

Tax Map/Block/Parcel  
No. 63-13-148

Building Permit/Zoning  
Certificate No. 91-0128

Case 3518

OFFICIAL DECISION  
BOARD OF ZONING APPEALS  
CARROLL COUNTY, MARYLAND

**APPLICANTS:** Robert E. Garber and Denise M. Garber  
4213 Jefferson Avenue  
Sykesville, Maryland 21784

**REQUEST:** A variance reducing the minimum required front yard of 40 feet to about 26 feet from Lincoln Lane for a proposed garage to be attached to the existing dwelling

**LOCATION:** 4213 Jefferson Avenue in Election District 14; Presidential Park subdivision, Block A, lot 43 as recorded in the Carroll County Plat Records on sheet 2 of 2 sheets in book 5, page 4

**BASES:** Article 7, Section 7.5; Article 15, Section 15.5: Ordinance 1E (The Carroll County Zoning Ordinance)

**HEARING HELD:** March 26, 1991

FINDINGS AND CONCLUSION

The application, testimony and evidence comprising the record of this case are hereby included by reference in this decision. Based on the record, the Board hereby authorizes the request. The pertinent findings determining the Board's decision include the facts that the use of the property is restricted by the location of the existing dwelling and topography; only one corner of the garage will extend to about 26 feet from Lincoln Lane; and, as proposed, the garage will have the least impact upon adjacent properties without adversely affecting the public interest.

April 2, 1991  
Date

  
John Totura, Chairman

JDN/bmh/c3518dec  
April 1, 1991