

78-279-A #222 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dmitry & Katrina Suhomlin, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04, 3 B, 2 to allow a diametral lot dimension of 215' instead of the required 250' for proposed lot 1

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: "Not a hardship or practical difficulty"

Lot 2 would not pass park test. It was necessary to move the proposed lot line between lot 1 and 2 in order to get lot 2 to pass park test for the Health Department. Consequently lot 1 will not meet diametral dimension.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

DATE June 22, 1978
 Contract purchaser Dmitry & Katrina Suhomlin
 Address 2421 Kentucky Avenue
Baltimore, Maryland
 Petitioner's Attorney John W. Hession, III
 Address 111 W. Chesapeake Ave.
Baltimore, Maryland 21204

CONSIDERED By The Zoning Commissioner of Baltimore County, this 18th day

of April, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of June, 1978, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
 Zoning Commissioner Date June 20, 1978
 TO: Leslie H. Graef
 FROM: Director of Planning

SUBJECT: Petition #78-279-A, Item 222
Petition for Variance
East side of Old Landing Road, 850 feet South of Juniper Road
Petitioner - Dmitry and Katrina Suhomlin

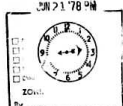
11th District

HEARING: Wednesday, June 28, 1978 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Graef
 Director of Planning

LHG:JGHw



RE: PETITION FOR VARIANCE
E/S of Old Landing Road, 850' S of
Juniper Road, 11th District
 OF BALTIMORE COUNTY
 DMITRY SUHOMLIN, et ux, Petitioners Case No. 78-279-A

ORDER TO ENTER A PREPARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
 Deputy People's Counsel

John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 14th day of June, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Dmitry Suhomlin, 2421 Kentucky Avenue, Baltimore, Maryland 21213, Petitioners.



June 30, 1978

Mr. & Mrs. Dmitry Suhomlin
 2421 Kentucky Avenue
 Baltimore, Maryland 21213

RE: Petition for Variance
E/S of Old Landing Road, 850'
S of Juniper Road - 11th
Election District
Dmitry Suhomlin, et ux - Petitioners
NO. 78-279-A (Item No. 222)

Dear Mr. & Mrs. Suhomlin:

I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,

Eric DiNenna
 Deputy Zoning Commissioner

GJM/jhm

Attachments

cc: Mrs. Jane Foulker
1102 Old Landing Road
Baltimore, Maryland 21213
John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1978

COUNTY OFFICE Bldg.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

cc: Nicholas A. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Bureau of Planning
 Bureau of Traffic Engineering
 Bureau of Public Works
 Bureau of Health Department
 Bureau of Planning
 Bureau of Building Department
 Bureau of Education
 Bureau of Administration
 Bureau of Industrial Development

Mr. & Mrs. Dmitry Suhomlin
 2421 Kentucky Avenue
 Baltimore, Maryland 21213

RE: Variance Petition
Item No. 222
Petitioner - Suhomlin

Dear Mr. & Mrs. Suhomlin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This currently vacant 4.3 acre tract is located on the east side of Old Landing Road approximately 850' south of Juniper Road in the 11th Election District. Because of your proposal to subdivide this property into two lots with one of the lots having a diametral dimension of 215' in lieu of required 250', this Variance is required.

Particular attention should be afforded to the comments of the Health Department concerning the location of the house and septic system on lot No. 2. For further information on this matter, you may contact Mr. Robert Powell at 494-2762.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas A. Commodari
 Chairman
 Zoning Plans Advisory Committee

NBC:cmw

ORDER RECEIVED FOR FILING
DATE 10/13/78
FILED 10/13/78

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of fact, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be had; and it further appearing that by reason of the findings of the Variance requested not adversely affect the health, safety, and general welfare of the community, the Variance to permit a diagonal lot dimension of 215' in lieu of the required 250' for proposed Lot No. 1, should be granted.

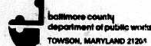
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and Deputy Zoning Commissioner of Baltimore County Office of Planning and Zoning.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOUNING, P.E.
DIRECTOR

June 8, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #222 (1977-1978)
Property Owner: Dmitry & Katrina Subomlin
Location: E/S Old Landing Rd. 850' S Juniper Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a diagonal dimension of 215' in lieu of the required 250' for proposed lot 1.
Acreage: 2.01 District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for this property for Project IDCA No. 77-155.

Highways:

Old Landing Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way (fee simple) and any necessary reversible elements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in sediment pollution problem, damaging private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Item #222 (1977-1978)
Property Owner: Dmitry & Katrina Subomlin
Page 2
June 8, 1978

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property.

This property is within the Baltimore County Metropolitan District, and beyond the Urban-Rural Delineation Line. The Baltimore County Water and Sewerage Plans W-17B and S-17B, as amended, indicate "Planned Service" in this area in 11 to 30 years.

Very truly yours,

Edward M. Dwyer, Jr.
ELLSWORTH M. DWYER, P.E.
Chief, Bureau of Engineering

ENCLOSURES:

001 H. Shalowitz
J. Comers

1-SE Key Sheet
45 x 47 NE 38 & 39 Pw. Sheets
NS 12 2 Maps
64 Tax Map



LESLIE H. GRAY
DIRECTOR

June 9, 1978

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #222, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

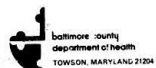
Property Owner: Dmitry & Katrina Subomlin
Location: E/S Old Landing Road 850' S. Juniper Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a diagonal dimension of 215' in lieu of the required 250' for proposed lot 1.
Acreage: 2.01
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

May 17, 1978

Mr. S. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #222, Zoning Advisory Committee Meeting, April 18, 1978, are as follows:

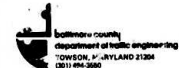
Property Owner: Dmitry & Katrina Subomlin
Location: E/S Old Landing Rd. 850' S Juniper Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a diagonal dimension of 215' in lieu of the required 250' for proposed lot 1.
Acreage: 2.01
District: 11th

The proposed variance for lot 1 will not interfere with the location of the well or septic system, therefore no health hazards are anticipated. The location of the house and septic system on lot 2 will have to be changed slightly prior to the issuance of a building permit. These changes, however, will not affect the proposed variance for lot 1.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEB/78/178



STEPHEN E. COLLINS
DIRECTOR

May 11, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 222 - ZMC - April 18, 1978
Property Owner: Dmitry & Katrina Subomlin
Location: E/S Old Landing Rd. 850' S Juniper Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a diagonal dimension of 215' in lieu of the required 250' for proposed lot 1.
Acreage: 2.01
District: 11th

Dear Mr. DiNenna:

The variance should have no effect on traffic.

C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CEM/CEM/178



Paul H. Reinke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: J. Camondari, Chairman
Zoning Advisory Committee

Re: Property Owner: Dmitry & Katrina Subomlin

Location: E/S Old Landing Rd. 850' S Juniper Rd.

Item No. 222 Zoning Agenda Meeting of 04/18/78

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ would be the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to completion or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]
Planning Division Fire Prevention Bureau
Special Inspector on Division



JOHN S. DEVERETT
DIRECTOR

April 13, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #222 Zoning Advisory Committee Meeting, April 18, 1978 are as follows:

Property Owner: Dmitry & Katrina Subomlin
Location: E/S Old Landing Road 850' S Juniper Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a diagonal dimension of 215' in lieu of the required 250' for proposed lot 1.
Acreage: 2.01
District: 11th

The items checked below are applicable:

- A. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1976 Edition and the 1971 Supplement, State of Maryland Code for the Unincorporated and aged and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional _____ permits may be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- H. Serviced without variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB/78/178

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 20, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 18, 1978

RE: Item No: 222
Property Owner: Daitry & Katrina Suhomlin
Location: E/S Old Landing Rd. 850' S. Juniper Rd.
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a diametral dimension of 215' in lieu of the required 250' for proposed lot 1.

District: 11th
No. Acres: 2.01

Deat: Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

KMP/tp

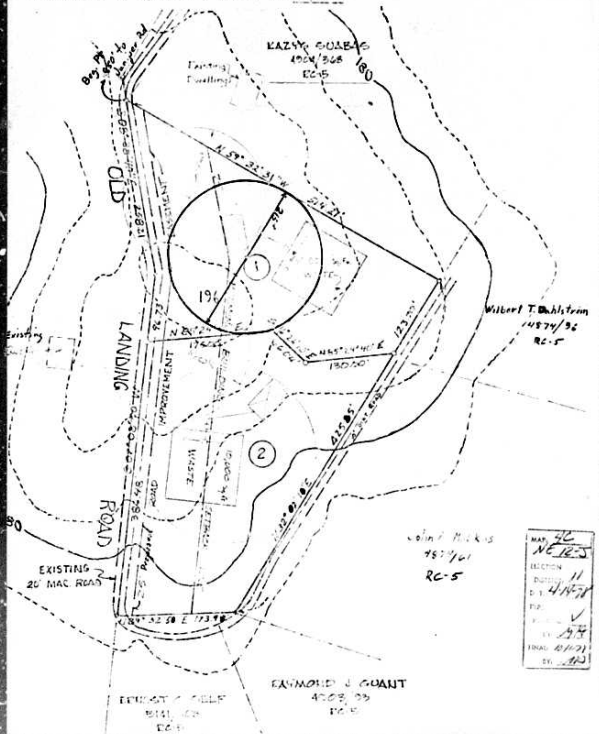
JOSEPH N. WILLIAMS, PRESIDENT
T. ROBERT WILLIAMS, JR., VICEPRESIDENT
MARCUS H. W. TRAVIS

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT Y. DUBEL, SUPERVISOR

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

Property Owner: Daitry & Katrina Suhomlin
11th Election District
Gross Area of Property Acres: 4.31 Acs
Number of Proposed lots: 2
Gross Density: 0.46 Lots/Acre
Zoning of Property: RC-5
Lot 1: 2.01 Acs
Lot 2: 2.30 Acs

IDEAL: Approval No. NICE (Oct 1977)
Lots 1&2 and the improvements thereon are Proposed



MAK 76
NEEDS
ELECTION
DISTRICT 11
DATE 4/19/78
BY: [Signature]
FINAL 4/19/78
BY: [Signature]

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

78-279A

District: 11th
Posted for: Variance to permit a diametral dimension of 215' in lieu of 250' for proposed lot 1.
Petitioner: Daitry & Katrina Suhomlin
Location of property: E/S Old Landing Rd., 850' S. of Juniper Rd.
Location of Sign: From the junction of Juniper & Old Landing Rd. on Old Landing Rd. (East Side)
Remarks: [Signature]
Posted by: [Signature]
Date of return: 6/3/78

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 65531

DATE: March 26, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Cash Katrina Suhomlin 2121 Kentucky Ave.
FOR: Petition for Variance

816 CASH 25 2500 MSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73356

DATE: June 26, 1978 ACCOUNT: 01-662

AMOUNT: \$52.04

RECEIVED: Katrina Suhomlin, 2121 Kentucky Ave., Balto., Md.
FOR: Cost of Advertising and Posting Case No. 78-279A

816 CASH 27 5204 MSC

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 8, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on each week at one time before the 28th day of June, 1978, the 8th publication appearing on the 8th day of June, 1978.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$.....



TOWSON, MD. 21204 June 8 19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Daitry & Katrina Suhomlin was inserted in the following:

- ☐ Cato-sville Times
- ☐ Dundalk Times
- ☒ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 8th day of June, 1978, that is to say, the same was inserted in the issues of June 8, 1978

STROMBERG PUBLICATIONS, INC.

By: [Signature]