

**Tax Map/Block/Parcel  
No. 6-19-131**

**Case 5512**

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

**APPLICANT:** Christina Louise Gambrill  
5200 Raven Drive  
Manchester, Maryland 21102

**ATTORNEY:** n/a

**REQUEST:** A conditional use for a kennel for boarding and grooming up to 9 dogs.

**LOCATION:** The site is located at 5200 Raven Drive, Manchester, MD 21102, on property zoned "A" Agricultural District in Election District 6.

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

**HEARING HELD:** August 26, 2009

**FINDINGS AND CONCLUSION**

On August 26, 2009, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a kennel for boarding and grooming up to 9 dogs. Based on the testimony and evidence presented, the Board made the following findings and conclusion:

The Applicant resides with her family on 3.34 acres (+/-) in the "A" Agricultural zone. The neighborhood is rural, with scattered residences. The Applicant wishes to open a commercial kennel in her home for less than 10 dogs. She already owns two dogs so at this time only 7 other dogs could be kenneled there. The dogs will be kept in the Applicant's basement, which will be refurbished with kennels. There will also be an outdoor area where the dogs can exercise periodically during the day. The outdoor area will be enclosed by a 6 foot high fence and there will be direct access to this area through a basement door.

It is estimated by the Applicant that she will board 1-2 dogs during the typical week, with 5 dogs during busy periods. She is also hoping to offer dog grooming services at the property in the future.

An opponent appeared to express concerns that dogs could escape and enter her property if the kennel were approved. In addition, she objected to the commercial nature of the proposed

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use. Another witness who does not reside in the area expressed concern that the kennel operation would not be run professionally.

Based on the above, the Board found that the proposed small "home based" kennel will generate little traffic that and the roads in the area can support the use. In addition, noise will be minimal, as the dogs will be kept inside. There was no evidence of potential dust, fumes, or decreased property values from the proposed use. In short, there was no evidence proving that a small kennel at this location would generate adverse effects above and beyond those normally associated with such a use. Accordingly, the conditional use was granted.

*September 16, 2009*  
Date

*Charles H. Wheatley, III*  
Charles H. Wheatley, III, Chairman