

Tax Map/Block/Parcel
No. 23-2-750
Case 5285

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

APPLICANT: Christine Mayes
3781 Dug Hill Drive
Manchester, MD 21102

ATTORNEY: N/A

REQUEST: A conditional use for a kennel (under 10 dogs) inside a residence for dogs and a variance to the required lot size of 5 acres to 2.12 acres and a variance to the distance requirement of 200 ft. to 142 ft.

LOCATION: The site is located at 3781 Dug Hill Drive, Manchester, on property zoned "C" Conservation District in Election District 6.

BASIS: Code of Public Local Laws and Ordinances, Section 223-34 B, 223-16 and 223-186 A (3)

HEARING HELD: December 27, 2006

FINDINGS AND CONCLUSION

On December 27, 2006, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a kennel (under 10 dogs) inside a residence for search and rescue dogs and variances to the required lot size of 5 acres to 2.12 acres and to the distance requirement of 200 ft. to 142 ft. The Board made the following findings and conclusion:

The Applicant is a member of the Gamber & Community Fire Company. She is a dog handler for the canine search and recovery unit which specializes in locating missing persons. She wishes to keep no more than 6 adult dogs at her residence, where they will be housed and trained. Her residence is located on 2.12 acres. The dogs are kept primarily indoors. In addition, some of the "retired" dogs will be trained for pet therapy in which they will be used to interact with the aged or infirmed.

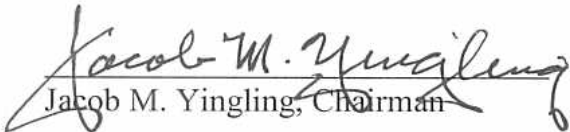
The acreage of subject property is less than the 3 acre minimum lot size required in the Conservation zone. In addition, the area is largely agricultural with scattered residences. The Board finds that, since that the dogs are kept indoors and the shape of the parcel is unusual, unnecessary hardship will result from a strict application of the zoning regulations to this proposed use. Accordingly, a variance from the minimum lot size to 2.2 acres is granted, as well as a variance from the 200 feet distance requirement to 142 feet. The variances are granted with the condition that no more than 6 adult dogs will be kept on the property.

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In addition, the Board finds that the proposed use at this location will not generate adverse effects (i.e. noise, dust, fumes, traffic) greater here than elsewhere in the Conservation Zone. Accordingly, the conditional use is granted.

1-18-07

Date


Jacob M. Yingling, Chairman