

**Tax Map/Block/Parcel
No. 19-6-11**

**Building Permit/Zoning
Certificate No. 01-0085**

Case 4565

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

APPLICANT: Charles & Janai Bassler
3681 Senft Road
Taneytown, Maryland 21787

ATTORNEY: N/A

REQUEST: An application for a conditional use request to establish a kennel for 9 or less dogs in existing block buildings at the applicant's residence.

LOCATION: The site is located at 3840 Bert Koontz Road, Taneytown, MD 21787.

BASIS: Article 6, Section 6.3(j); Zoning Ordinance 1E

HEARING HELD: February 27, 2001

FINDINGS AND CONCLUSION

On February 27, 2001, the Board of Zoning Appeals (the Board) convened to hear the application for a conditional use request to establish a kennel for up to 9 dogs in existing block buildings at the applicant's residence.

The Applicants purchased a 21-acre property that includes their residence and existing block outbuildings located on Bert Koontz Road. The applicants are proposing to convert one of the existing buildings into a kennel for up to 9 dogs. The proposed kennel would be in the middle of an existing four garage extended building which is not attached to the resident. The proposed 30 x 34 Ft. area for the kennel would include eight (8) 5 x 4 Ft. inside heavy duty steel enforced pens with 5 x 10 Ft. exterior runs including a door and five (5) stackable dog pens for smaller dogs. A 6 x 8 Ft. security fence will be installed around the kennel. Only 9 dogs would be in the kennel overnight, although there may be a transition period in which there maybe more than 9 dogs on the property, due to the pick up and drop off times. The house on the property has a new septic system with two 1,500-gallon tanks, which would be sufficient to handle waste disposal. The kennel will be cross-ventilated with concrete flooring. The closest neighbor is approximately 1,100 Ft. and the applicants have spoken with the neighbors and they have no objections.

Official Decision
Case No. 4565
Page Two

The Board finds that the property is ideal for the proposed use. It is isolated and well suited for the keeping of dogs. Clearly, any adverse effects at this location would be no greater here than elsewhere in the Agricultural zone. Accordingly, the request for a conditional use is granted.

3-23-01

Date

Ronald F. Hoff

Ronald F. Hoff, Chairman