

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Donerin Way, 493.78 feet W
of c/l Edgarwood Court
10th Election District
3rd Councilmanic District
(3816 Donerin Way)

David R. and Amy Ellen Nudelman
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2008-0542-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, David R. and Amy Ellen Nudelman for property located at 3816 Donerin Way. The variance request is from Sections 1A00.3.B.3 R.D.P. (B.C.Z.R. 1973) and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and an open projection (deck) with a 17 foot setback in lieu of the required 50 feet and 37.5 feet, respectively. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners' property is a steeply sloping wooded lot of 1.5 acres with a 2,024 square foot tri-level home in need of significant improvements. The original configuration of the house was designed with the garage on the opposite side of the house from the kitchen. This layout makes for a very steep driveway that can become treacherous in the winter. It also creates an approach that is very inconvenient and uninviting for the family and guests. The size of the home is also cramped for a family of four with two teenagers. Further complicating possibilities for the addition to the house to correct these deficiencies is a 100 foot stream buffer for the Little Gunpowder Stream. The left side of the property is further encumbered by a 50 foot drainage and utility easement, 50 foot minimum building setback line and 100 foot AT& T easement. The only way to correct the problems with

ORDER RECEIVED FOR FILING
6.19.08
P3

the house is to demolish the existing garage and add a new garage to the opposite side. This would allow for a shallower driveway and a drop off loop in front of a newly configured main entrance. The proposed additions would add approximately 14 feet to the overall length of the house leaving a setback at the side yard of 17 feet in lieu of the 50 feet required and currently provided. The closest neighbor to this side of the property is over 200 feet away. Petitioners have spoken with the neighbor that would be most affected by the proposed addition and have their approval.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 1, 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.

ORDER RECEIVED FOR FILING
10-19-08
103

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of June, 2008 that a variance from Sections 1A00.3.B.3 R.D.P. (B.C.Z.R. 1973) and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition and an open projection (deck) with a 17 foot setback in lieu of the required 50 feet and 37.5 feet, respectively 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.

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
6.19.08
PB



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3816 DONERIN WAY
which is presently zoned R.C.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) 1A00.3D.3.+301.1 RDP
(DCZR-1973)

TO PERMIT AN ADDITION AND AN OPEN PROJECTION (DECK) WITH A
17-FOOT SETBACK IN LIEU OF THE REQUIRED 50-FOET AND 37.5-FOET,
RESPECTIVELY.

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 David R. Nudelman
Signature [Signature]
Name - Type or Print Amy Ellen Nudelman
Signature [Signature]
Address 3816 Donerin Way Telephone No. 410-666-9040
Phoenix MD State 21131 Zip Code

Representative to be Contacted:

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. 08-0542-A Reviewed By D.T. Date 5/21/08

REV 9/15/98

Estimated Posting Date 6/1/08

NOT RECORDED FOR FILING

6-19-08

[Signature]

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

3816 Donerin Way
Address
Phoenix MD 21131
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):

SEE ATTACHED

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.

David R. Nudelman
Signature
David R. Nudelman
Name - Type or Print

Amy Ellen Nudelman
Signature
Amy Ellen Nudelman
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID R. NUDELMAN AND Amy Ellen Nudelman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

May 21st 2008
Date

Brenda J. Dell
Notary Public

My Commission Expires _____

Administrative Variance Request

My property is a steeply sloping wooded lot of 1.5 acres, with a 2,000 square foot tri-level home in need of significant improvements. The original configuration of the house was designed with the garage on the opposite side of the house from the kitchen. This layout makes for a very steep driveway that can become treacherous in the winter (Fig. #1). It also creates an approach that is very inconvenient and uninviting both for family use and guests. The size of the house is also cramped for a family of 4 with 2 teenagers. Further complicating possibilities for addition to the house to correct these deficiencies is a 100' stream buffer for the Little Gunpowder Stream (Fig. #2).

The only way to correct the problems with the house is to demolish the existing garage and add a new garage to the opposite side. This would allow for a shallower driveway and a drop off loop in front of a newly configured main entrance. The proposed additions would add approximately 14' to the overall length of the house leaving a setback at the side yard of 17'+- in lieu of the 50' required and currently provided. The closest neighbor to this side of the property is currently over 200' away (Fig. #3).

We have spoken with the neighbor that would be most affected by the proposed addition and have their approval. We would appreciate your consideration in Support of an Administrative Variance.

Sincerely,

Mr. & Mrs. David Nudelman



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3816 DONERIN WAY
which is presently zoned R.C.S.

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) 1A00, 3B.3, A.D.P. (BCZC-1973)
301.1

TO PERMIT AN ADDITION AND AN OPEN PROTECTION (DECK) WITH A
17-FOOT SETBACK IN LIEU OF THE REQUIRED 50-FEET AND 37.5-FEET,
RESPECTIVELY.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

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.

2008-0542-A

Reviewed By

D.T.

Date

5/2/08

REV 9/15/98

Estimated Posting Date

6/1/08

PROCESSED

6-19-08

pm

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

3816 Donerin Way
Address
Phoenix MD 21131
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):

SEE ATTACHED

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

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21st day of May, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

DAVID R. NUDELMAN AND AMY ELLEN NUDELMAN
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires

REV 09/15/98

BRENDA J. DELL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires January 15, 2011

BRENDA J. DELL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires

Zoning Description for 3816 Donerin way.

The above mentioned property is situated beginning at a point 493.78 feet to the North side of the intersection of the centerlines of Donerin Way which is a 50 foot wide right-of-way and of the nearest improved street Edgarwood Court which is also a 50 foot wide right-of-way. The property contains 50,094 square feet. It is also known as 3816 Donerin Way and is located in the 10th Election District and 3rd Councilmanic District. BEING LOT # 10 LOCATED IN THE SUBDIVISION KNOWN AS "MANOR GLEN" PLAT BOOK 36/131.
As recorded in the Deed Liber 8622, Folio 105.

The metes and bound are:

N. 35°-48'-21" W. 188.63'
N. 60°-20'-25" E. 276.16'
S. 30°-15'-30" E. 205.25'
Radius: 740.00 Length: 260.05'

to the place of beginning.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 0542 -A Address 3816 DONERIN WAY

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/21/08 Posting Date: 6/1/08 Closing Date: 6/16/08

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- 0542 -A Address 3816 DONERIN WAY

Petitioner's Name NUDELMAN Telephone 410-666-9040

Posting Date: 6/1/08 Closing Date: 6/16/08

Wording for Sign: To Permit AN ADDITION AND AN OPEN PROJECTION (DECK)

WITH A 17-FOOT SETBACK IN LIEU OF THE REQUIRED 50-FEET

AND 37.5- FEET, RESPECTIVELY.

WCR - Revised 6/25/04

No. 15345

PAID RECEIPT

Date: 5/24/08

[illegible]

Total: 125.00

From:

For:

**CASHIER'S
VALIDATION**

Certificate of Posting

RE: Case NO. 08-0542-A

Petitioner/Developer _____

Nudelman

Date of Hearing/Closing 6/16/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

3816 Donerin Way

The sign(s) were posted on 6/1/08
(Month, Day, Year)

Sincerely,


(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

**See Attached
Photograph**

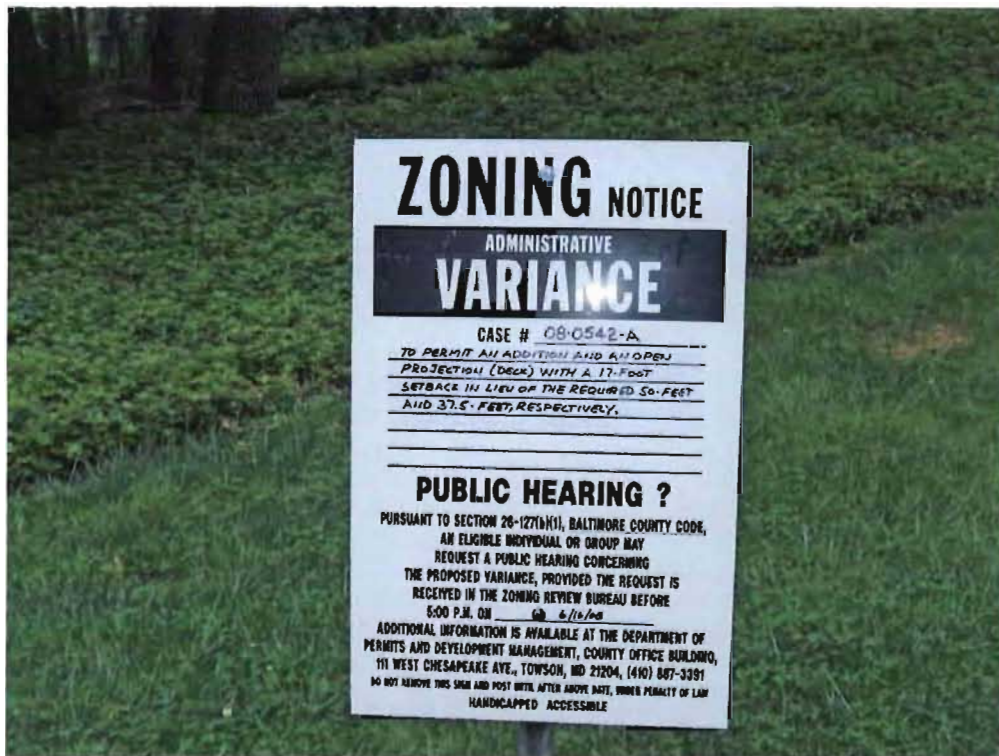
Certificate of Posting
Photograph Attachment

Re: 08-0542-A

Petitioner/Developer: _____

Nudelman

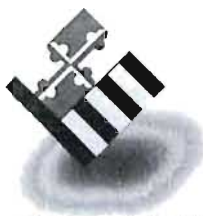
Date of Hearing/Closing: 6/16/08



3816 Donerin Way

Posting Date: 6/1/08

Richard E. Hoffman



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
June 16, 2008

David R. & Amy Ellen Nudelman
3816 Donerin Way
Phoenix, MD 21131

Dear: David R. & Amy Ellen Nudelman

RE: Case Number 2008-0542-A, Address: 3816 Donerin Way

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 21, 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:lnw

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 10, 2008

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



SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-542- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

CM/LL



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 6/20/2008

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

RE: Baltimore County
Item No 2008-0542-A
3816 DOWKIN WAY
NUDELMAN PROPERTY
ADMIN. VAR.

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. 2008-0542-A.

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,



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



3813 Stansbury Mill



2008-0542-A



3816 Donerum Way



2008-0512-A



Nudelme



FIG. #1





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 10 **Account Number -** 1600012257

Owner Information

Owner Name: NUDELMAN DAVID R
 NUDELMAN AMY ELLEN
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3816 DONERIN WAY
 PHOENIX MD 21131
Deed Reference: 1) / 8622/ 105
 2)

Location & Structure Information

Premises Address 3816 DONERIN WAY
Legal Description 1.157 AC
 1059 E MANOR RD
 MANOR GLEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
36	14	83				B	10	2	Plat Ref: 36/ 131

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1977	2,024 SF	1.15 AC	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2007	07/01/2008	
Land	121,800	152,250			
Improvements:	139,820	206,420			
Total:	261,620	358,670	261,620	293,970	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: PEARCE BONNIE V	Date: 10/16/1990	Price: \$165,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 8622/ 105	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAX MAP

18-00-012257 2008

CYCLE	BILL DATE	ELECTION
FY	07/01/2007	DISTRICT 10

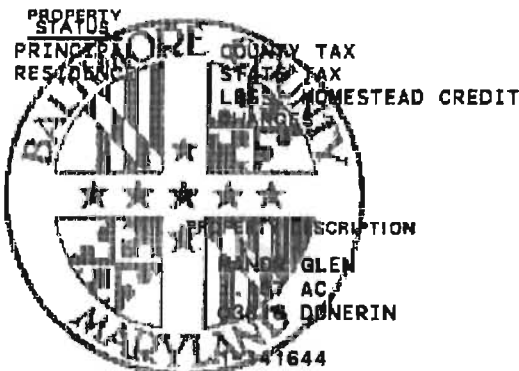
ASSESSMENT
261.620

LEVY PERIOD
JULY 1, 2007 - JUNE 30, 2008

SEWER BENEFIT	
SEWER SERVICE	
WATER BENEFIT	
WATER DISTRIBUTION	
CONSTRUCTION LOAN	
BAY RESTORATION FEE	
TOTAL CHARGES	

30.00
30.00

OWNER'S NAME AND ADDRESS
NUDELMAN DAVID R
NUDELMAN AMY ELLEN
3816 DONERIN WAY
PHOENIX MD 21131



<u>RATE</u> <u>PER \$100</u>	<u>TAXES/CHARGES</u>
1.10	2,877.82
.112	293.01
	417.88-
	30.00

GROSS BILL 27,782.00

LOT	BLOCK	SEC	PLAT	BOOK	FOLIO
10	B			36	131

INTEREST/ DISCOUNT	
NET TOTAL	

CONSTANT YIELD 1.036 DIFFERENCE 0.064

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FIRST SEMIANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

PARCEL NUMBER	YEAR
18-00-012297	2008

CYCLE 5A BILL DATE 07/01/2007

1-14 1644

OWNER'S NAME AND ADDRESS

**FIRST SEMIANNUAL
PAYMENT CHARGES**

IF PAID
BY

DISCOUNT

ANOLITE

50% CDTAX	1,438.91
50% STTAX	146.51
50% HSTCR	208.89
50% CHARGES	13.00

7/31	12.30~	1,379.12
8/31	6.15~	1,385.28
8/30		1,391.43

SECOND SEMI-ANNUAL PAYMENT

12/31	1,391.42
-------	----------

NUDELMAN DAVID R
NUDELMAN AMY ELLEN
3816 DONERIN WAY
PHOENIX MD 21131

160001225720089SA00700137913001385280013914300000000000000000000000000

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS PART WITH
YOUR FULL ANNUAL PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 84281
BALTO. MD. 21284-4281

18-00-012257 2008

CYCLE	BILL DATE
FY	07/01/2007

H

OWNER'S NAME AND ADDRESS

**FULL ANNUAL
PAYMENT CHARGES**

IF PAID
BY

DISCOUNT
OR INTEREST

PATENTS

COTAX	2,877.82
STTAX	293.01
HSTCR	417.98-
CHARGES	30.00

7/31	24.60-	2,758.25
8/31	12.30-	2,770.55
9/30		2,782.85
10/31	13.92	2,796.77

NUDELMAN DAVID R
NUDELMAN AMY ELLEN
3816 DONERIN WAY
PHOENIX MD 21131

760001225720089FY00700275825002770550027828500279677000000000000000000

You may pay this bill at the Office Of Budget and Finance, Taxpayer Services Section, 400 Washington Ave., Court House, Room 180, Towson, Maryland 21204, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m. You may pay this bill by touch-tone phone using a MasterCard or Discover credit card - Call 410- 887-2403 - available 24 hours a day except for daily scheduled maintenance. See enclosed brochure for IVR convenience fees.

For tax bills dated July 1, a discount of 1% of the Baltimore County tax will be allowed for a July payment or a 1/2% discount for an August payment. The gross amount is payable during the month of September. This bill becomes delinquent on October 1 and is subject to interest at the rate of 1% per month, until paid. For Full Year bills dated other than July 1, a discount of 1% of the county tax will be allowed, provided the net bill is paid within 30 days from the billing date. After 30 days, interest at the rate of 1% per month can be added until paid. Discounts, interest and penalties are calculated on the net amount of the bill after any credits have been applied.

This bill is due when rendered. If you have appealed your assessment and the appeal is still pending you must pay this bill in order to avoid interest and penalties. Should your appeal result in a reduction in the amount of tax due, the overpayment will be refunded to you.

Failure to receive a bill does not excuse the payment of taxes, interest or penalties. Properties are subject to sale for delinquent taxes if taxes remain unpaid at the time of the annual tax sale.

If you have a mortgage on your property, it is your responsibility to send or deliver this bill to your bank, building association or other lending institution if that organization pays your taxes.

A returned check charge of \$35.00 will be assessed on each bill which is paid with a check that is returned by the bank or financial institution on which it is drawn. **DO NOT POSTDATE CHECKS.**

There is a complete exemption from real property taxes on the dwelling house owned by disabled veterans or their surviving spouse, where there is a service-connected disability which is 100% disabling and permanent in character. For further information, call the Assessment Office at 410-512-4905

Cashier's Use Only

SEMIANNUAL

Return this part with your first semiannual payment if you elect to pay your Real Property Taxes in two semiannual payments. You will receive a bill for the second payment in December if your first semiannual payment was NOT paid through an escrow account. The second payment is Due December 31.

The due date, any applicable discount, and the amount of the first payment are shown in the schedule on the front of the tax bill.

The details of the gross first payment charges are shown on the front of the tax bill.

Failure to pay the first installment by September 30, and/or the subsequent second installment by December 31, under a semiannual payment schedule, will result in the tax bill being processed as a delinquent account, subject to interest, penalties and tax sale, whether or not you receive a bill for the second semiannual payment.

Additional information regarding the installment is provided in the enclosed brochure.

Cashier's Use Only

FULL ANNUAL

Return this part with your full annual payment if you elect to pay your Real Property Taxes in a single annual payment.

The due date, any applicable discount and the amount of the payment are shown in the schedule on the front of the tax bill.

The details of the gross payment charges are shown on the front of the tax bill.

Failure to make the payment by September 30 will result in the tax bill being processed as a delinquent account, subject to interest, penalties and tax sale.

Cashier's Use Only



Name **David Raphael Nudelman**
Service Address **3816 Donerin Way**
Phoenix MD 21131
Account Number **03115-81423**

Summary

Billing Date: **April 23, 2008**

Payments Received

April 16, 2008 **\$120.59**

BGE Outstanding Balance \$0.00

Charges this Period

BGE Electric **132.22**

Total Charges This Period \$132.22

Total Amount Due by May 16, 2008 \$132.22

Late charge after May 16, 2008, add \$1.97 **\$134.19**

A late payment charge is applied to the unpaid balance of your BGE charges. The charge is 1.5% for the first month; additional charges will be assessed on unpaid balances past the first month, not to exceed 5%.

Important Information About Your Bill

Effective September 10, 2007, your Price to Compare is **10.86 cents (\$0.1086) per kWh**. When shopping for electric suppliers, compare this price to those proposed by other companies. This price reflects the average annual amount a customer on this schedule pays per kilowatt-hour for BGE Electric Supply.

Moving? To stop or transfer service, contact BGE at least 3 business days prior to your move date. You are responsible for all service at your present address until you notify us.

Next Scheduled Reading

May 21, 2008

Electric Usage Profile

Month/ Year	Type of Reading	Days	kWh	Avg. Daily Use	Avg. Temp
Apr 08	Actual	32	933	29.2	52
Mar 08	Actual	29	836	28.8	41
Apr 07	Actual	28	830	28.6	49

Any Annual Usage File 13,605 kWh Gas 0 therms

Please detach here and return this portion with your payment.

Account Number **03115-81423**

1009192 01 AV 0.312 **AUTO T1 0 2082 21131-171516 MAJ 1



David Raphael Nudelman
3816 Donerin Way
Phoenix MD 21131-1715

Please Pay by May 16, 2008

Amount Due

\$132.22

Amount Paid

If paid after May 16, 2008, amount due is \$134.19.

Please make check payable to BGE and include account number.
Thank you!

BGE
P.O. Box 13070
Philadelphia, PA 19101-3070



21031158142310000132224137000001341900

1009192/0000001/0009245

Electric Details

Non-Summer Rates in Effect

Residential - Schedule R

Billing Period: Mar 21, 2008 - Apr 22, 2008 Days Billed: 32

Meter Read on April 22

Meter # S041025112

Current Reading	Previous Reading	kWh Used
21956	21023	933

BGE Electric Supply 933 kWh x .10672000 99.57

BGE Electric Delivery Service

Customer Charge 7.50

Distribution Charge 933 kWh x .02361000 22.03

RSP Chg/Misc Credit 933 kWh x .00218000 2.03

State / Local Taxes & Surcharges

MD Universal Svc Prog .37

State Surcharge 933 kWh x .00014600 .14

Franchise Tax 933 kWh x .00062000 .58

Total BGE Electric Amount \$132.22

The RSP Charge on this bill includes a qualified rate stabilization charge of \$0.00834 per kWh approved by the Maryland PSC that BGE is collecting as servicer on behalf of RSB BondCo LLC, which owns the qualified rate stabilization charge.

5025914 000

Account Number 93115-81423

Federal Tax Identification # 52-0280210

BGE Contact Information

Report Power Outages

Baltimore

Outside Area

1-877-778-2222

Emergency Service

410-685-0123

1-800-685-0123

Customer Service

410-685-0123

1-800-685-0123

Collection/Turn-Off Notices

410-685-2200

1-800-685-2210

Hearing/Speech Impaired (TTY-TDD)

410-685-2268

1-800-735-2268

Weatherline®

410-662-8228

Additional BGE Services

www.bge.com

Send Correspondence Only to: P.O. Box 1475, Baltimore, MD 21203

Other BGE Bill Payment Options

BGEasy Automatic Payment Plan

410-685-0123

1-800-685-0123

Payments Only to:

P.O. Box 13070, Philadelphia, PA 19101-3070

Hand Deliver to Dropbox (No Cash)

2 Center Plaza

America's Cash Express (Pay-in-Person) *

1-800-698-1779

Global Express (Pay-in-Person) *

1-800-989-6668

Pay-by-Phone *

1-888-232-0088

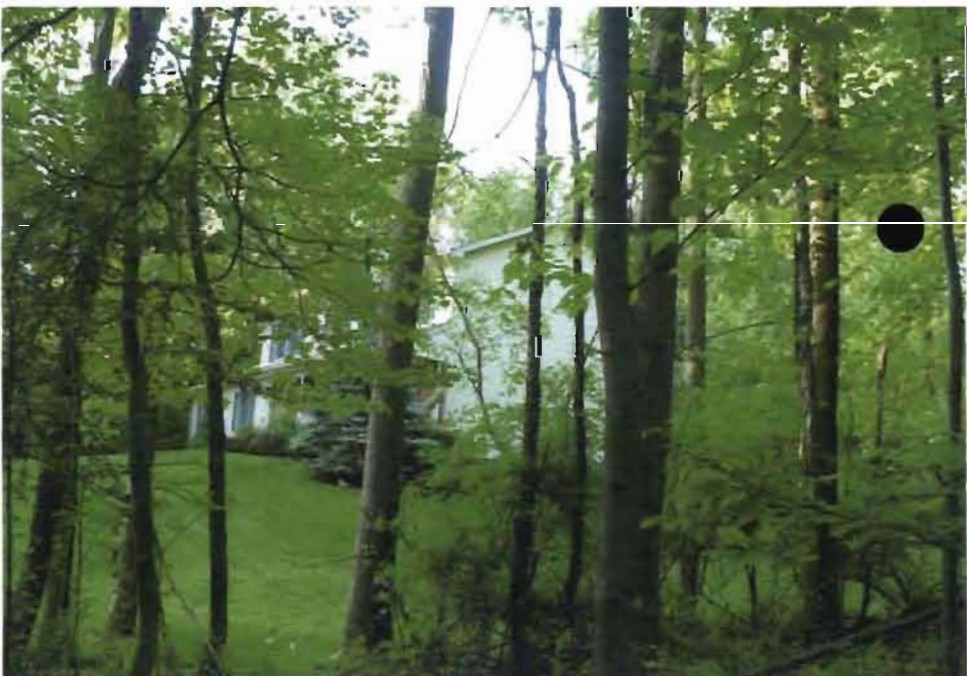
* (These are third-party services and processing fees may apply.)



3813 Stearnsbury Hill Rd

Stelmuck

2008-0542-A



	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw2.3)	Go Back View Map New Search
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Account Identifier: District - 10 **Account Number -** 1600012259

Owner Information

Owner Name:	STELMACK MICHAEL HENRY STELMACK JOANN	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3813 STANSBURY MILL RD PHOENIX MD 21131	Deed Reference:	1) / 6854/ 803 2)

Location & Structure Information

Premises Address	Legal Description
3813 STANSBURY MILL RD	1.369 AC SS STANSBUR 937 NE MANOR ROAD MANOR GLEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
36	14	83				B	12	2	Plat Ref: 36/ 131

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1994	2,076 SF	1.36 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	124,320	155,400		
Improvements:	176,550	248,630		
Total:	300,870	404,030	300,870	335,256
Preferential Land:	0	0	0	0

Transfer Information

Seller: PARKER MARK R	Date: 01/16/1985	Price: \$29,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 6854/ 803	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *



3814 Donerin Way



Cheney



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 10 **Account Number -** 1600012256

Owner Information

Owner Name: CHANEY DONALD R
 CHANEY LINDA M
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 3814 DONERIN WAY
 PHOENIX MD 21131
Deed Reference: 1) / 8413/ 824
 2)

Location & Structure Information

Premises Address 3814 DONERIN WAY
Legal Description 1.355 AC NS DONERIN
 759 E MANOR ROAD
 MANOR GLEN

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
36	14	83				B	9	2	Plat Ref: 36/ 131

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1979	2,772 SF	1.35 AC	04

Stories	Basement	Type	Exterior
2	NO	SPLIT LEVEL	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	124,200	155,250		
Improvements:	172,110	314,180		
Total:	296,310	469,430	296,310	354,016
Preferential Land:	0	0	0	0

Transfer Information

Seller: CHANEY DONALD R	Date: 02/27/1990	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8413/ 824	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



FIG. #3



3900 Donerly Way

Shapiro / O'Brien

2008-0542-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 10 **Account Number -** 2300007634

Owner Information

Owner Name:	SHAPIRO ELI OCHEN PAMELA	Use:	RESIDENTIAL
Mailing Address:	3900 DONERIN WAY PHOENIX MD 21131-1760	Principal Residence:	YES
		Deed Reference:	1) /18298/ 106 2)

Location & Structure Information

Premises Address	Legal Description
3900 DONERIN WAY	1.467 AC 3900 DONERIN WAY NS LOCKSLEY CONSERVE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
36	14	18					1	2	Plat Ref: 72/ 27

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2003	4,140 SF	1.47 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	240,810	314,100		
Improvements:	496,970	727,810		
Total:	737,780	1,041,910	737,780	839,156
Preferential Land:	0	0	0	0

Transfer Information

Seller: DYNASTY DEVELOPERS INC	Date: 06/27/2003	Price: \$747,000
Type: IMPROVED ARMS-LENGTH	Deed1: /18298/ 106	Deed2:
Seller: LOCKSLEY CONSERVE INC	Date: 06/25/2002	Price: \$188,500
Type: IMPROVED ARMS-LENGTH	Deed1: /16556/ 476	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

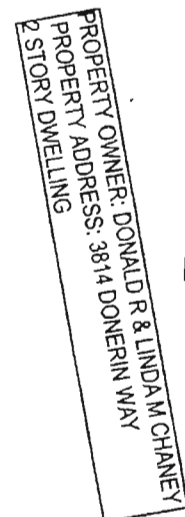
1" = 100'



SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

OWNER: Mr. & Mrs. Dave Nudelman

PROPERTY OWNER: SHAPIRO ELI & OCHEN PAMELA
PROPERTY ADDRESS: 3900 DONERIN WAY
2 STORY DWELLING



NORTH

SCALE OF DRAWING: 1" = 40'



VICINITY MAP
SCALE: 1" = 4 MILES

ELECTION DISTRICT:	<u>10</u>		
COUNCILMANIC DISTRICT:	<u>3</u>		
1"=200' SCALE MAP#:	<u>36</u>		
ZONING:	<u>RC5</u>		
LOT SIZE:	<u>1.15</u>	<u>50.094</u>	
	ACREAGE	SQUARE FEET	
	PUBLIC	PRIVATE	
SEWER	☐	X	
WATER	☐	X	
		YES	NO
CHESAPEAKE BAY	☐		X
CRITICAL AREA			
100 YEAR FLOOD PLAIN	☐		X
HISTORIC PROPERTY/ BUILDING	☐		X
PRIOR ZONING HEARING:	N/A		

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM#	CASE#
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D.T. 542 2008-0542-A