

**Tax Map/Block/Parcel  
No. 53-9-863**

**Building Permit/Zoning  
Certificate No. 01-1279**

**Case 4598**

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

**APPLICANT:** Martha Ellen Litvin  
2344 Sandymount Road  
Finksburg, Maryland 21048

**ATTORNEY:** N/A

**REQUEST:** A conditional use request for a kennel for less than 10 dogs and a lot size variance requirement from 5 acres to 4.213 acres.

**LOCATION:** The site is located at 2344 Sandymount Road, Finksburg, MD 21048, on property zoned "C" Conservation District in Election District 4.

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

**HEARING HELD:** June 26, 2001

**FINDINGS AND CONCLUSION**

On June 26, 2001, the Board of Zoning Appeals (the Board) convened to hear a conditional use request for a kennel for less than 10 dogs and a lot size variance from the required 5 acres to 4.213 acres.

The Applicant is requesting a kennel for 6 adult dogs on her property consisting of 4.213 acres, which is surrounded by woods. The Applicant currently has six dogs. There are two 12 Ft. x 24 Ft. buildings for the animals, which have fans, screened in windows, electric heat, insulation, and tile flooring. Veterinary care is provided for the dogs and the runs are cleaned twice daily. The condition of the property and the kennels is laudatory.

Based upon testimony and evidence presented, the Board finds that the proposed use will generate no adverse effects above and beyond those inherent in such a use. Additionally, the Board finds that the variance requested is minimal, and relocation of the kennel would result in unnecessary hardship. Accordingly, the conditional use and variance are granted as requested.

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July 11, 2001  
Date

Ronald F. Hoff  
Ronald F. Hoff, Chairman

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