

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



UP - 2006-0001 DL
Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 24, 2006

Gregory S. Rittler, President
The Kanon Group, LLC
1204 Brookside Lane
Towson, Maryland 21204

RE: Declaration of Understanding for 523 Overbrook Road
9th Election District

Dear Mr. Rittler:

Your request for approval of a Declaration of Understanding for an in-law suite for the above referenced property has been given to me for review. The document returned to us does lack information.

The following items must be added to this document prior to approval and recordation:

Add a Declarant signature line and have all names printed under the signature. All three individuals listed in this document must sign and have their signatures witnessed and notarized.

Once this has been completed, please return this document to me for review and hopefully approval. The addition as shown on the location survey does meet the required setbacks in a D.R. 5.5 zone. Should you have any questions please do not hesitate calling me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Donna Thompson".

Donna Thompson
Planner II
Zoning Review

DT

Attachment

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

3/13/2006

*We hope
50 Ch*

T.D.T.
The Kanon Group, LLC
3/13/06
1204 Brookside Lane
Towson, MD 21204
410.828.4372
410.828.1919 FAX
info@Kanongroup.com

Timothy Kotroco
Diretor – PDM
Room 111
111 W. Chesapeake
Towson, MD 21204

Re: Declaration of Understanding

My Kotroco,

Attached is a declaration of understanding for an addition our company is building at 523 Overbrook Road, Baltimore MD 21212. I have also attached a site plan showing the addition and the relevant setbacks. I believe these setbacks are within the existing zoning regulations.

Any way that this could be expedited would be greatly appreciated.

Please contact me if you have any questions.

Thank you,



Gregory S. Rittler
President
410.967.7906
grittler@kanongroup.com

Enclosure

kanon
*gk. a standard, rule, or
principle by which
excellence is measured*



DECLARATION OF UNDERSTANDING

The Declaration of Understanding (hereinafter referred to as "Declaration") is made on this 12th day of February 2006, by Michael Martin and between Michael and Carrie Martin (hereinafter referred to as "Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

The Declarant has filed an application for permit with PDM requesting approval to construct an addition to the improvements on the property located at 523 Overbrook Road, Baltimore, Maryland 21212 and more particularly described by metes and bounds in Exhibit A (the Property) and attached hereto and made a part hereof. The property is zoned DR 5.5, which is the particular zone in which the property is located.

PDM has approved the Declarants request to request to build an in-law addition, complete with kitchen, provided the improvement and addition are used as a single-family residence. The addition will be housing for Declarant's elder, widowed parent with the benefit of being attached to her family. The second kitchen will be removed and the addition's living space will be taken over by the Declarant upon the death of the in-law, if the in-law leaves or moves from the residence or if the Declarant moves or sells the property, whichever comes first.

As a condition to its approval of the Declarant's request, PDM has required the filing of this Declaration amongst the Land Records of Baltimore County to provide notice to any future owners, subsequent bona fide purchasers or users of this Property that no part of any improvement or addition on the property may be used for separate living quarters and that all such improvement shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PDM.

DECLARATIONS

Now, therefore, in consideration of the premises another good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PDM hereby declare as follows:

Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit.

The kitchen for the in-law will be constructed as part of the addition to the Property and shall be an accessory use to the principal use of the Property as a single-family residence. Living quarters for the in-law shall be used only by the in-law and not as an independent residential unity, and shall not be used by any other person or for any other reason.

Upon the death of the in-law, if the in-law leaves or otherwise vacates, or the Declarant moves or sells the Property, whichever comes first, the living space of the addition will be incorporated into the living space of the single-family residential unit for the exclusive use of the Declarant or subsequent purchaser or user and the second kitchen will be removed.

In witness whereof, the parties hereto have duly executed this declaration under seal on the date first above written.

WITNESS:

[Signature] Declarant
[Signature] Declarant

Howard

State of Maryland, County of Baltimore, to wit:

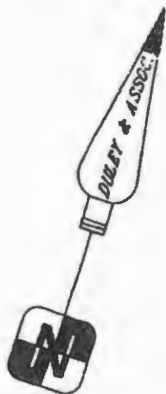
I hereby certify that on this 24th day of Feb. 2006, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Michael Martin and Carrie Martin, the Declarants herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and they acknowledged that they executed for the foregoing instrument for the purposes therein contained.

In witness whereof, have hereunto set my hand and Notarial Seal.

[Signature]
Notary Public

My commission expires: 10-1-08

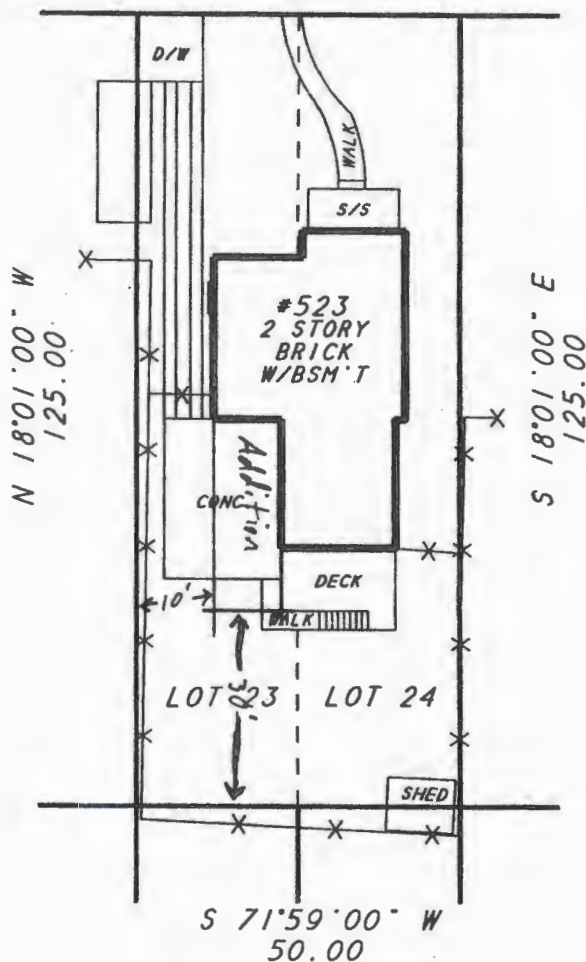




NOTE:
* ENCROACHMENTS MAY EXIST *
A BOUNDARY SURVEY IS RECOMMENDED
TO DETERMINE THE EXACT LOCATION
OF IMPROVEMENTS. PLEASE SIGN:

OVERBROOK ROAD

N 77°59'00" E
50.00



LOCATION DRAWING OF:

#523 OVERBROOK ROAD

LOTS 23 & 24 BLOCK R

MAP OF

A LAND SURVEYING COMPANY



DULEY



EXHIBIT "A"

BEGINNING FOR THE SAME on the south side of Overbrook Road with a frontage of fifty feet and extending southerly of even width a depth of one hundred and twenty-five feet more or less, known and designated as Lots Nos. 23 and 24, Block "R", as shown on a Plat of Anneslie recorded among the Plat Books of Baltimore County in Plat Book WPC No. 7, folio 40 and to which Plat Book reference is hereby made for further description said lots of ground and the improvements thereon being known as No. 523 Overbrook Road, Baltimore, MD 21212.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 5047

DATE 3/14/06 ACCOUNT 001-006 0150

AMOUNT \$ 50.00

RECEIVED
FROM:

Gregory Ritter

FOR:

523 Embank.

06-503 DT

DISTRIBUTION

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
3/15/2006	3/14/2006	11:45:27	4
REG WSD6	WALJIN	KRM KKM	
RECEIPT # 454689			OFLN
Dept 5 528 ZONING VERIFICATION			
CR NO. 000504			
Recpt Tot		\$50.00	
\$50.00 CK		\$0.00 CA	
Baltimore County, Maryland			