

Tax Map/Block/Parcel
No. 27-20-17
Case 5690

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Jon M. Reifsnider
1447 Keysville Bruceville Road
Keymar, Maryland 21757

ATTORNEY: N/A

REQUEST: An application for a conditional use for a commercial kennel for up to 9 dogs.

LOCATION: The site is located at 1447 Keysville Bruceville Road, Keymar, MD 21757, on property zoned "A" Agricultural District in Election District 10.

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

HEARING HELD: March 27, 2013

FINDINGS AND CONCLUSION

On March 27, 2013, the Board of Zoning Appeals (the Board) convened to hear the request for a conditional use for a commercial kennel for up to 9 dogs. Based on the testimony and evidence presented, the Board made the following findings and conclusions.

Jon M. Reifsnider, and his high school senior daughter, Sarah Reifsnider, request to establish a dog kennel for a maximum of nine dogs at one time. Ms. Reifsnider has worked with breeders before this experience and has experience working with dogs. Though she has experience with large dogs, her experience will be equally transferable to smaller dogs too. The kennel would actually be housed in an existing barn on the property. The kennel would be located on a 193 acre farm. The immediate area is agrarian in nature. The name of the kennel is expected to be "Furrever Grace Country Kennel." It is expected that more dogs would be boarded over the summer months when more people take vacations.

The Bureau of Planning wrote that the small kennel would not have "an adverse impact on the surrounding area."

The Board is convinced that authorization of the requested conditional use for the kennel

is consistent with the purpose of the zoning ordinance, appropriate in light of the factors to be considered regarding conditional uses in the zoning ordinance, and will not unduly affect residents of adjoining properties, the values of those properties, or public interests.

4-2-13
Date


Harvey Tegeler, Chairman

Decisions of the Board of Zoning Appeals may be appealed to the Circuit Court for Carroll County within 30 days of the date of the decision pursuant to Article 66B, Section 4.08 of the Annotated Code of Maryland Rules of Procedure.

Pursuant to Section 223-192C of the County Code, this approval will become void unless all applicable requirements of this section are met. Contact the Office of Zoning Administration at 410-386-2980 for specific compliance instructions.

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