

Tax Map/Block/Parcel  
No. 72-5-218

Building Permit/Zoning  
Certificate No. 05-3568

Case 5152

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

**APPLICANT:** Mark Sarem  
6122 Old Washington Road  
Sykesville, MD 21784

**ATTORNEY:** N/A

**REQUEST:** Variance from the required 25 ft. side yard setback to 2 ft. for the construction of an attached garage onto the existing dwelling.

**LOCATION:** The site is located at 6122 Old Washington Road, Sykesville, on property zoned "R-40,000" Residential District in Election District 14.

**BASIS:** Code of Public Local Laws and Ordinances, Chapter 223-66 A, 223-181 C and 223-186 A (3)

**HEARING HELD:** November 29, 2005

**FINDINGS AND CONCLUSION**

On November 29, 2005, the Board of Zoning Appeals (the Board) convened to hear a variance request from the required 25 ft. side yard setback to 2 ft. for the construction of an attached garage onto the existing dwelling. The Board made the following findings and conclusion:

The Applicant runs a "limousine for hire service". He has 2 limousines and 2 personal vehicles. He is seeking Board approval for a 4 car attached garage so that the limousines can be parked off the street. The lot is a nonconforming 1/2 acre lot. The only alternative to the attached garage is to construct a detached garage in the rear of the property, which would be more intrusive to the neighbors. An attached garage anywhere on the house necessitates a variance.

The Board finds that the proposed garage will improve the property and that there is no other feasible location for it on the lot. Accordingly, the Board finds that the requisite hardship has been demonstrated, and a variance from the required 25 foot side yard setback to 2 feet for the construction of an attached garage is granted.

12/21/05  
Date

  
Jacob M. Yingling, Chairman