

Tax Map/Block/Parcel  
No. 31-2-295

Building Permit/Zoning  
Certificate No. 02-1177

Case 4675

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

**APPLICANT:** Steven R. & Patricia B. Silberman  
315 John Owings Road  
Westminster, Maryland 21158-3103

**ATTORNEY:** N/A

**REQUEST:** A conditional use request for a kennel, for less than 10 dogs, in an existing dwelling with an outdoor fenced area and variances from the required lot size and distance requirements as needed.

**LOCATION:** The site is located at 315 John Owings Road, Westminster, MD 21158, on property zoned "C" Conservation District in Election District 7.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-34(B) and 223-16 (D)

**HEARING HELD:** May 28, 2002

**FINDINGS AND CONCLUSION**

On May 28, 2002, the Board of Zoning Appeals (the Board) convened to hear the request for a kennel for less than 10 dogs in an existing dwelling and variances from the required lot size and distance requirements. The Board makes the following findings and conclusion. The Applicants currently have 3 Tibetan Spaniel AKC champions. All dogs are their personal pets and they do not plan to board other dogs. The Applicants do not plan to have more than 10 dogs at any given time. They fenced in their back yard when they moved to this house and keep the yard clean. The dogs are walked each day and are only outside when the Applicants are home. The residence is on 3.8 acres.

The Board finds that the proposed use will not generate adverse effects at this location above and beyond those normally associated with such a use. Accordingly, the conditional use is granted. In addition, the Board finds that a grant of a variance from 223-16 D is appropriate, given the nature of the proposed use and the fact that the residence already occupies the lot.

6/17/02  
Date

Karl V. Reichlin  
Karl V. Reichlin, Chairman