

Tax Map/Block/Parcel  
No. 59-12-608

Building Permit/Zoning  
Certificate No. 05-0529

Case 5052

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

**APPLICANT:** William & Noreen Fritz  
3502 Pleasant Plains Drive  
Reisterstown, MD 21136-4418

**ATTORNEY:** N/A

**REQUEST:** A variance from the required 20 ft. side yard setback to 5 ft. for the construction of a two-car garage to the existing dwelling.

**LOCATION:** The site is located at 3502 Pleasant Plains Drive, Reisterstown, on property zoned "R-40,000" Residential District in Election District 4.

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

**HEARING HELD:** April 21, 2005

**FINDINGS AND CONCLUSION**

On April 21, 2005, the Board of Zoning Appeals (the Board) convened to hear a request for a variance from the required 20 ft. sideyard setback to 5 ft. for the construction of a two-car garage to the existing dwelling. The Board made the following findings and conclusion:

The Applicants wish to build an attached two-car garage on their home at the referenced address. The lot is ½ acre and is partially sloped. The garage would replace an existing carport attached to the house. The location of the well in the rear portion of this relatively small lot renders the proposed location the only feasible spot for the proposed garage.

The Board finds that the Applicant has proven that there are no alternative locations on the lot for this garage and that hardship has been proven, therefore the variance is granted.

5/18/05  
Date

  
Jacob M. Yingling, Chairman