and in the residence for the past 4 years. She rarely breeds the dogs and does no training of other dogs. The Applicant has erected a privacy fence and has had the dogs surgically "de-barked" by a veterinarian to minimize noise.

The Board finds that the proposed use as presented will not or does not generate adverse effects above and beyond those normally associated with such a use. In addition, the Board finds that a strict enforcement of the 200 foot setbacks from property lines and lot size requirements would result in unnecessary hardship. The conditional use and variances are granted with the following conditions:

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1. This approval is only to authorize the keeping of up to 10 pet dogs by Applicant, not a commercial enterprise.
2. All dogs should be "de-barked"
3. No boarding of other people's dogs is permitted.
4. The use is non-transferable

8/25/05

Date

Jacob M. Yingling
Jacob M. Yingling, Chairman