

Tax Map/Block/Parcel
No. 76-2-158

Building Permit/Zoning
Certificate No. 01-2747

Case 4634

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: Gregory J. Noell
7111 Watersville Road
Mt. Airy, Maryland 21771

ATTORNEY: N/A

REQUEST: An application for a conditional use for a small animal cremation system.

LOCATION: The site is located at 7111 Watersville Road, Mt. Airy, MD 21771, on property zoned "A" Agricultural District in Election District 13.

BASIS: Code of Public Local Laws and Ordinances, Chapter 223-71(4)

HEARING HELD: October 30, 2001

FINDINGS AND CONCLUSION

On October 30, 2001, the Board of Zoning Appeals (the Board) convened to hear the request for conditional use approval of a small animal cremation system on the Applicant's 25-acre agricultural zoned parcel where they reside. Based upon the testimony and evidence presented, the Board makes the following Findings of Fact and Conclusion of Law.

The applicant is proposing the operation of a self-contained small animal crematorium for private cremations of pets. It would have a maximum capacity of 500 lbs. per load. Dead animals would be picked up at residences or Veterinarians' offices by the Applicant and taken to the property. None will be dropped off at the property by customers. The operation of the facility (smoke, fumes, disposal, etc.) is regulated by the Maryland Department of the Environment. The unit will be housed in a small shed or pavilion with four walls.

Official Decision
Case 4634
Page 2

The Board finds that the proposed use at this location will not generate harmful effects above and beyond those normally associated with such a use. Traffic will be minimal. Smoke and fumes are heavily regulated by the Maryland Department of the Environment. Noise will be negligible. Such uses are appropriate in the Agricultural zone. Accordingly, the conditional use is granted, subject to the following conditions:

1. The unit shall be housed within a shed or pavilion with four walls.
2. A freezer will be installed on site to store carcasses.
3. Transportation of carcasses shall be done with an enclosed van or truck.
4. Only small animals (i.e., pets) shall be permitted to be cremated. No livestock shall be cremated.
5. This approval is limited to the Applicant only. Any change in ownership is subject to future Board approval.
6. Applicants shall comply with all applicable state, federal and local laws in the construction and operation of this facility.

11-6-01

Date

Ronald F. Hoff

Ronald F. Hoff, Acting Chairman