



**Howard County Maryland**  
**Department of Planning and Zoning**  
3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350  
www.howardcountymd.gov

DPZ Office Use only:  
Case No: BA-25-021V  
Date Filed: 8/07/2025

## Residential Variance Petition

### Variance Request

**Are there multiple variances requested with this petition?**

Varianza única

**Describe the amount of variance requested:**

**Type(s) of Variance(s):**

We want to build a 16'x36' deck in an R-20 zoning district, which allows a deck to be enclosed up to 10' within a 30' setback for main structures. The requested variance is 6' to allow us to build the 16'x36' deck.

**Zoning Regulation Section Number:** R-20

**Describe the amount of variance requested:**

**Reason for the variance request (Describe):**

We want to build a 16'x36' deck in an R-20 zoning district, which allows a deck to be enclosed up to 10' within a 30' setback for main structures. The requested variance is 6' to allow us to build the 16'x36' deck.

### Petitioner's Representative Information

**Petitioner's Representative Name:** LEVGENII Khomiak

**Address:** 8520, GAITHERSBURG, MD, 20613

**Phone:** (240) 483-8165

**Email:** manager@deck-armor.com

**Profession:** CONTRACTOR

### Petitioner Information

**Petitioner Name:** LEVGENII Khomiak

**Petitioners Business Name/Trading As:** DECK ARMOR LLC

**Address:** 8520, GAITHERSBURG, MD, 20613

**Phone:** (240) 483-8165

**Email:** manager@deck-armor.com

**Petitioner's Interest in Subject Property:** Project Contractor

**If the petitioner is not the property owner, please explain:**

### Property Information

**Are there multiple properties involved with this petition?** Propiedad individual

**Property Description:** Family home, with a large lot, a long driveway for several vehicles

**Existing Use:** RESIDENTIAL

**Property Owner:** FISHER KATHERINE LYNN

**Property Address:** 4776 Attenborough Way, Ellicott City, MD 21043, ELLICOTT CITY, MD, 21043

**Tax Map:** 31

**Grid:** 9

**Parcel/Lot Number:** 0024/8

**Zoning District:** R-20

**County Council District:** Council District 2 - Opel Jones

**Total Site Area:** 0.01

**Subdivision Name (If applicable):**

**Site Development Plan (If applicable):**

**Plat Number and recordation date (If applicable):**

---

## Variance Petition Criteria

**That there are unique physical conditions, including irregularity, narrowness or shallowness of lot or shape, exceptional topography, or other existing features peculiar to the particular lot; and that as a result of such unique physical conditions, practical difficulties or unnecessary hardships arise in complying strictly with the bulk provisions of these Regulations.**

The house is located very close to the back side, leaving a lot of free space on one side in particular. It is not proportional, and we need a spacious place that connects to the house and allows for outdoor activities.

**That the variance, if granted, will not alter the essential character of the neighborhood or district in which the lot is located; will not substantially impair the appropriate use or development of adjacent property; and will not be detrimental to the public welfare.**

It does not affect or alter neighborhoods

**That such practical difficulties or hardships have not been created by the owner provided, however, that where all other required findings are made, the purchase of a lot subject to the restrictions sought to be varied shall not itself constitute a self-created hardship.**

NO

**That within the intent and purpose of these Regulations, the variance, if granted, is the minimum variance necessary to afford relief.**

SI

**That no variance be granted to the minimum criteria established in Section 131.0 for Conditional Uses except where specifically provided therein or in an historic district. Nothing herein shall be construed to prevent the granting of variances in any zoning district other than to the minimum criteria established in Section 131.0.**

NA

---

## Prior Petition

**Has any petition for the same variance, or substantially the same variance as contained herein, for the same property as the subject of this petition, been disapproved by the Hearing Examiner within twenty-four (24) months of the date of this petition?** No

**Does this Property have any prior zoning cases?** No

**Enter all prior case numbers here, separated by a comma. Upload documentation in the next step of the submittal process.**

---

## Signatures

The undersigned hereby affirms that all of the statements and information contained in, or filed with this petition, are true and correct.

Petitioner's Signature



Date

8/14/25

If the Property Owner is not the Petitioner, you must submit a signed [Property Owners Authorization](#).

Process information and submittal requirements can be found on the [ProjectDox website](#).

Digitally Signed by: LEVGENII Khomiak

Signature Date: 2025-8-7 18:35:40

---

## CONTACT US

Department of Planning and Zoning

Public Service and Zoning Division

3430 Court House Drive, Ellicott City, MD 21043

TEL: 410.313.2350