

IN RE: PETITION FOR ADMIN. VARIANCE
N side of Susanne Court, 730 feet N c/l of
intersection of Carolyn and Susanne Courts
4th Election District
2nd Councilmanic District
(3013 Susanne Court)

Lloyd D. and Debra G. Lurie
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-422-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Lloyd D. and Debra G. Lurie for property located at 3013 Susanne Court. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage addition with a side yard setback of 22 feet in lieu of the required 50 feet, and to amend the Development Plan of "Worthington Woodsyde" Lot #5 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The proposed first floor plans submitted by the Petitioners show a new two-car garage with loft addition with a breezeway, mudroom, closet and powder room. The drawing also depicts the existing garage as being converted to a bedroom and full bath for in-laws. The proposed front elevation submitted by the Petitioners depict an attractive addition matching the architectural details of the existing dwelling. Petitioners submitted letters of support from their neighbors residing at 3015 Suzanne Court and 3012 Suzanne Court. The subject property contains 1.54 acres zoned RC 5.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 1, 2008 which indicates that Office does not oppose the Petitioners' request provided the building materials for the proposed garage addition are in keeping with those used in the existing dwelling.

APPROVED FOR FILE
4.14.08
PS

Architectural elevations should be submitted for review and approval prior to issuance of any building permits.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 22, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 14th day of April, 2008 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed garage addition with a side yard setback of 22 feet in lieu of the required 50 feet, and to amend the Development Plan of "Worthington Woodsyde" Lot #5 only is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RESERVED FOR FILE

4.14.08

B3

2. Building materials for the proposed garage addition shall be in keeping with those used in the existing dwelling. Architectural elevations shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
APR 14 2008
[Signature]



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3013 SUSANNE COURT, OWINGS MILLS
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) 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(s)

1A04.3B.2.b

To permit: A proposed garage addition with a side yard set back of 22 feet in lieu of the required 50 foot set back, and to amend the Development Plan of "Worthington Woodsyde" for lot # 5.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

LLOYD D. LURIE
Name - Type or Print

Signature

LAW OFFICES OF LLOYD D. LURIE
Company

200 E. LEXINGTON STREET 410-837-8001
Address Telephone No.

Baltimore MD 21203
City State Zip Code

Legal Owner(s):

LLOYD D. LURIE
Name / Type or Print

Signature

DEBRA G. LURIE
Name / Type or Print

Signature

3013 SUSANNE COURT 410-363-3710
Address Telephone No.

OWINGS MILLS MD 21117
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-422-A

Reviewed By [Signature] Date 3/10/08

REV 10/25/01 FORN RECEIVED FOR FILED

Estimated Posting Date 3/23/08

4.14.08

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

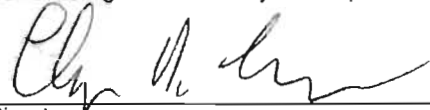
That the Affiant(s) does/do presently reside at

3013 SUZANNE COURT
Address
OWINGS MILLS MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Reduction of side setback requirement of SOFR in AC-5 Zone to permit addition to single family home of attached garage and second floor loft.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.


Signature


Signature

LLOYD D. LURIE
Name - Type or Print

DEBRA G. LURIE
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of March, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Debra Lurie & Lloyd Lurie
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 3/1/10



Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

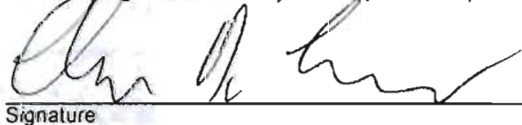
That the Affiant(s) does/do presently reside at

3013 SUSANNE COURT
Address
OWINGS MILLS MD 21117
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Reduction of side setback requirement of 50 ft. in RC-5 Zone to permit addition to single family home of attached garage and second floor loft.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.



Signature

LEO D. LURIE

Name - Type or Print



Signature

DEBRA G. LURIE

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of March, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Debra Lurie & Lloyd D. Lurie
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Notary Public

Commission Expires

3/1/10





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3013 SUSANNE COURT, OWINGS MILLS
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) 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(s)

1A04.3B.2.b

To permit: A proposed garage addition with a side yard set back of 22 feet in lieu of the required 50 foot set back, and to amend the Development Plan of "Worthington Woodsyde" for lot # 5.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this 08 day of March that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-422-A

REV 10/25/01

Reviewed By [Signature]

Date

3/10/08

Estimated Posting Date

3/23/08

RECEIVED FOR FILE

4-14-08

P3

ZONING DESCRIPTION FOR:

3013 Susanne Court, Owings Mills, MD

Being Lot 5, as shown on a plat entitled "2nd Amended Worthington Woodsyde", as per plat thereof recorded among the Land Records of Baltimore County, Maryland in Plat Book 68, Page 29, and being the property conveyed by deed dated October 9, 1997 and recorded October 21, 1997 in Liber 12449 Folio 542, among the aforesaid Land Records.

And Being that same property conveyed by deed dated July 11, 1997 and recorded July 17, 1997 in Liber 12283 Folio 306, and being part of the same property conveyed by deed dated November 22, 1994 and recorded November 25, 1994 in Liber 10845 Folio 67 among the aforesaid Land Records.

Containing 1.54 acres

Also known as 3013 Susanne Court, Owings Mills, MD 21117, and located in the Fourth (4th) Election District, Second (2nd) Councilman District.

08-422-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11405**

Date:

3/10/08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				115.00

Total: **115.00**

Rec

From:

Lloyd D Lurie

For:

3013 Susanna Ct 2nd 08-422-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
 3/11/2008 3/10/2008 11:01:58 2
 02 RPTL NEW REC
 RECEIPT # 567194 3/10/2008 011405
 Dept 5 528 JUDICIAL VERIFICATION
 011405
 Recpt Tot 4115.00
 \$115.00 CC 9.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: Case No: 08-422-A

Petitioner/Developer: LLOYD
D. LURIE

Date Of Hearing/Closing: 4/7/08

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 3013 SUSANNE CT

This sign(s) were posted on March 22, 2008
(Month, Day, Year)

Sincerely,

Martin Ogle 3/22/08
(Signature of sign Poster and Date)

Martin Ogle

Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



Martin Ogle 3/22/08

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 422 -A Address 3013 SUSANNE CT
Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/10/08 Posting Date: 3/23 Closing Date: 4/7/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 422 -A Address 3013 SUSANNE CT
Petitioner's Name LLOYD D. LURIE Telephone 410-363-3710
Posting Date: 3/23/08 Closing Date: 4/7/08
Wording for Sign: To Permit A proposed GARAGE Addition with A
side yard set back of 22' in lieu of the required 50'
AND to AMEND the Development Plan of Worthington Woodsyde
for lot # 5

WCR - Revised 6/25/04



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 7, 2008

Lloyd D. Lurie
Law Offices of Lloyd D. Lurie
200 E. Lexington Street
Baltimore, MD 21202

Dear Mr. Lurie:

RE: Case Number: 08-422-A, 3013 Susanne Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 10, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Lloyd D. Lurie Debra G. Lurie 3013 Susanne Court Owings Mills 21117

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: April 1, 2008

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2008
Item Nos. 08-401, 418, 419, 420, 421, 422,
426, 427, 428, 429, 430, 431, 432, 433, 434,
435, 438, 439, and 440

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-03282008.doc



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 24, 2008

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 8-422A
3013 SUSANNE COURT
WIRE PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-422A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in blue ink that reads "Michael Bailey".

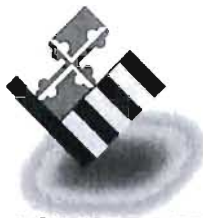
For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 24, 2008

Item Number: 418,419,420,421,422,423,424,426,427,428,429,430,431,432,433,434
and 435

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: April 1, 2008

RECEIVED
APR 02 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

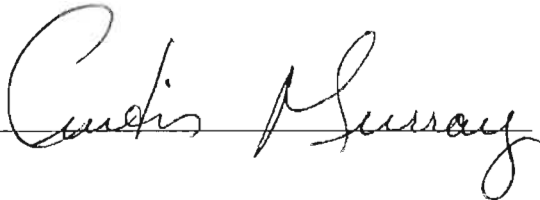
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-422- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the building materials for the proposed garage addition are in keeping with those used in the existing dwelling. Provide architectural elevations for review and approval prior to the issuance of any building permits.

For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

DATE: 03/10/2008

ASSESSMENT TAXPAYER SERVICE

TIME: 09:06:44

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HIST	DEL	LOAD DATE
22 00 023335	04	1-0	04-00	H	NO		02/15/08

LURIE LLOYD DESC-1.. IMPS1.5370 AC

LURIE DEBRA DESC-2.. WORTHINGTON WOODSYDE

3013 SUSANNE CT PREMISE. 03013 SUSANNE CT

00000-0000

OWINGS MILLS MD 21117-1646 FORMER OWNER: NVR HOMES INC

-----FCV-----		-----TRANSFER DATA-----		---PROPERTY ID---	
PRIOR	PROPOSED	NUMBER.....		LOT.....	
LAND: 210,800	263,500	DATE.....	10/21/97	BLOCK....	
IMPV: 249,250	467,090	PURCHASE PRICE..	409,900	SECTION..	
TOTL: 460,050	730,590	GROUND RENT.....	0	PLAT.....	
PREF: 0	0	DEED REF LIBR..	12449	BOOK.....	0068
CURT: 460,050	730,590	DEED REF FOLIO..	542	FOLIO....	0029
DATE: 07/03	09/06	YEAR BUILT.....	97	MAP.....	0049
		NEW CONSTR YR...		GRID.....	0018
				PARCEL...	0235

TAXABLE BASIS

640,410 LOT WIDTH.. .00 SB

550,230 LOT DEPTH.. .00 WB

0 LAND AREA.. 1.540 A SS

ENTER-INQUIRY1 PA1-PRINT PF4-MENU PF5-QUIT WD

08-422-A

March 1, 2008

Zoning Commissioner of Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

Re: Petition for Administrative Variance
Owners: Lloyd and Debra Lurie
Property: 3013 Susanne Court
Zoning: RC-5

Dear Sirs:

We are residents of Baltimore County, residing at 3012 Susanne Court, Owings Mills, MD 21117. We reside directly across the street from the Luries.

We have met with our neighbors and reviewed their proposed plans. Please accept this letter as indicating that we do support and are not opposed to your granting of a variance of the side set-back requirement to our neighbors who reside at 3013 Susanne Court, Lloyd and Debra Lurie, to permit the construction of an attached addition to their home to be located on the west side of their property.

We thank you for your consideration,



Victor Berger



Lynnett Berger

08-422-A

March 11, 2008

Zoning Commissioner of Baltimore County
Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

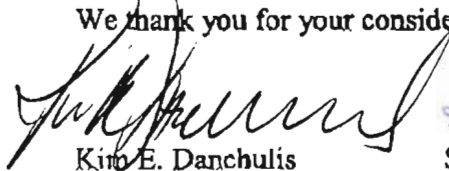
Re: Petition for Administrative Variance
Owners: Lloyd and Debra Lurie
Property: 3013 Susanne Court
Zoning: RC-5

Dear Sirs:

We are residents of Baltimore County, residing at 3015 Susanne Court, Owings Mills, MD 21117. We reside on the adjacent property situated to the west of the Luries.

We have met with our neighbors and reviewed their proposed plans. Please accept this letter as indicating that we do support and are not opposed to your granting of a variance of the side setback requirement to our neighbors who reside at 3013 Susanne Court, Lloyd and Debra Lurie, to permit the construction of an attached addition to their home located on the west side of their property that adjoins our property.

We thank you for your consideration,



Kim E. Danchulis



Sandra L. Danchulis

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3013 SUSANNE COURT

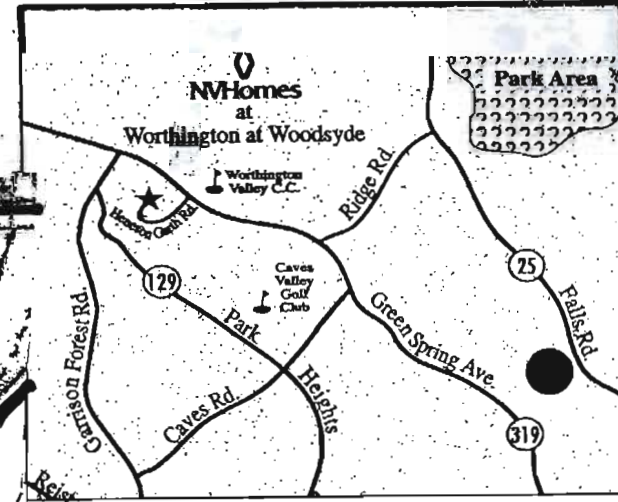
MARCH 1, 2008

SUBDIVISION NAME Worthington Woodsyde

PLAT BOOK # 68 FOLIO # 29 LOT # 5 SECTION #

OWNER LLOYD LURIE and DEBRA LURIE

DRAINAGE & UTILITY & FORCE
BUFFER ACCESS EASEMENT



VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 2

1" = 200' SCALE MAP # 049C3

ZONING RC5

LOT SIZE 1.54
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☐	☒

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/ BUILDING	☐	☒
PRIOR ZONING HEARING	<u>NONE</u>	

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY LLOYD LURIE / DEVELOPMENT ENGINEERING CONSULTANTS

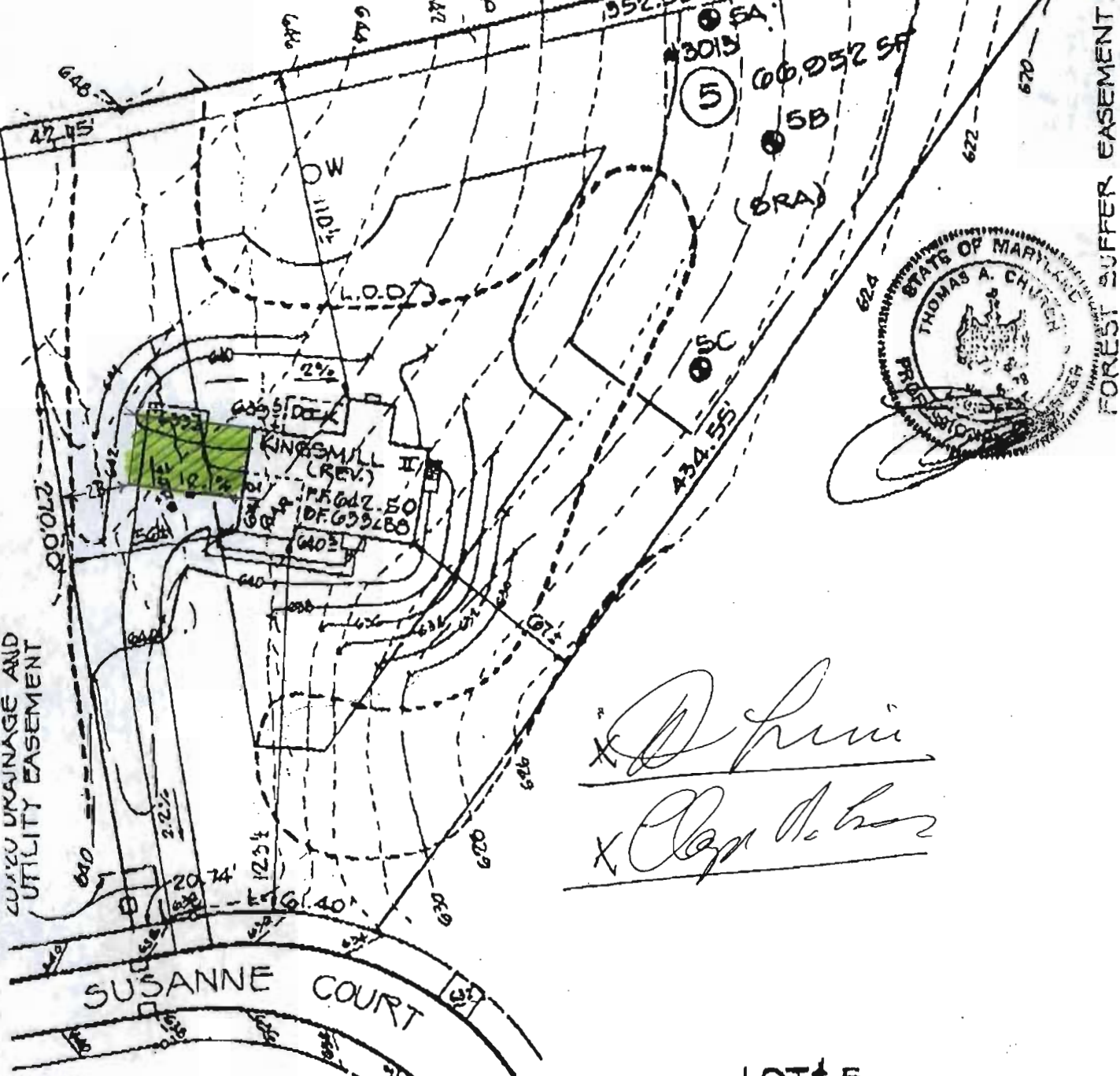
SCALE OF DRAWING: 1" = 66.7 ft.

22 | 08-422

N.Y. HOMES
2200 DEFENSE HWY.
SUITE 301
CROFTON, MD. 21114

DRAINAGE & UTILITY & FOREST
BUFFER ACCESS EASEMENT

587°21'41"E



D. P. Smith
C. P. Smith

SETBACKS:

Front from P.L. 123'±
Right Side 67'±
Left Side 56'±
Rear 110'±

LOT # 5

WORTHINGTON WOODSYDE

ELECT. DIST. #4 BALTIMORE CO., MD.

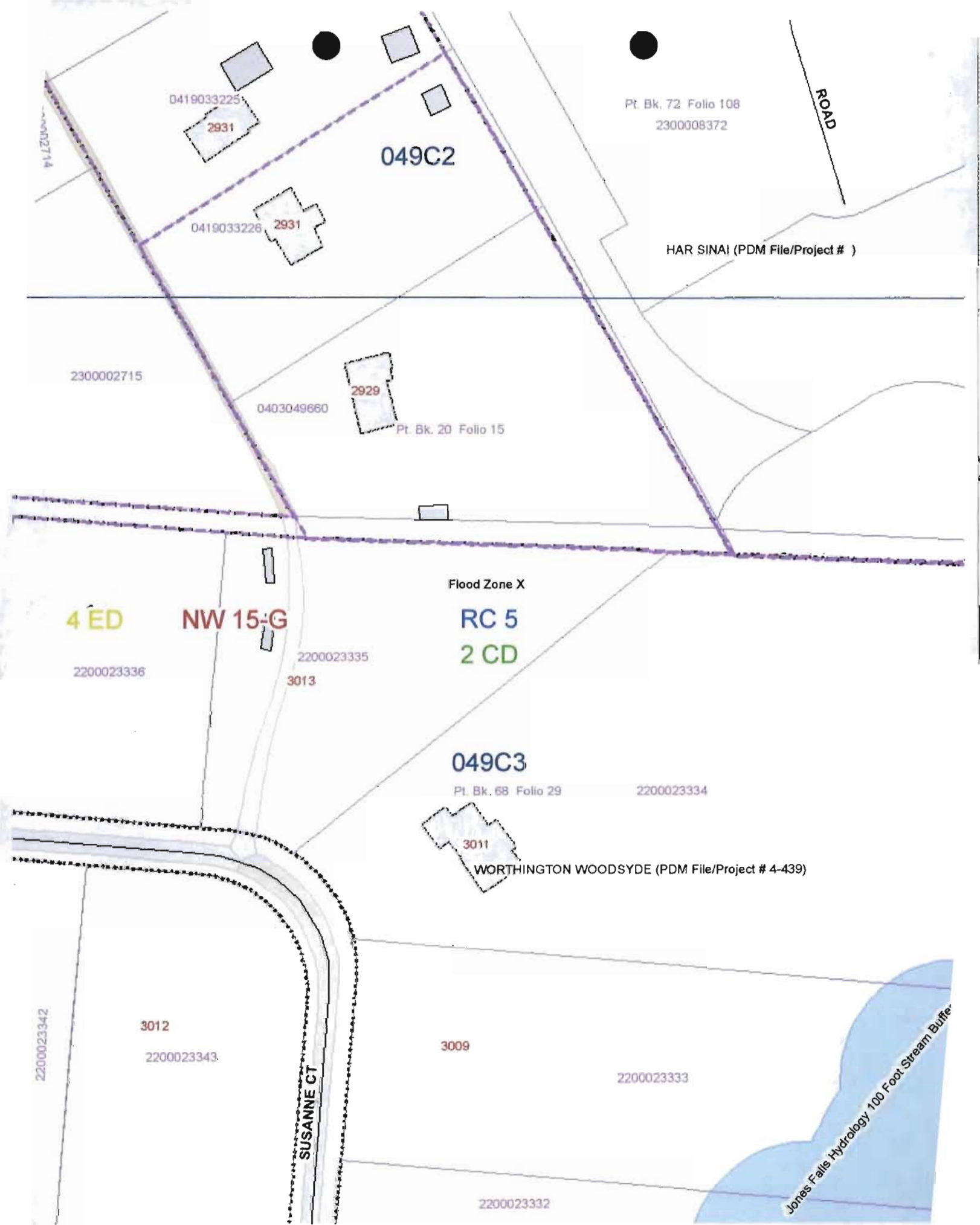
LOT No.	HOUSE TYPE	STD REV	WALKOUT AREAWAY	HOUSE NUMBER
5	KINGSMILL II	REV.	AREAWAY	3013

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
6603 York Road
Baltimore, Maryland 21212
(410) 377-2600

Scale: 1"=50'

Issued: JUNE 2, 1997

08-422-A



0419033225

2931

049C2

Pt. Bk. 72 Folio 108
2300008372

ROAD

0419033226

2931

HAR SINAI (PDM File/Project #)

2300002715

0403049660

2929

Pt. Bk. 20 Folio 15

Flood Zone X

4 ED

NW 15-G

RC 5
2 CD

2200023336

2200023335

3013

049C3

Pt. Bk. 68 Folio 29

2200023334

3011

WORTHINGTON WOODSYDE (PDM File/Project # 4-439)

2200023342

3012

2200023343

SUSANNE CT

3009

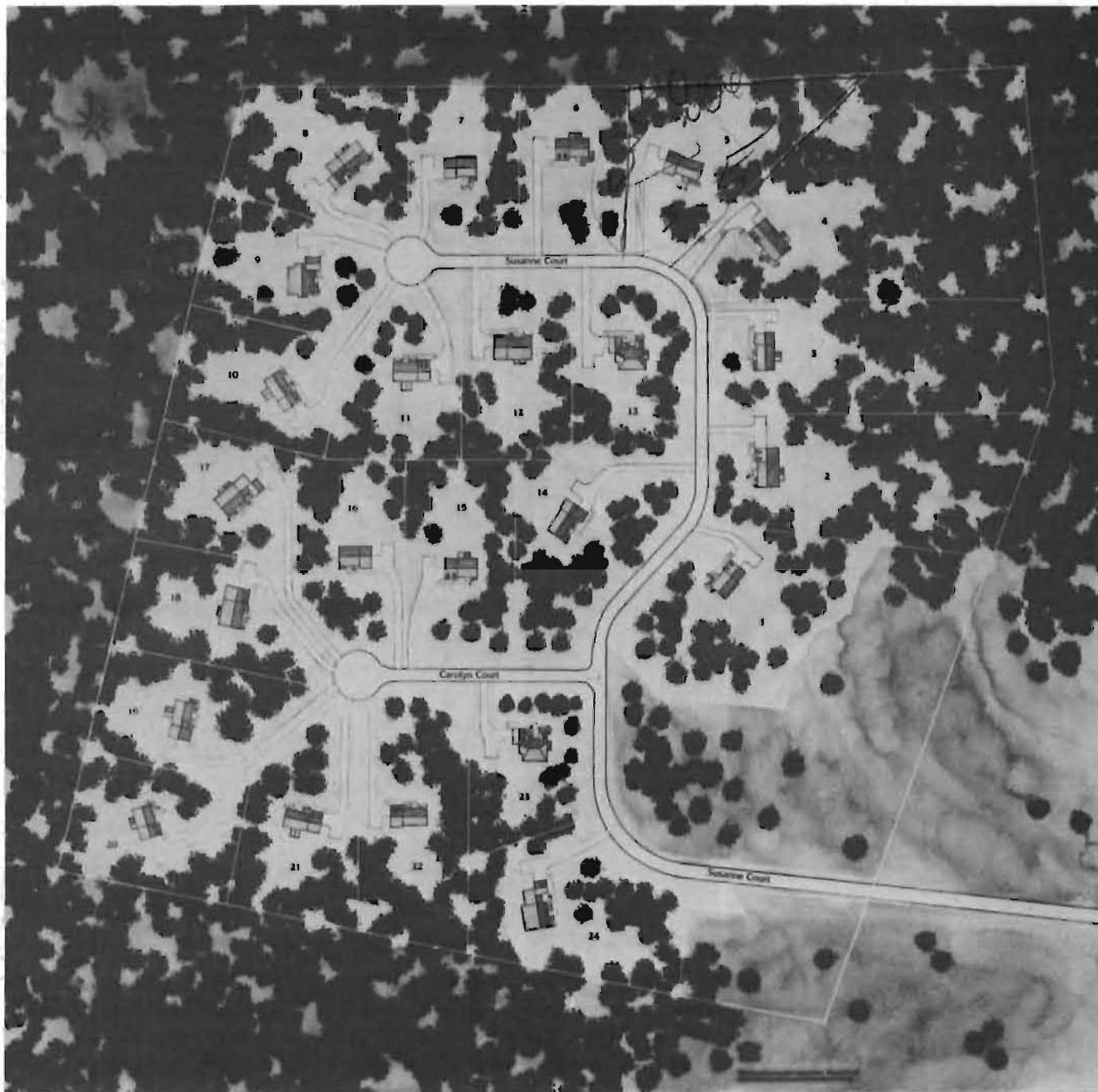
2200023333

2200023332

Jones Falls Hydrology 100 Foot Stream Buffer

08-422-A

Worthington Woodsyde



We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, national origin, handicap or familial status.

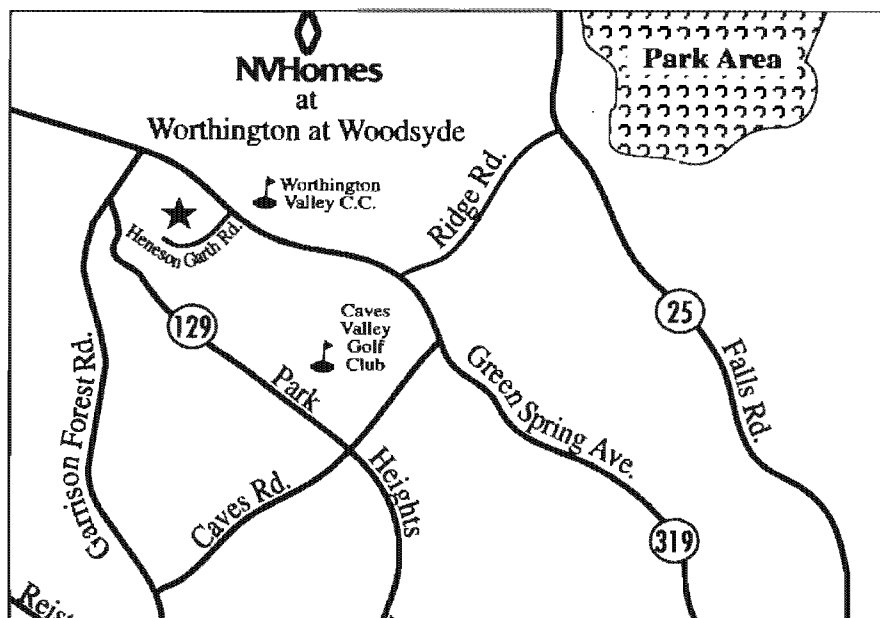
08-422-A

Worthington Woodsyde

Welcome to NVHomes at Worthington Woodsyde, one of the last last truly magnificent communities located in the Greenspring Valley area of Baltimore County. Only 24 richly detailed single family homes will be available to the discriminating buyers who choose to make this their home. All lots are one acre or larger wooded sites of unmatched beauty.

Just six miles from the Baltimore Beltway, Worthington Woodsyde is close to numerous country clubs and other recreational activities as well as fine private and public schools. The public schools include Fort Garrison Elementary, Pikesville Middle School and Owings Mill Senior High.

Now you can experience first hand the quality and prestige of NVHomes at Worthington Woodsyde.



Directions: From I-695 take exit 22 Greenspring Avenue north 6 miles. Turn left on Heneson Garth into community, follow to right on Suzanne Court. Enter new home site.

Phone: (410) 363-8645

We've Set New Standards

NVHome's commitment to quality and our customers shows in every detail at Worthington Woodsyde. You'll find standard features that would be costly options at other communities such as fireplace in every family room, ceramic tile in every master bathroom, and a hardwood floor in every foyer.

Of course, we do offer many exceptional options as well, such as finished recreation rooms, whirlpool tubs, skylights, sun rooms for entertaining.

Energy-Saving Features

- NVHomes energy efficient insulation package.
- R-30 Insulation in ceilings.
- R-13 Insulation in exterior walls.
- Wood-framed insulated windows with screens.
- Insulated exterior doors.
- Efficient central air conditioning.
- Multi-zoned heating and air conditioning.
- Gas heat.

Interior Features

- Four bedrooms, 2 1/2 bath (Kingsmill, Potomac, Pinehurst 3 1/2 bath standards) (Yorktown 4 1/2 Baths).
- Full basement.
- Custom gas fireplace in family room.
- Hardwood floor in foyer.
- Fully equipped kitchen:
 - Stainless steel double bowl sink.
 - Dishwasher with cabinet panel.
 - Food disposal.
 - Self defrosting refrigerator with ice maker.
 - 42" Merillat® cabinets.
 - G.E.® double wall oven with electric cook top.
- Wall to wall carpeting.
- Six panel colonial doors.
- Painted colonial trim.
- Stained oak stair rails.
- Oversize crown moulding in foyer, living room, and dining room.
- Chair rail in dining room.
- Deluxe bathrooms in white:
 - Tub with ceramic tile surrounds.
 - Cultured marble vanity tops.
 - Elongated toilet bowls.
- Master bath:
 - Kohler soaking tub and 4' separate shower.
 - Double sink vanity.
 - Ceramic tile floor.
- Powder room:
 - Ceramic tile floor.
 - White pedestal sink with decorator mirror.
 - Polished brass faucet set with dual handles.
- Light fixtures per plan.
- Resilient floor in the kitchen, nook and laundry.
- Polished brass front door handle.
- Deadbolts on all exterior doors.
- Door chimes.
- Concealed wiring for telephones and TV.
- Walk-in closet in master bedroom.
- Smoke detectors.
- Washer and dryer connections with vent.

Exterior Features

- Brick front.
- Two car side load garage.
- Well and Septic.
- Choice of coordinated colonial colors.
- Underground utilities.
- Builder's landscaping package.
- Waterproof electrical outlet in front and rear.
- Termite soil treatment.
- Hose bibs in front and rear.
- Twin four inch vinyl siding with painted wood trim features.
- Raised heel trusses on some elevations.
- Patio doors on the rear elevations.

Features that Prove our Commitment

- Full pre-settlement orientation.
- "O" Items at settlement.
- Quality control inspection.
- 6 month final service inspection.
- Exclusive builder's limited warranty.
- Broker co-op program.
- NVHomes quality from the ground up.



3013 Susanne Court. (view from west, adjacent property)



3013 Susanne Court (view from west, approx lot line)

08-422-A



3013 Susanne Court (view of proposed addition location)



3013 Susanne Court (view from west)

08-422-A



3013 SUSANNE COURT (VIEW FROM STREET)



3013 Susanne Court
view from Rear yard.

08-422A



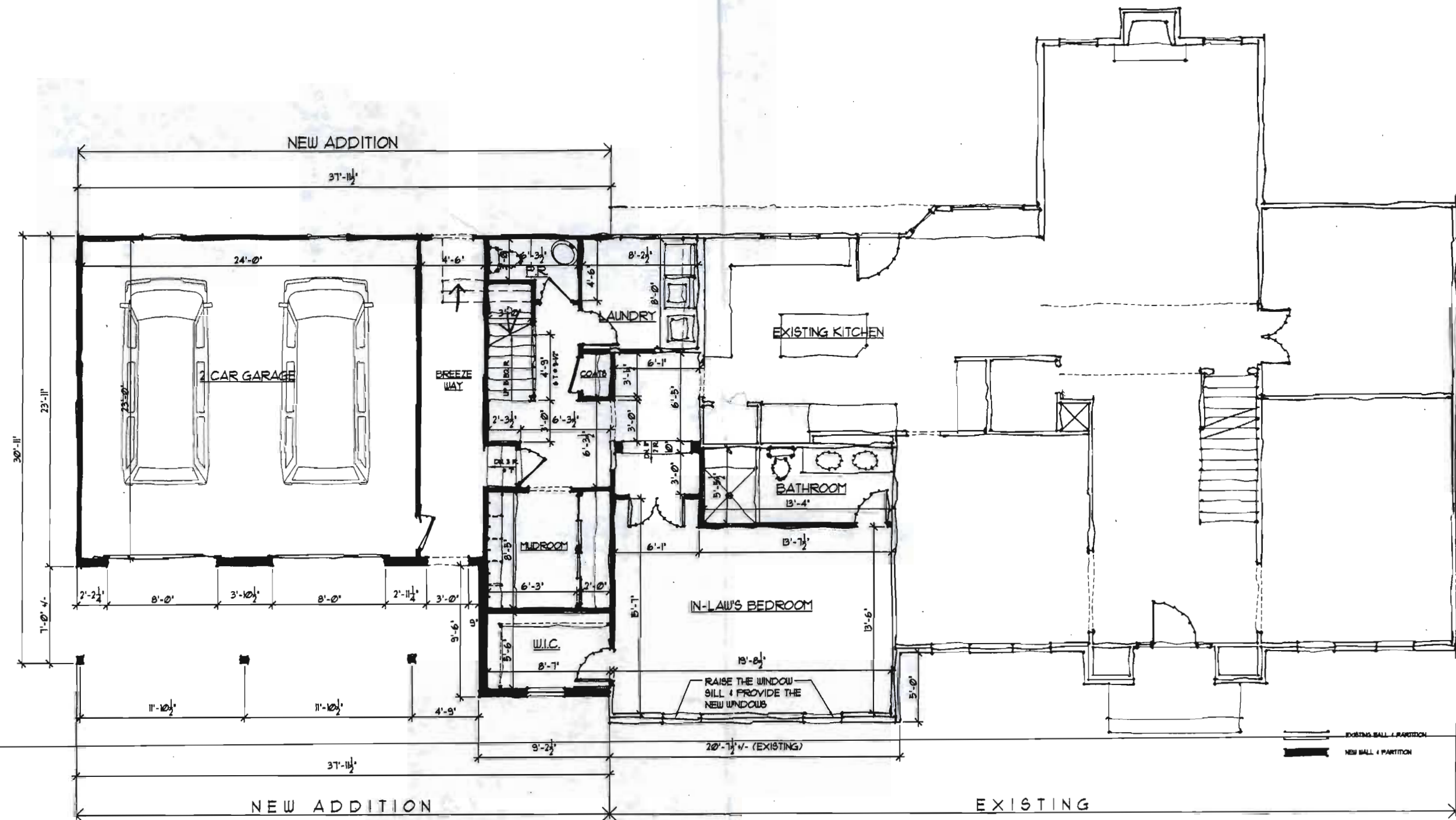
PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 01/16/08

ADDITION FOR:
 LURIE RESIDENCE
 3013 SUSANNE COURT
 OWINGS MILLS, MARYLAND

08-422A



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

DATE: 01/16/08

ADDITION FOR:
LURIE RESIDENCE
 3013 SUSANNE COURT
 OWINGS MILLS, MARYLAND

08-422A