

Tax Map/Block/Parcel
No. 48-14-169

Building Permit/Zoning
Certificate No. 02-3148

Case 4720

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

APPLICANT: John & Mary Letts
4111 St. Paul Road
Hampstead, Maryland 21074

ATTORNEY: N/A

REQUEST: An application for a conditional use for a kennel for up to 25 dogs and for three (3) self-service dog washes.

LOCATION: The site is located at 4111 St. Paul Road, Hampstead, MD 21074, on property zoned "A" Agricultural District in Election District 8.

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

HEARING HELD: October 2, 2002

FINDINGS AND CONCLUSION

On October 2, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a kennel for up to 25 dogs and for three (3) self-service dog washes. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant is proposing to build a new 30 ft x 50 ft building that would offer up to 25 kennels on her 10-acre farm. The kennel will sit behind existing home where an old building is now standing and be accessed off the circular driveway. The old building will be torn down and replaced with new building and will be slightly larger (7 ft. larger). The Applicant would like to offer 3 self-service dog washes (depending on the cost). They will construct a privacy fence along two sides. The kennels will have 49" block walls, and be heated and air-conditioned. The building will have its own water and septic system. Hours of operation would be 10:00 a.m. to 5:00 p.m. for the self-services washes – by appointment only.

The Board finds that the proposed kennel at this location will not generate adverse effects above and beyond those normally associated with such a use. Accordingly, the request for conditional use for a kennel of up to 25 dogs and 3 self-service dog washes is granted.

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10-28-02

Date

Ronald F. Hoff

Ronald F. Hoff, Acting Chairman