

IN RE: PETITION FOR SPECIAL HEARING
S side Carriage Road, 96 feet E of
c/l Maybrook Court
11th Election District
3rd Councilmanic District
(11203 Old Carriage Road)

Martin C. and Kathy A. Bindel
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 07-476-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing filed by Martin C. and Kathy A. Bindel, legal property owners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve in-law quarters within a proposed accessory structure. The subject property is more particularly described on the site plan, which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the requested special hearing was Petitioner, Martin C. Bindel, and John E. Barrett, Jr., Petitioner's father-in-law. John B. Gontrum, Esquire, represented Petitioners at the hearing. There were no protestants or other interested citizens at the hearing.

The subject property is located off Manor Road in a subdivision known as Honeysuckle Hill in Glen Arm and contains one (1) acre zoned R.C.5. The property is improved with Petitioners' two-story dwelling and a macadam driveway with a parking pad sitting adjacent to the attached side entrance garage. Behind the parking pad is an accessory shed. The property also contains a large septic reserve area covering much of the back of the property.

Testimony and evidence offered revealed that Petitioners desire to build a rear yard accessory structure that would provide a two-car garage and ground-level in-law quarters, and which would be handicap accessible for two aging parents with various medical difficulties. The

RECEIVED FOR FILE
7-20-07
103

proposed structure would be architecturally compatible with the existing residence. Petitioners also propose to remove the existing garage and utility shed, which they note is presently closer to the neighbor's property line to the northeast. It should also be noted that there was no testimony or evidence presented in opposition to the requested relief.

In anticipation of and prior to filing for the requested relief, Petitioners executed a Declaration of Understanding ("Declaration") with the Department of Permits and Development Management ("PDM") dated January 15, 2007, which was marked and accepted into evidence as Petitioners' Exhibit 2. In the Declaration, Petitioners agreed to certain conditions and obligations in connection with their request to construct the aforementioned in-law quarters, highlighted by the following:

1. 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.
2. The kitchen for the in-law quarters 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-laws shall be used only by the in-laws and not as an independent residential unit, and shall not be used by any other person for any other reason.
3. Upon the death of the in-laws, if the in-laws leave or otherwise vacate, or Petitioners move or sell the property, whichever occurs 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 Petitioners or subsequent purchaser or user, and the second kitchen removed.

In consideration of PDM entering into the Declaration and approving Petitioners request to construct the in-law quarters, Petitioners agreed to file the Declaration amongst the Land Records of Baltimore County in order to provide notice to any future owners, subsequent bona fide purchasers or users of the property that no part of the improvement or addition on the property may be used for separate living quarters, and that such improvement shall only be used as part of the single-family residence, unless otherwise approved by and at the discretion of PDM. The Declaration is recorded among the Land Records at liber 25,117 at 490-494. Petitioners also agreed that since the only

purpose for the addition will be the housing for their elder parents, that the addition and approval thereof would be attached to their family only and would not run with the land.

The comments received from the Zoning Advisory Committee ("ZAC") reflect that there is no opposition to Petitioners requested relief. The Office of Planning indicated that the proposed accessory structure should remain consistent with the provisions of the Declaration. The Department of Environmental Protection and Resource Management ("DEPRM") indicated that an evaluation of the present septic system will be required to determine the necessary upgrades to accommodate the additional usage, and that soil evaluations may also be required.

Finally, Petitioner's father-in-law, Mr. Barrett, offered testimony concerning his and his wife's medical difficulties in support of the parties' desire to have in-law quarters on the property. In November 2004, Mr. Barrett underwent a quadruple bypass procedure. In addition, his wife recently underwent a back procedure where screws had to be inserted. Mrs. Barrett is also scheduled for knee replacement surgery later this summer. While the parties desire to live independently, they also realize the benefit of having the families in close proximity.

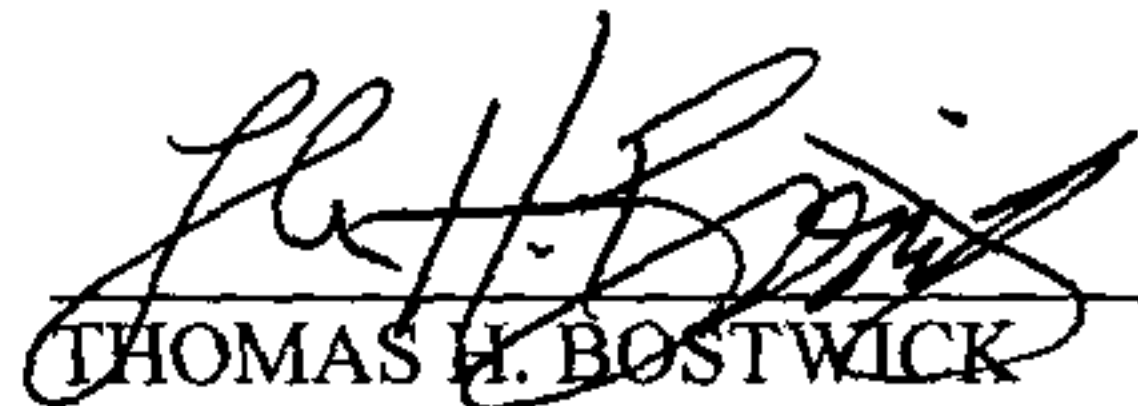
Based on the testimony and evidence, I am persuaded to grant the requested relief. Petitioners have made it clear that the accessory structure will be used only for in-law quarters for their parent's benefit, and shall be used for no other purpose whatsoever. With the conditions and obligations adduced in testimony and evidence, and contained in the previously recorded Declaration of Understanding, I find that the requested relief is within the spirit and intent of the R.C.5 regulations, and will not adversely affect the community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted with the conditions set forth below.

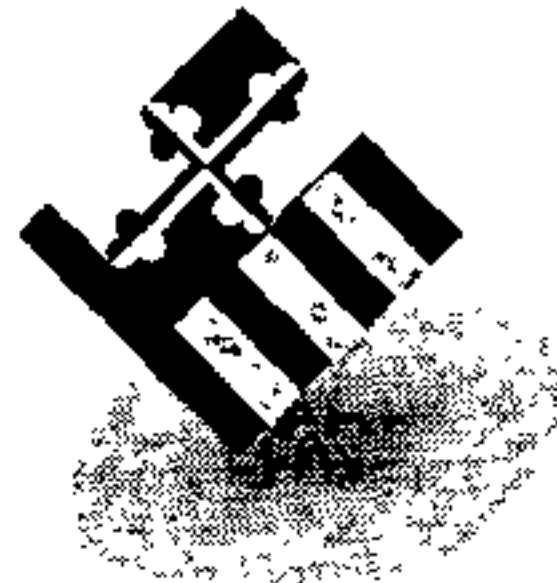
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 20th day of July, 2007, that Petitioners request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to approve in-law quarters within a proposed accessory structure is hereby granted, subject to the following:

1. 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded, and Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The in-law quarters must be used only by the in-laws related to Petitioners and not for commercial or other rental/income purposes. It is expressly agreed and understood by Petitioners that the granting of the relief requested shall be limited to the parameters set forth in the Declaration of Understanding, with said benefit being attached to Petitioners family only, with no right of survivorship or successorship, and with no independent right or benefit running with the land itself.
3. The recorded copy of the Declaration of Understanding shall be incorporated into this Order and shall be made a part hereof. Petitioners shall comply in all respects with the conditions and obligations set forth in the Declaration as if specifically stated herein. Further, Petitioners shall record a copy of this Order, together with the Declaration, in the Land Records of Baltimore County.
4. When applying for a building permit, the site plan must reference this case and set forth and address the conditions of this Order.

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

7-20-07
pz
THB:pz



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 20, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

JOHN GONTRUM, ESQUIRE
WHITEFORD, TAYLOR & PRESTON, L.L.P.
210 W. PENNSYLVANIA AVENUE
TOWSON, MD 21204

Re: Petition for Special Hearing
Case No. 07-476-SPH
Property: 11203 Old Carriage Road

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Martin C. and Kathy A. Bindel, 11203 Old Carriage Road, Glen Arm MD 21057-9420
John Barrett, Jr., 1613 Myamby Road, Towson MD 21286



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11203 Old Carriage Rd 21057
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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

IN-LAW QUARTERS WITHIN A PROPOSED ACCESSORY STRUCTURE.

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

I, or we, agree to pay expenses of above Special Hearing, 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):

MARTIN C. BINDEL
Name - Type or Print

Signature

KATHY A. BINDEL
Name - Type or Print

Signature

11203 Old Carriage Rd 410 663-5906
Address Telephone No.

Glen Arm, MD 21057-9420
City State Zip Code

Representative to be Contacted:

JOHN E. BARRETT, JR
Name

1613 MYAMBY ROAD 410-825-9155
Address Telephone No.

TOWSON MD 21286-8133
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-476-SPH

REV 9/15/98

Reviewed By DT Date 4/26/07

We are requesting permission to build a rear yard accessory structure that is handicap accessible. The structure would provide a 2 car garage and ground level in-law suite for two aging parents both with documented medical problems.

The existing garage and utility shed will be removed. They are in-fact closer to the neighbor's property line, than the current accessory structures. This structure will be architecturally compatible with the existing residence.

The petitioners have (4) young children and both families need and require their independence, but realize it would be a relief for both to be very close.

A Declaration of Understanding was made on January 15, 2007 by Martin C. Bindel and Kathy A. Bindel. The Declaration was executed by PDM on January 23, 2007. The following declarations were made:

1. 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.
2. The kitchen for the in-law will be constructed as part of the addition to the property shall be accessory uses to the principal use of the property as a single-family residence. Living quarters for the in-laws shall be used only by the in-laws and not as an independent residential unit, and shall not be used by any other person or for any other reason.
3. Upon the death of the in-laws, if the in-laws leave or otherwise vacates, or the Declarant moves or sells the property, whichever occurs 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 removed.

ZONING DESCRIPTION FOR:

11203 OLD CARRIAGE ROAD, GLEN ARM 21057

Beginning at a point on the South side of Carriage Road which is 50 ft. wide at a distance of 96 ft. East of the centerline of the nearest intersecting street which is named Maybrook Court which is also 50 ft. wide.

This recorded property is identified as:

Lot #3, Block A, Section #2 in the subdivision of Honeysuckle Hill

Recorded in the Baltimore County Plat Book #34, Folio #95, containing 1.0 acre or 43,560 Sq. Ft. This property is also known as 11203 Old Carriage Rd And is located in the 11th Election District, 3rd Councilmanic District

CERTIFICATE OF POSTING

RE: Case No. 07-476-SPH

Petitioner/Developer: MARTIN

C + KATHY A. BINDEL

Date of Hearing/Closing: JULY 16, 2007

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

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 located at:

11203 OLD CARRIAGE ROAD

The sign(s) were posted on JUNE 30, 2007.
(Month, Day, Year)

Sincerely,

Robert Black 7-2-07
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

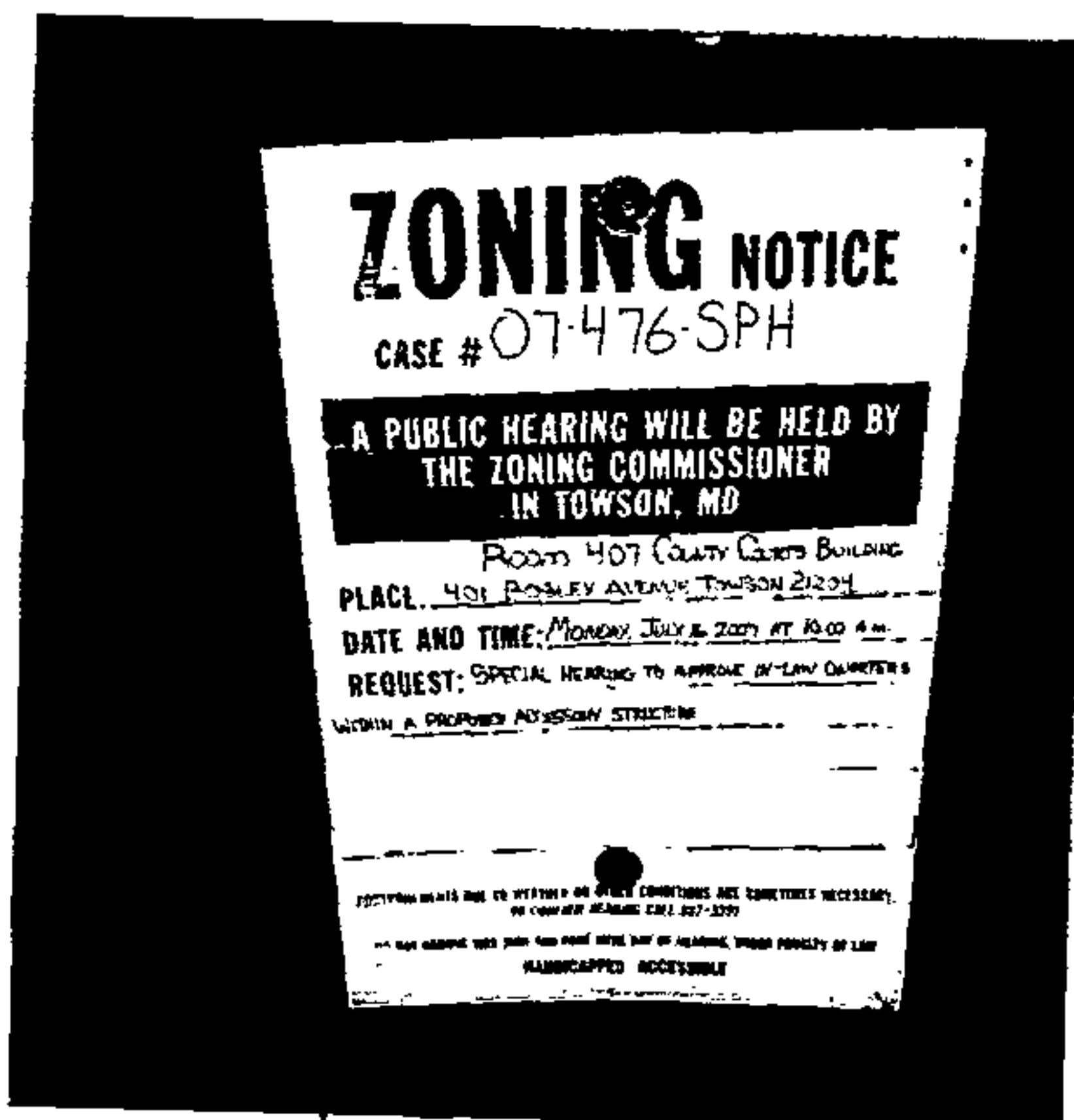
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 26780

DATE 4/26/01

ACCOUNT

00100066150

AMOUNT \$

15.00

RECEIVED
FROM:

JOHN BARRETT

FOR:

Item # 476 07-476-5PH

11203 OLD CARRIAGE RD D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS NUMBER

0724/2007

PAY TO THE ORDER OF

PAID

DATE 4/26/01

AMOUNT

15.00

RECEIVED BY

JOHN BARRETT

BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-476-SPH

Petitioner: BINDEL

Address or Location: 11203 OLD CARRIAGE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN E. BARRETT, JR.

Address: 1613 MYAMBY RD.

TOWSON, MD 21286-8133

Telephone Number: 410-825-9155

Revised 2/20/98 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 29, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 07-476-SPH

11203 Old Carriage Road

S/side of Carriage Road, 96 feet east of centerline of Maybrook Court

11th Election District – 3rd Councilmanic District

Legal Owners: Martin C. & Kathy A. Bindel

Special Hearing to approve in-law quarters within a proposed accessory structure.

Hearing: Monday, July 16, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Martin & Kathy Bindel, 11203 Old Carriage Road, Glen Arm 21057-9420
John Barrett, Jr., 1613 Myamby Road, Towson 21286-8133

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 30, 2007.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #07-476-SPH
11203 Old Carriage Road,
S/side of Carriage Road, 96
feet east of centerline of
Maybrook Court
11th Election District
3rd Councilmanic District
Legal Owner(s): Martin C. &
Kathy A. Bindel

Special Hearing: to ap-
prove in-law quarters with-
in a proposed accessory
structure.

Hearing: Monday, July
16, 2007 at 10:00 a.m. in
Room 407, County Courthouse
Building, 401 Boston
Avenue, Towson 21204.

WILLIAM J. WISEMAN, III,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at (410) 887-3868.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.
6/336 June 28 14016

CERTIFICATE OF PUBLICATION

6/28/2007

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/28/2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkins

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 28, 2007 Issue - Jeffersonian

Please forward billing to:
John Barrett, Jr.
1613 Myamby Road
Towson, MD 21286-8133

410-825-9155

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CASE NUMBER: 07-476-SPH

11203 Old Carriage Road

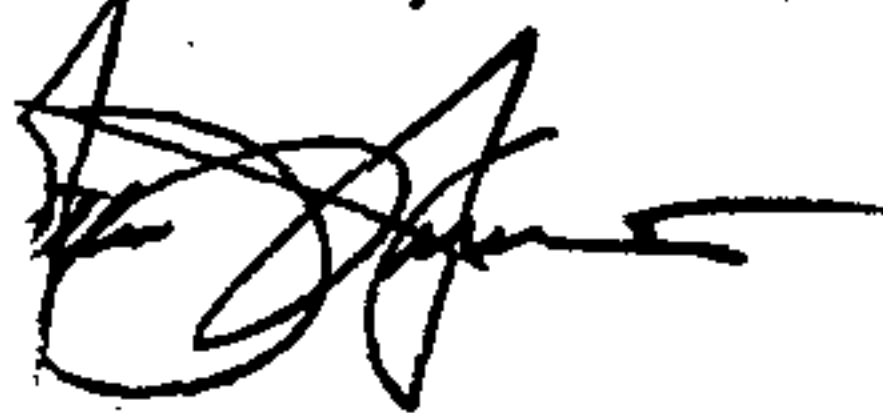
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11th Election District – 3rd Councilmanic District

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Hearing: Monday, July 16, 2007 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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

July 12, 2007

Martin C. Bindel
Kathy A. Bindel
11203 Old Carriage Road
Glen Arm, MD 21057-9420

Dear Mr. and Mrs. Bindel:

RE: Case Number: 07-476-SPH, 11203 Old Carriage Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 26, 2007. 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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
John E. Barrett, Jr. 1613 Myamby Road Towson 21286-8133

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2007

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-476 Special Hearing

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the proposed accessory structure is and remains consistent with the Declaration of Understanding executed by PDM on January 15, 2007.

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

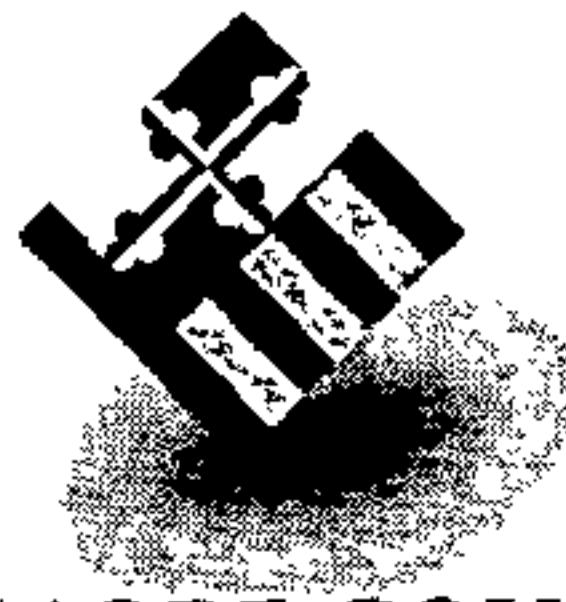
Prepared By:



Division Chief:



CM/LL



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 24, 2007

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

JOHN B. GONTRUM, ESQUIRE
WHITEFORD, TAYLOR & PRESTON L.L.P.
210 WEST PENNSYLVANIA AVENUE, SUITE 400
TOWSON, MD 21204-4515

**RE: Petition for Special Hearing – 11203 Old Carriage Road
Case No. 07-476-SPH**

Dear Mr. Gontrum:

I am in receipt of your letter dated August 6, 2007 concerning Condition No. 3 of my Order in the above-referenced matter, where in the last sentence of that condition I ordered that "Petitioners shall record a copy of this Order, together with the Declaration, in the Land Records of Baltimore County."

I now realize, especially in light of your letter and after reviewing the Findings of Fact and Conclusions of Law in this matter, that your clients previously recorded the Declaration of Understanding in the Land Records of Baltimore County. To request your clients to, in effect, do so again would be redundant and is unnecessary.

Therefore, please consider the last sentence of Condition No. 3 of the Order to be removed, and to be null and void. All other aspects of the Order shall remain in full force and effect. I hope this clarifies this matter going forward. Thank you for bringing it to my attention.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thomas H. Bostwick", written over a horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

c: Martin C. and Kathy A. Bindel, 11203 Old Carriage Road, Glen Arm, MD 21057



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 24, 2007

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

JOHN B. GONTRUM, ESQUIRE
WHITEFORD, TAYLOR & PRESTON L.L.P.
210 WEST PENNSYLVANIA AVENUE, SUITE 400
TOWSON, MD 21204-4515

**RE: Petition for Special Hearing – 11203 Old Carriage Road
Case No. 07-476-SPH**

Dear Mr. Gontrum:

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Sincerely,

A handwritten signature in cursive script, reading "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

c: Martin C. and Kathy A. Bindel, 11203 Old Carriage Road, Glen Arm, MD 21057

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

Timothy M. Kotroco
TIMOTHY M. KOTROCO, Director



Donald E. Brand
DONALD E. BRAND, Buildings Engineer

BUILDING PERMIT

PERMIT #: B673781 CONTROL #: NR DIST: 11 PREC: 03
DATE ISSUED: 09/04/2007 TAX ACCOUNT #: 1600003484 CLASS: 04

PLANS: CONST 2 PLOT 9 R PLAT 0 DATA 0 ELEC YES PLUM YES
LOCATION: 11203 OLD CARRIAGE RD
SUBDIVISION: HONEYSUCKLE HILL

OWNERS INFORMATION

NAME: BINDEL, MARTIN & KATHY
ADDR: 11203 OLD CARRIAGE RD, 21057

TENANT:

CONTR: HAS HOMES

ENGR:

SELLR:

WORK: CONSTRUCT A 2ND SFD ON REAR OF PROPERTY WITH
2 CAR GARAGE ONE BEDRM DEN KITCHEN DINRM
31'X64'6"X26'10"=2,565SF, VARIANCE CASE#07-476--
SPA DWELLING TO BE USED AS IN LAW APARTMENT
MUST COMPLY W DECLARATION OF UNDERSTANDING

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED

OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD & 2ND SFD W GARAGE
EXISTING USE: SFD

TYPE OF IMPRV: NEW BUILDING CONTRUCTION

USE: ONE FAMILY

FOUNDATION: BLOCK

BASEMENT: PARTIAL

SEWAGE: PRIV. EXISTS

WATER: PRIV. EXISTS

LOT SIZE AND SETBACKS

SIZE: 0186.06 X 0000.00

FRONT STREET:

SIDE STREET:

FRONT SETB: 80'

SIDE SETB: 18'/152'

SIDE STR SETB:

REAR SETB: 70'

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

WHITEFORD, TAYLOR & PRESTON L.L.P.

SUITE 1500
SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202-1626
TELEPHONE 410 347-8700
FAX 410 752-7092

50 CORPORATE CENTER
SUITE 750
10500 LITTLE PATUXENT PARKWAY
COLUMBIA, MARYLAND 21044-3585
TELEPHONE 410 884-0700
FAX 410 884-0719

JOHN B. GONTRUM
DIRECT NUMBER
410-832-2055
JGontrum@wtplaw.com

SUITE 400
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410 832-2000
DIRECT FAX 410 339-4058
www.wtplaw.com

SUITE 400
1025 CONNECTICUT AVENUE, NW
WASHINGTON, D.C. 20036-5405
TELEPHONE 202 659-6800
FAX 202 331-0573

SUITE 300
3190 FAIRVIEW PARK DRIVE
FALLS CHURCH, VIRGINIA 22042-4510
TELEPHONE 703 836-5742
FAX 703 573-1287

RECEIVED
AUG 07 2007

BY:

August 6, 2007

Thomas H. Bostwick, Deputy Zoning Commissioner for Baltimore County
County Courts Building
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Petition for Special Hearing
Case No.: 07-476-SPH
Property: 11203 Old Carriage Road

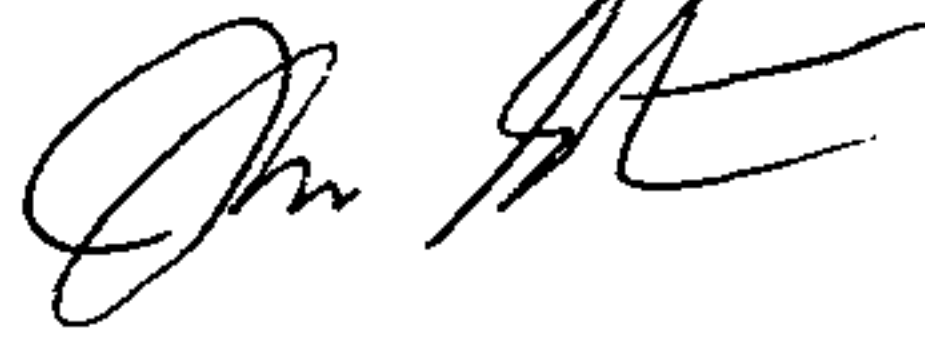
Dear Commissioner Bostwick:

I am in receipt of your Order of July 20, 2007 granting Special Hearing Relief. I do have a question with respect to Condition No. 3 of your Order. As you know, my clients recorded the Declaration of Understanding months ago, prior to even filing for the Zoning Special Hearing. I am not sure why this was done so early in the process, but the Declaration of Understanding already has been recorded among the land records. Your Order contemplates that the Order itself be recorded among the land records, and I am curious as to whether or not this was the normal practice. I have never heard of this being done before. Obviously, if the Declaration is recorded there would normally be no need for the Order itself to be recorded in the land records, for the conditions contained in the Order are usually contained in the Declaration. Since the Declaration already has been recorded I was wondering if you would be willing to waive the condition that the Order itself be recorded at this time as a second recorded document.

Thomas H. Bostwick, Deputy Zoning Commissioner for Baltimore County
August 6, 2007
Page 2

Thank you for your consideration in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John B. Gontrum', with a stylized flourish at the end.

John B. Gontrum

JBG:vm

Cc: Mr. & Mrs. Martin Bindel

387668

**BALTIMORE
OFFICE C
MISCEL**

No.

0107

DATE

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court.
SUZANNE MENCH

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court.
SUZANNE MENCH

RECEIVED
FROM:

401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

FOR:

***** DUPLICATE *****
Transaction Block: 3789
Ref: BINDEL
DECLARATION/BY LAWS
IMP FD SURE \$20.00
RECORDING FEE 20

Transaction Block: 3789
Ref: BINDEL
DECLARATION/BY LAWS
IMP FD SURE \$20.00
RECORDING FEE 20

DISTRIBUTION
WHITE - CASH

Premises At:
11203 OLD C

Map Grid
62 14

Special Tax:

Stork
2

SUBTOTAL: 40.00
TOTAL CHARGES: 40.00
PAYMENTS
CASH 40.00
TOTAL TENDERED: 40.00

SUBTOTAL: 40.00
TOTAL CHARGES: 40.00
PAYMENTS
CASH 40.00
TOTAL TENDERED: 40.00

LIDATION

ID

Plat No: A
Plat Ref: 34/ 95

County Use
04

Exterior
SIDING

***** DUPLICATE *****
Cashier: 80 Reg # 8A06
Rcpt # 23473
Date: Jan 24, 2007 Time: 10:29 am

Cashier: 80 Reg # 8A06
Rcpt # 23473
Date: Jan 24, 2007 Time: 10:29 am

As Of 07/01/2006 As Of 07/01/2007
Land: 100,000 150,000
Improvements: 228,730 343,560
Total: 328,730 493,560
Preferential Land: 0 0

Transfer Information

Seller: RESCH RONALD H	Date: 12/12/2006	Price: \$565,000
Type: IMPROVED ARMS-LENGTH	Deed1: /24909/ 5	Deed2:
Seller: QUINN WILLIAM J, JR	Date: 06/16/1976	Price: \$27,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 5644/ 203	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

07-476-SPH

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 15th day of January, 2007, by and Between Martin C Bindel and Kathy A Bindel (hereinafter referred to as the Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

A. The Declarant has filed an application for a permit with PDM requesting approval to construct an addition to the improvements on the property located at 11203 Old Carriage Road Glen Arm, Maryland 21057 and more particularly described by the metes and bounds in Exhibit A, (the "Property") and attached hereto and made a part hereof. The property is zoned RC 5, which is the particular zone in which the property is located.

B. PDM has approved the Declarants 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 the housing for Declarants' elder parents with the benefit of being attached to their family.** The second kitchen will be removed and the addition's living space will be taken over by the Declarants upon the death of the in-laws. if they leave or move from the residence, or if the Declarant moves or sells the property, whichever occurs first.

C. 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

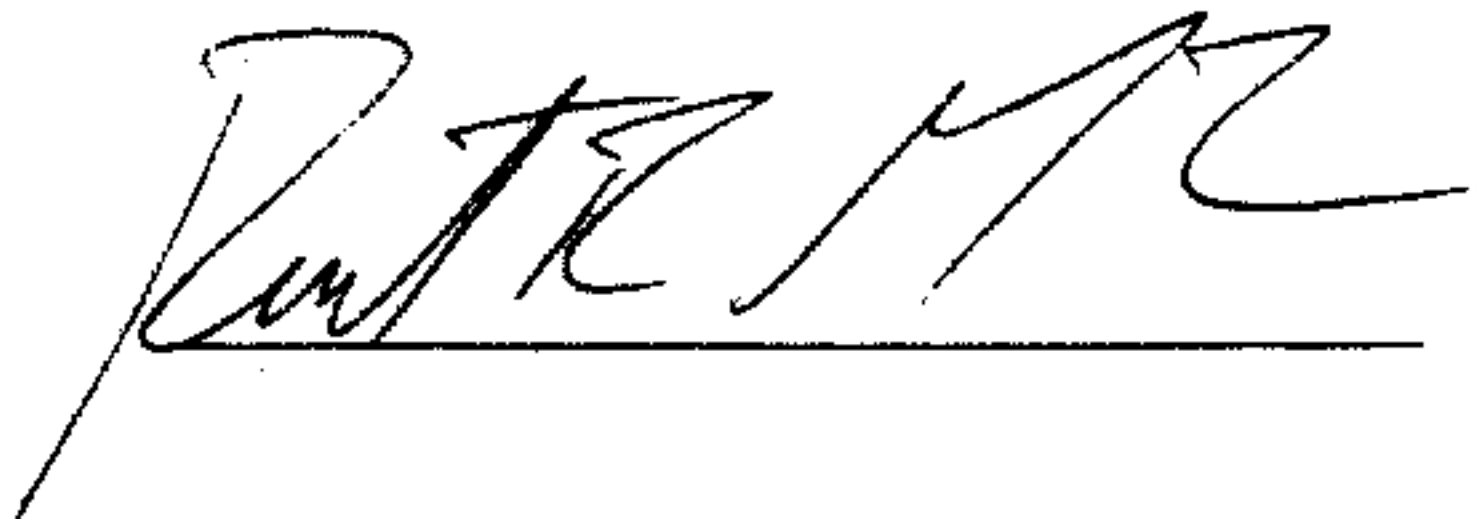
Now, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PDM hereby declare as follows:

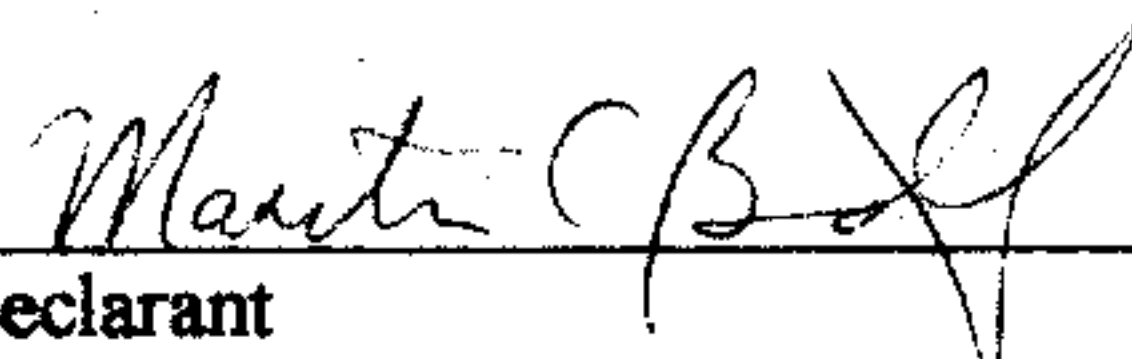
1. Any and all improvements now existing or to be constructed on the property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit.
2. The kitchen for the in-law will be constructed as part of the addition to the property shall be accessory uses to the principal use of the property as a single-family residence. Living quarters for the in-laws shall be used only by the in-laws and not as an independent residential unit, and shall not be used by any other person or for any other reason.

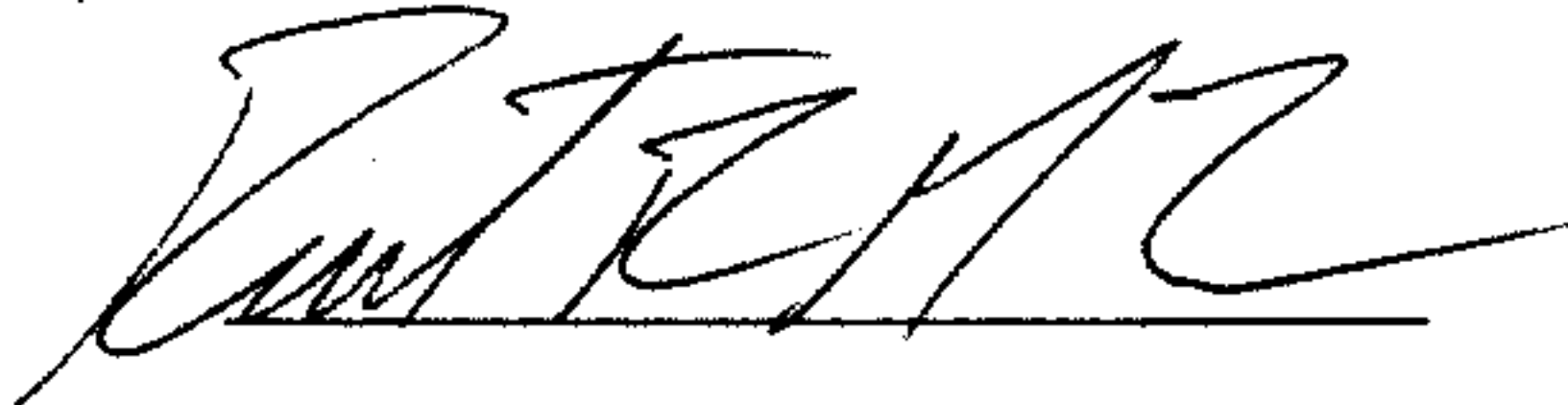
3. Upon the death of the in-laws, if the in-laws leave or otherwise vacates, or the Declarant moves or sells the property, whichever occurs first, the living space of the addition will be incorporated into the living space of the single-family residential unit for the exclusive use of the Declarant or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

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:




Declarant

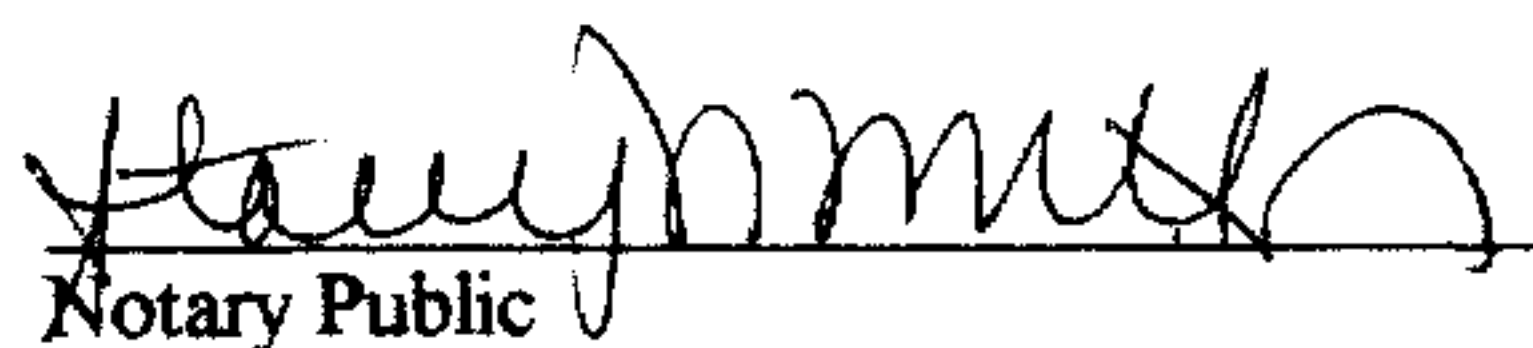



Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 15th day of January, 2007, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Martin C. Bindel and Kathy A. Bindel the declarants herein, known to me (or satisfactorily proven) to be the persons who (se) names are subscribed to the within instrument, and they acknowledged that they executed for the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


Notary Public

My Commission Expires: 8-1-07

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 3, Block A, Amended Plat "A", Section 2, Honeysuckle Hill, which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book O. T. G. No. 34, Folio 95

**The improvements thereon being known as: 11203 Old Carriage Road
Glen Arm, Maryland 21057-9420**

Being the same property which by Deed dated December 12, 2006 and recorded among the Land Records of Baltimore County in Liber 24909 folio 5 which was granted and conveyed by RONALD H. RESCH AND JOAN W. RESCH unto MARTIN C. BINDEL AND KATHY A. BINDEL

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☐ County:

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)

(Type or Print in Black Ink Only—All Copies Must Be Legible)

INTAKE FEE \$ 20.00
RECORDING FEE \$ 20.00
TOTAL \$ 40.00
Ref # 23473
Blk # 3783
12/27/2007 10:29 am

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.			
		☐ Deed	☐ Mortgage	☒ Other DEC	☐ Other
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms-Length Sale
3	Tax Exemptions (if Applicable)	Recordation State Transfer County Transfer			
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value: \$ Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount - \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$			
5	Fees	Amount of Fees Recording Charge \$ Surcharge \$ State Recordation Tax \$ State Transfer Tax \$ County Transfer Tax \$ Other \$ Other \$			
6	Description of Property	District II	Property Tax ID No. (1) K6-00-003484	Grantor Liber/Folio	Map
		Subdivision Name		Lot (3a)	Block (3b) Sect/AR (3c)
		Location/Address of Property Being Conveyed (2) 11203 Old Carriage Rd. 21057		Plat Ref.	SqFt/Acreage (4)
		Other Property Identifiers (if applicable)		Water Meter Account No.	
		Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:			
		Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:			
		If Partial Conveyance, List Improvements Conveyed:			
7	Transferred From	Doc. 1 - Grantor(s) Name(s) Martin C. Bindel Kathy A. Bindel		Doc. 2 - Grantor(s) Name(s)	
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: Martin C. Bindel Firm: Kathy A. Bindel Address: 11203 Old Carriage Rd. Glen Arm, MD 21057 Phone: () ☐ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided			
11	IMPORTANT	BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			
	Assessment Information	Yes ☐ No ☐ Will the property being conveyed be the grantee's principal residence? Yes ☐ No ☐ Does transfer include personal property? If yes, identify: Yes ☐ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
	Assessment Use Only - Do Not Write Below This Line				
	☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification				
	Transfer Number: Year 20 Date Received: 20 Deed Reference: Assigned Property No.:				
	Land Zoning Map Grid Sub Plat Block				
	Buildings Use Pat TAX NOT REQUIRED Occ. Cd.				
	Total Town Cd. Director of Budget and Finance				
	REMARKS: BALTIMORE COUNTY, MARYLAND				
	COUNTY TRANSFER TAX				
	ART 11 TITLE 3				
	SUBTITLE 2, 11-3-202				
	Per T.P. ART 12-108				
	Date 12/24/2007				

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldend - Preparer
AOC-CC-300 (6/95)



7818 Beverly Ave
Baltimore, MD 21234
410-665-9310
Fax: 410-665-1197
www.hnshomes.com

DATE: 8/16/07

TO: CARL RICHARDS

FROM: MARTHA / MARK ZORNIK

PAGES: 8 (including cover)

NOTES:

RE: PERMIT APP: B 673781

Copy of Declaration of Understanding

Owner said copy was given
to your office on July 26, 2007,
when he originally tried to
obtain permit after Special
Hearing.

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 26788

DATE 4/26/07 ACCOUNT 0010066150AMOUNT \$ 65.00RECEIVED FROM: JOHN BARRETTFOR: ITEM# 476 07-476-SPH11203 OLD CARRIAGE RD D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME TRN
4/26/2007 4/26/2007 09:13:52 2

REG 0502 MAIL JEVA JEE

>>RECEIPT # 514776 4/26/2007 01FLN

Dept 5 520 CONVOY VERIFICATION

CR NO. 0025740

Receipt tot \$65.00

\$65.00 CR \$0.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

0025117 4901

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 15th day of January, 2007, by and Between Martin C Bindel and Kathy A Bindel (hereinafter referred to as the Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

A. The Declarant has filed an application for a permit with PDM requesting approval to construct an addition to the improvements on the property located at 11203 Old Carriage Road Glen Arm, Maryland 21057 and more particularly described by the metes and bounds in Exhibit A, (the "Property") and attached hereto and made a part hereof. The property is zoned RC 5, which is the particular zone in which the property is located.

B. PDM has approved the Declarants 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 the housing for Declarants' elder parents with the benefit of being attached to their family.** The second kitchen will be removed and the addition's living space will be taken over by the Declarants upon the death of the in-laws. if they leave or move from the residence, or if the Declarant moves or sells the property, whichever occurs first.

C. 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 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PDM hereby declare as follows:

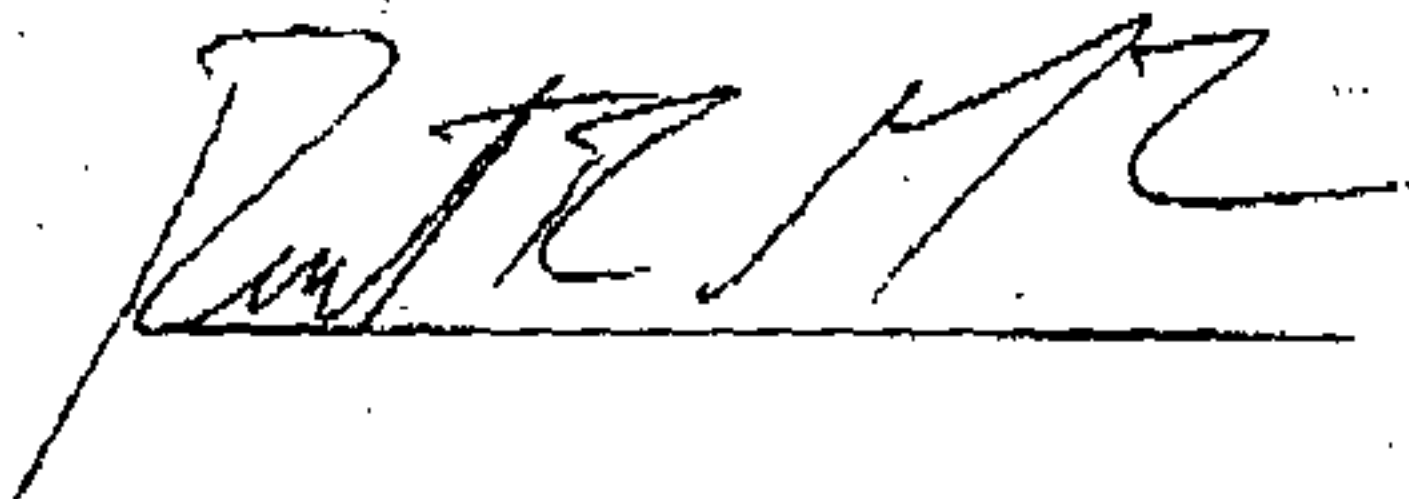
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0025117 494

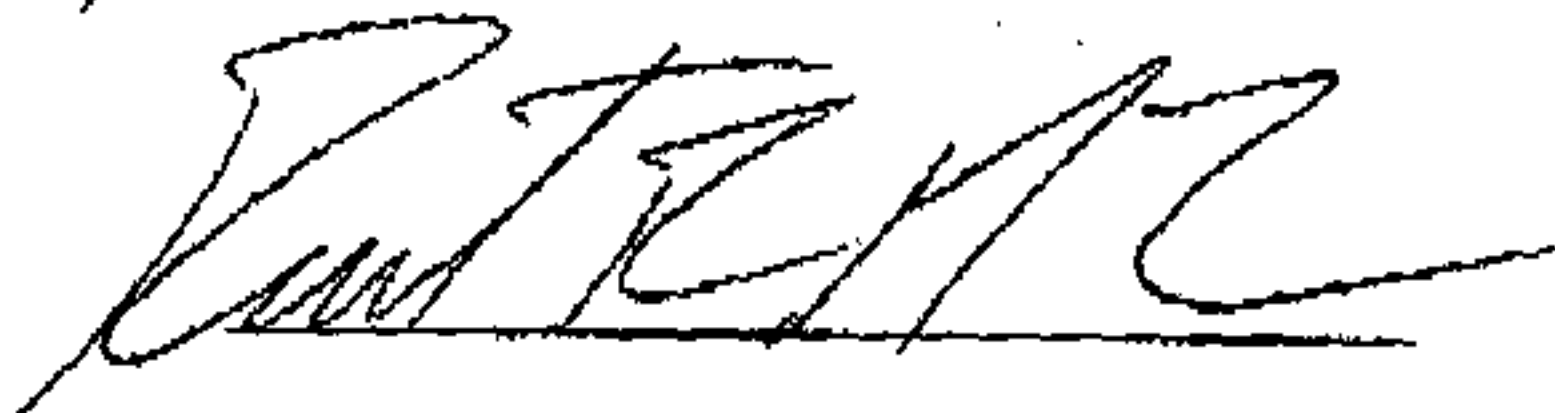
3. Upon the death of the in-laws, if the in-laws leave or otherwise vacates, or the Declarant moves or sells the property, whichever occurs first, the living space of the addition will be incorporated into the living space of the single-family residential unit for the exclusive use of the Declarant or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

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:



Martin C. Bindel
Declarant



Kathy A. Bindel
Declarant

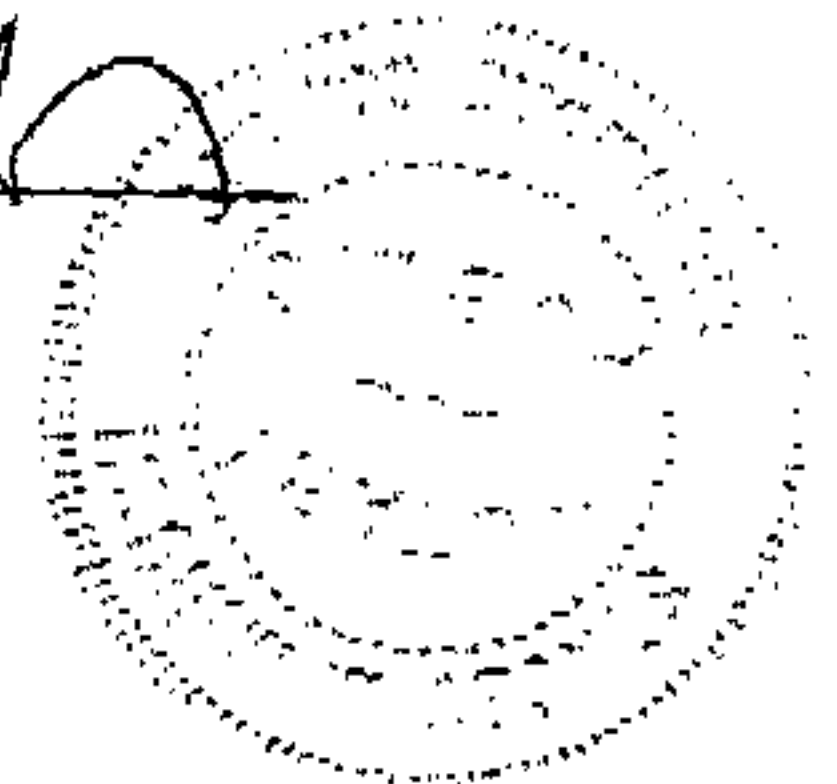
State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 15th day of January, 2007, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Martin C. Bindel and Kathy A. Bindel the declarants herein, known to me (or satisfactorily proven) to be the persons who (se) names are subscribed to the within instrument, and they acknowledged that they executed for the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

[Signature]
Notary Public

My Commission Expires: 8-1-07



0029107 4021

Department of Permits
And Development Management
Of Baltimore County

WITNESS:

Jeffrey PerlowBy: Timothy Kotrow
Director

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 23 day of January 2007,
before the Subscriber, a Notary Public of the State of Maryland, personally appeared

Timothy M. Kotrow
The Director of the Department of Permits and Development Management herein, known
to me (or satisfactorily proven) to be the person whose name is subscribed to the within
instrument, and he acknowledged that he executed for the foregoing instrument for the
purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notaries Seal.

Catherine S. Popelarsky
Notary Public

My Commission Expires:

4-8-09



0025411 4918

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 3, Block A, Amended Plat "A", Section 2, Honeysuckle Hill, which Plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book O. T. G. No. 34, Folio 95

**The improvements thereon being known as: 11203 Old Carriage Road
Glen Arm, Maryland 21057-9420**

Being the same property which by Deed dated December 12, 2006 and recorded among the Land Records of Baltimore County in Liber 24909 folio 5 which was granted and conveyed by RONALD H. RESCH AND JOAN W. RESCH unto MARTIN C. BINDEL AND KATHY A. BINDEL

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County: _____

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.)

(Type or Print in Black Ink Only--All Copies Must Be Legible)

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached. ☐ Deed ☐ Mortgage ☒ Other <u>DEC</u> ☐ Other _____ ☐ Deed or Trust ☐ Lease ☐ _____ ☐ _____			
2	Conveyance Type Check Box	☐ Improved Sale ☐ Arms-Length [1]	☐ Unimproved Sale ☐ Arms-Length [2]	☐ Multiple Accounts ☐ Arms-Length [3]	☐ Not an Arms-Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation State Transfer County Transfer			
Cite or Explain Authority					
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ _____ Any New Mortgage \$ _____ Balance of Existing Mortgage \$ _____ Other: \$ _____ Other: \$ _____ Full Cash Value: \$ _____		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ _____ X () % = \$ _____ Less Exemption Amount \$ _____ Total Transfer Tax = \$ _____ Recordation Tax Consideration \$ _____ X () per \$500 = \$ _____ TOTAL DUE \$ _____	
5	Fees	Amount of Fees Recording Charge \$ _____ Surcharge \$ _____ State Recordation Tax \$ _____ State Transfer Tax \$ _____ County Transfer Tax \$ _____ Other \$ _____ Other \$ _____		Doc. 1 Doc. 2 Agent: <u>[Signature]</u> Tax Bill: C.R. Credit: Ag. Tax/Other:	
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District <u>11</u> Property Tax ID No. (1) <u>16-00-003484</u> Subdivision Name _____ Lot (3a) _____ Block (3b) _____ Sect/AR (3c) _____ Location/Address of Property Being Conveyed (2) <u>11203 Old Carriage Rd. 21057</u> Other Property Identifiers (if applicable) _____ Water Meter Account No. _____ Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount: _____ Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____	Map _____ Parcel No. _____ Var. LOG ☐ (5) Plat Ref. _____ SqFt/Acreage (4) _____		
7	Transferred From	Doc. 1 - Grantor(s) Name(s) <u>Martin C. Bindel</u> <u>Kathy A. Bindel</u> Doc. 1 - Owner(s) of Record, if Different from Grantor(s) _____ Doc. 2 - Grantor(s) Name(s) _____ Doc. 2 - Owner(s) of Record, if Different from Grantor(s) _____			
8	Transferred To	Doc. 1 - Grantee(s) Name(s) _____ Doc. 2 - Grantee(s) Name(s) _____ New Owner's (Grantee) Mailing Address _____			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) _____ Doc. 2 - Additional Names to be Indexed (Optional) _____			
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: <u>Martin C. Bindel</u> Firm: <u>Kathy A. Bindel</u> Address: <u>11203 Old Carriage Rd.</u> <u>Glen Arm, MD 21057</u> Phone: _____		☐ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided	

11 IMPORTANT BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Consideration
and Tax
Calculations

DEC

Fees

Purchase Price/Consideration	\$	Transfer Tax Consideration	
Any New Mortgage	\$	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$	X () % =	\$
Other:	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Full Cash Value:	\$	Recordation Tax Consideration	\$
		X () per \$500 =	\$
		TOTAL DUE	\$
Amount of Fees	Doc. 1	Doc. 2	Agent
Recording Charge	\$	\$	Tax Bill:
Surcharge	\$	\$	C.B. Credit:
State Recordation Tax	\$	\$	Ag. Tax/Other:
State Transfer Tax	\$	\$	
County Transfer Tax	\$	\$	
Other	\$	\$	
Other	\$	\$	

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
11	16-00-003484				(5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.
					SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)					
11203 Old Carriage Rd. 21057					
Other Property Identifiers (if applicable)				Water Meter Account No.	

Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:
 Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Martin C. Bindel	
Kathy A. Bindel	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address	

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
--	--

10 Contact/Mail Information

Instrument Submitted By or Contact Person		☐ Return to Contact Person
Name: Martin C. Bindel		☐ Hold for Pickup
Firm: Kathy A. Bindel		☐ Return Address Provided
Address: 11203 Old Carriage Rd.		
Glen Arm, MD 21057	Phone: ()	

11 IMPORTANT! BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information	Yes	No	Will the property being conveyed be the grantee's principal residence?
	Yes	No	Does transfer include personal property? If yes, identify:
	Yes	No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification	☐ Agricultural Verification	☐ Whole	☐ Part	☐ Tran. Process Verification
Transfer Number	Date Received	Deed Reference	Assigned Property No.	
Year 20	20	Geo.	Map	Sub
Land		Zoning	Grid	Plat
Buildings		Use	Per TAX NOT REQUIRED	Lot
Total		Town Cd.	Director of Budget and Finance	Occ. Cd.

REMARKS: BALTIMORE COUNTY, MARYLAND

COLLECT TRANSFER TAX

ART 11 TITLE 3
SUBTITLE 2, 11-3-202

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldendrod - Prepare
AOC-CC-300 (6/95)

Date 11/24/2007

T.P. ART 12-108

TIME: 08:00:53 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/15/2007
DATE: 08/17/2007 GENERAL PERMIT APPLICATION DATA CPC 12:25:29

PERMIT #: B673781 PROPERTY ADDRESS
RECEIPT #: A573836 11203 OLD CARRIAGE RD
CONTROL #: NR SUBDIV: HONEYSUCKLE HILL
XREF #: B673781 TAX ACCOUNT #: 1600003484 DISTRICT/PRECINCT 11 03

OWNERS INFORMATION (LAST, FIRST)

FEE: 180.00 NAME: BINDEL, MARTIN & KATHY
PAID: 180.00 ADDR: 11203 OLD CARRIAGE RD, 21057
PAID BY: APPL

DATES

APPLICANT INFORMATION

APPLIED: 08/15/2007 NAME: JOHN E. BARRETT, JR.
ISSUED: COMPANY:
OCCPNY: ADDR1: 1613 MYAMBY RD
FINAL INSPECT: ADDR2: TOWSON, MD
INSPECTOR: 11R PHONE #: 410-825-9155 LICENSE #: MHBR#1161
NOTES: KRA/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

TIME: 08:04:40 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/15/2007
DATE: 08/17/2007 BUILDING DETAIL 1 CPC 12:29:33

DRC#

PERMIT # B673781 PLANS: CONST 2 PLOT 9 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: H&S HOMES

IMPRV 1 SFD ENGNR:

USE 01 SFD SELLR:

FOUNDATION BASE WORK: CONSTRUCT A 2ND SFD ON REAR OF PROPERTY WITH
2 2 2 CAR GARAGE ONE BEDRM DEN KITCHEN DINRM
CONSTRUC FUEL SEWAGE WATER 31'X64'6"X26'10"=2,565SF, VARIANCE CASE#07-476-
2 1 2E 2E SPA DWELLING TO BE USED AS IN LAW APARTMENT
CENTRAL AIR Y MUST COMPLY W DECLARATION OF UNDERSTANDING

ESTIMATED COST

180,000.00 PROPOSED USE: SFD & 2ND SFD W GARAGE

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: 1

PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

TIME: 08:04:45 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 08/15/2007
DATE: 08/17/2007 BUILDING DETAIL 2 CPC 12:29:33

PERMIT #: B673781

BUILDING SIZE

LOT SIZE AND SETBACKS

FLOOR: 2,565SF

SIZE: 0186.06 X 0000.00

WIDTH: 31'

FRONT STREET:

GARBAGE DISP: N

DEPTH: 64'6"

SIDE STREET:

POWDER ROOMS: 1

HEIGHT: 26'10"

FRONT SETB: 80'

BATHROOMS: 1

STORIES:

SIDE SETB: 18'/152'

KITCHENS: 1

SIDE STR SETB:

LOT NOS: 3

REAR SETB: 70'

CORNER LOT:

ZONING INFORMATION

ASSESSMENTS

DISTRICT:

BLOCK:

LAND: 0150000.00

PETITION:

SECTION:

IMPROVEMENTS: 0343560.00

DATE:

LIBER: 003

TOTAL ASS.:

MAP:

FOLIO: 095

CLASS: 04

PLANNING INFORMATION

MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL

PF2 - APPROVALS

PF7 - PREV. SCREEN

PF9 - SAVE

PF1 - GENERAL PERMIT

PF3 - INSPECTIONS

PF8 - NEXT SCREEN

CLEAR - MENU

TIME: 08:04:54 AUTOMATED PERMIT TRACKING SYSTEM
DATE: 08/17/2007 APPROVALS DETAIL SCREEN

LAST UPDATE 08/15/2007
CPC 12:29:56

PERMIT #: B673781 CONTROL #: NR

AGENCY	DATE	CODE	COMMENTS
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BLD PLAN

SEDI CTL

ZONING

PUB SERV

ENVRMNT

PLANNING	08/15/2007	01	JA/KRA/CPC
----------	------------	----	------------

PERMITS

01 THRU 09 INDICATES AN "APPROVAL" ** 10 THRU 99 INDICATES A "DISAPPROVAL"

ENTER - GENERAL PERMIT PF4 - ISSUE PERMIT

PF3 - INSPECTIONS PF8 - GENERAL SCREEN W/NEXT PERMIT CLEAR - MENU

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 11803 OLD CARRIAGE RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME AMENDED PLAT A, SEC. 2 "HONEYSUCKLE HILL"

PLAT BOOK # 34 FOLIO # 95 LOT # 3 SECTION # 2

OWNER MARTIN C. + KATHY BINDEL



NORTH

PREPARED BY HNS DEVELOPMENT

4/23/07

SCALE OF DRAWING: 1" = 60'

Survey of Honey Suckle Hill
11-25-06
11-25-06
11-25-06

Lot 2
William J. Quinn
#16-00-003483



NORTH

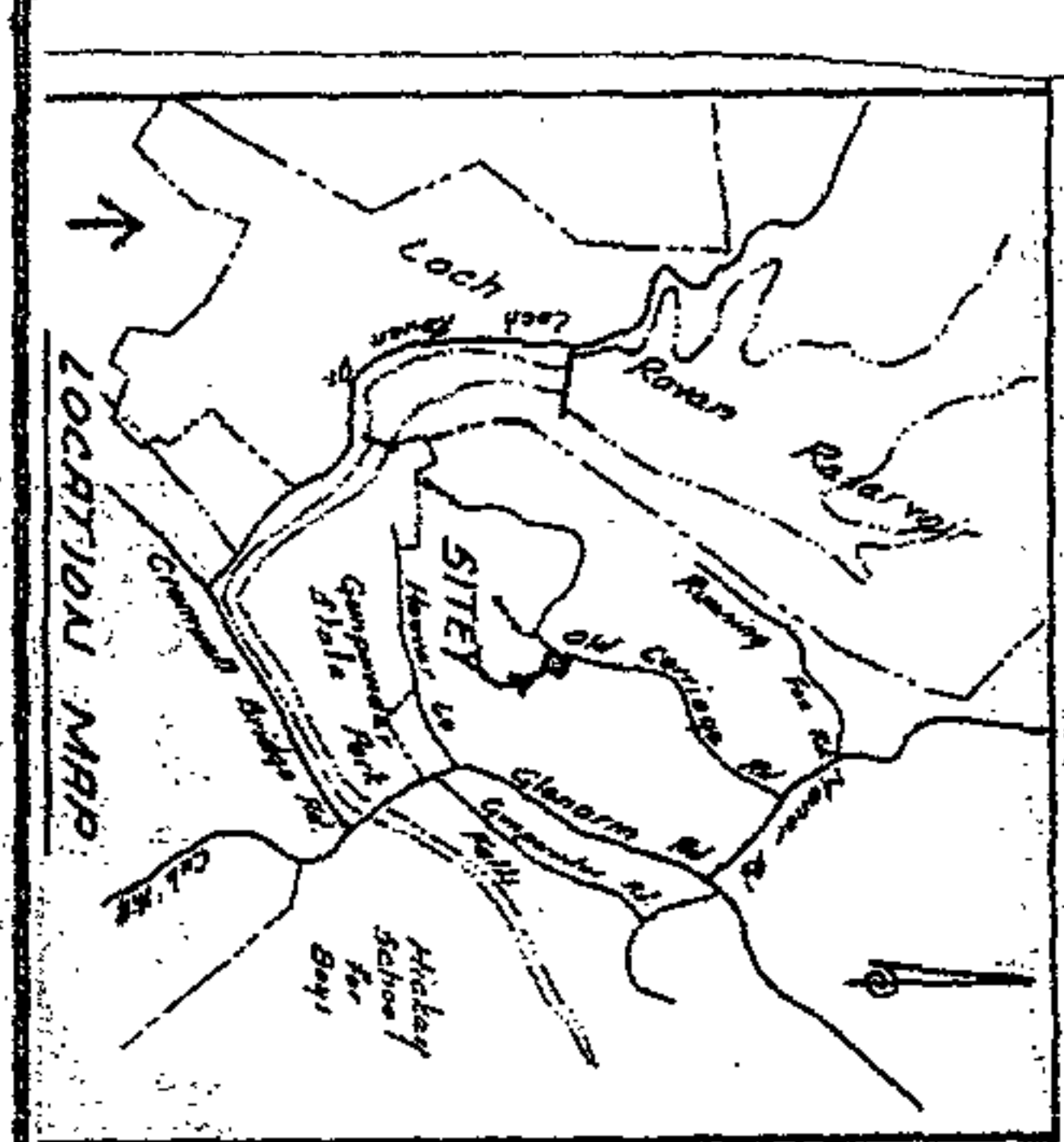
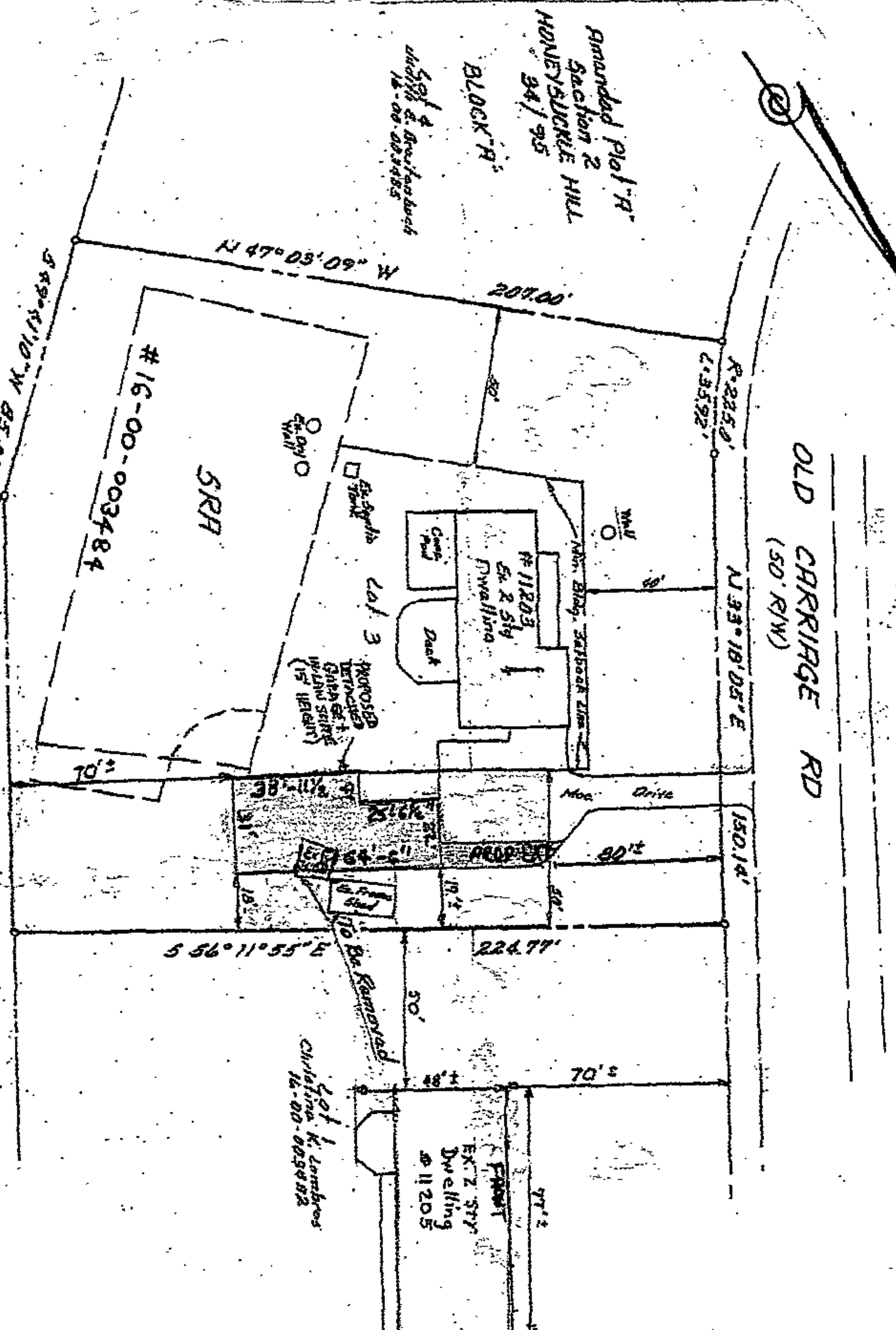
PREPARED BY HNS DEVELOPMENT

4/23/07

SCALE OF DRAWING: 1" = 60'

Survey of Honey Suckle Hill
11-25-06
11-25-06
11-25-06

Lot 2
William J. Quinn
#16-00-003483



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 062A2

ZONING R.C.5

LOT SIZE 1 ACREAGE 48,540 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

DT

476

07-476-SH

PLAT TO ACCOMPANY PETITION FOR ZONING ☐ VARIANCE ☒ SPECIAL HEARING

PROPERTY ADDRESS 11203 OLD CARRIAGE RD SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME AMENDED PLAT A, SEC. 2 "HONEYSUCKLE HILL"

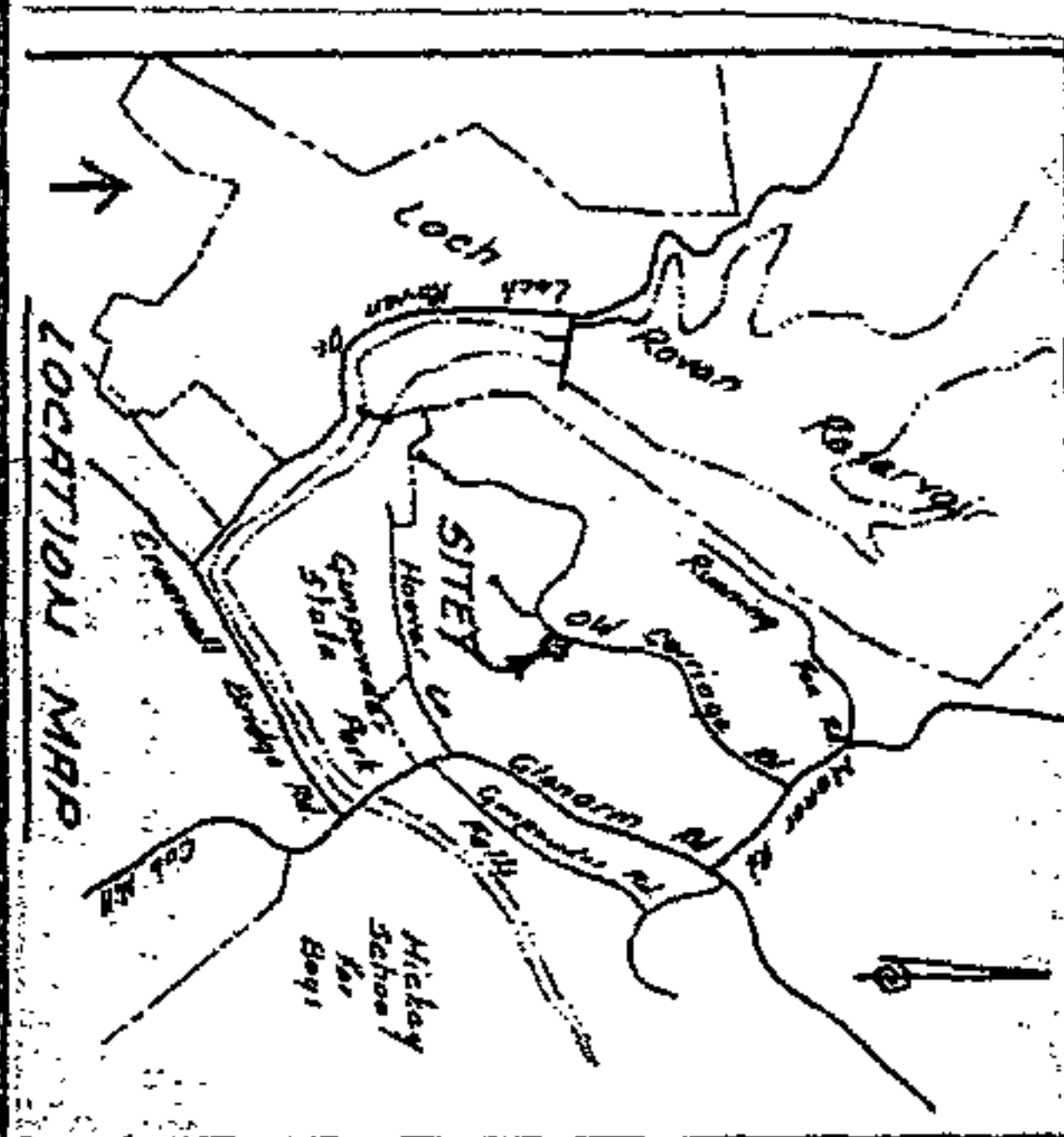
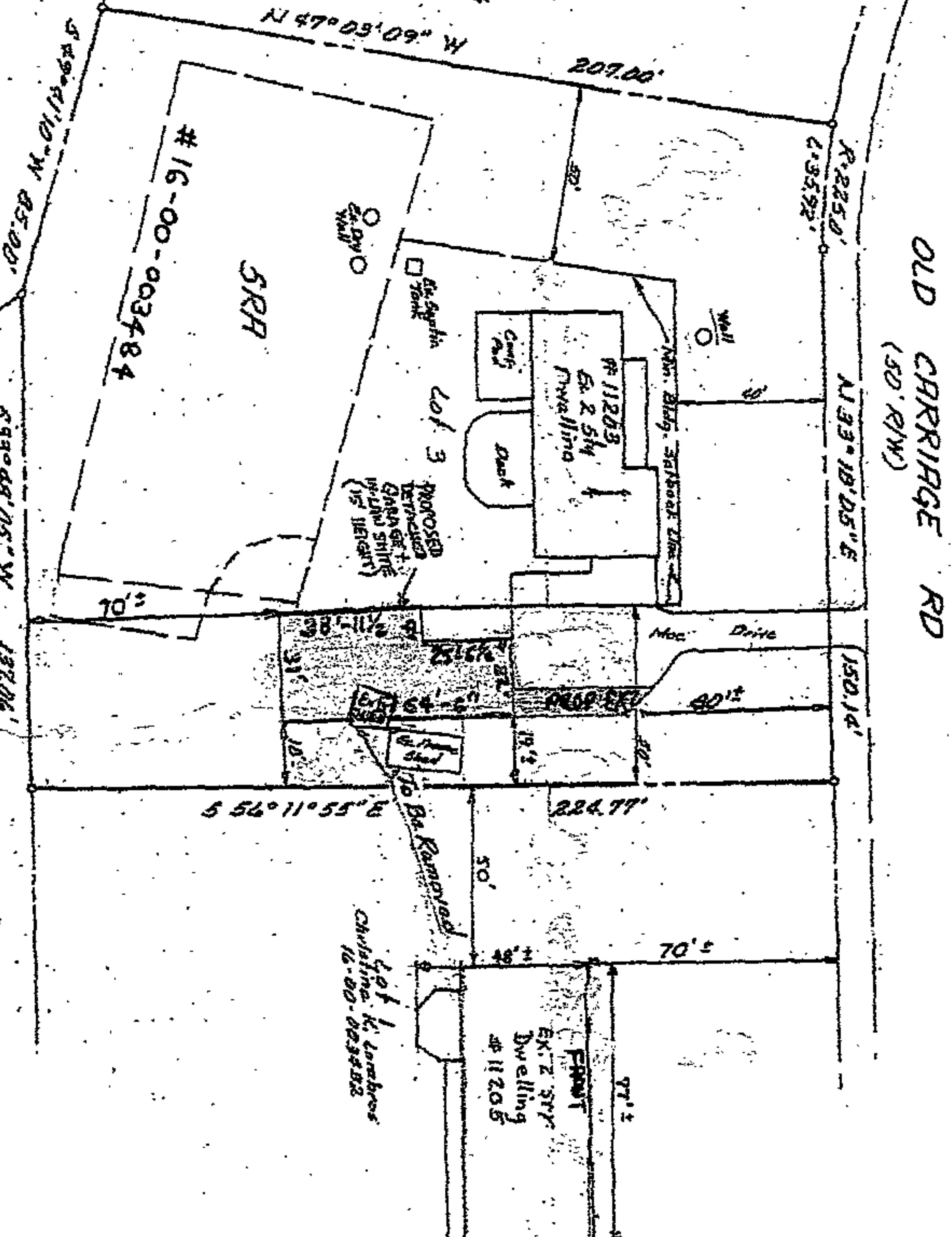
PLAT BOOK # 24 FOLIO # 95 LOT # 3 SECTION # 2

OWNER MARTIN C. + KATHY BINDEL



NORTH

DRAWN BY HNS DEVELOPMENT 4/23/07 SCALE OF DRAWING: 1" = 60'



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 062A2

ZONING R.C.5

LOT SIZE 1 ACREAGE 43,540 SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

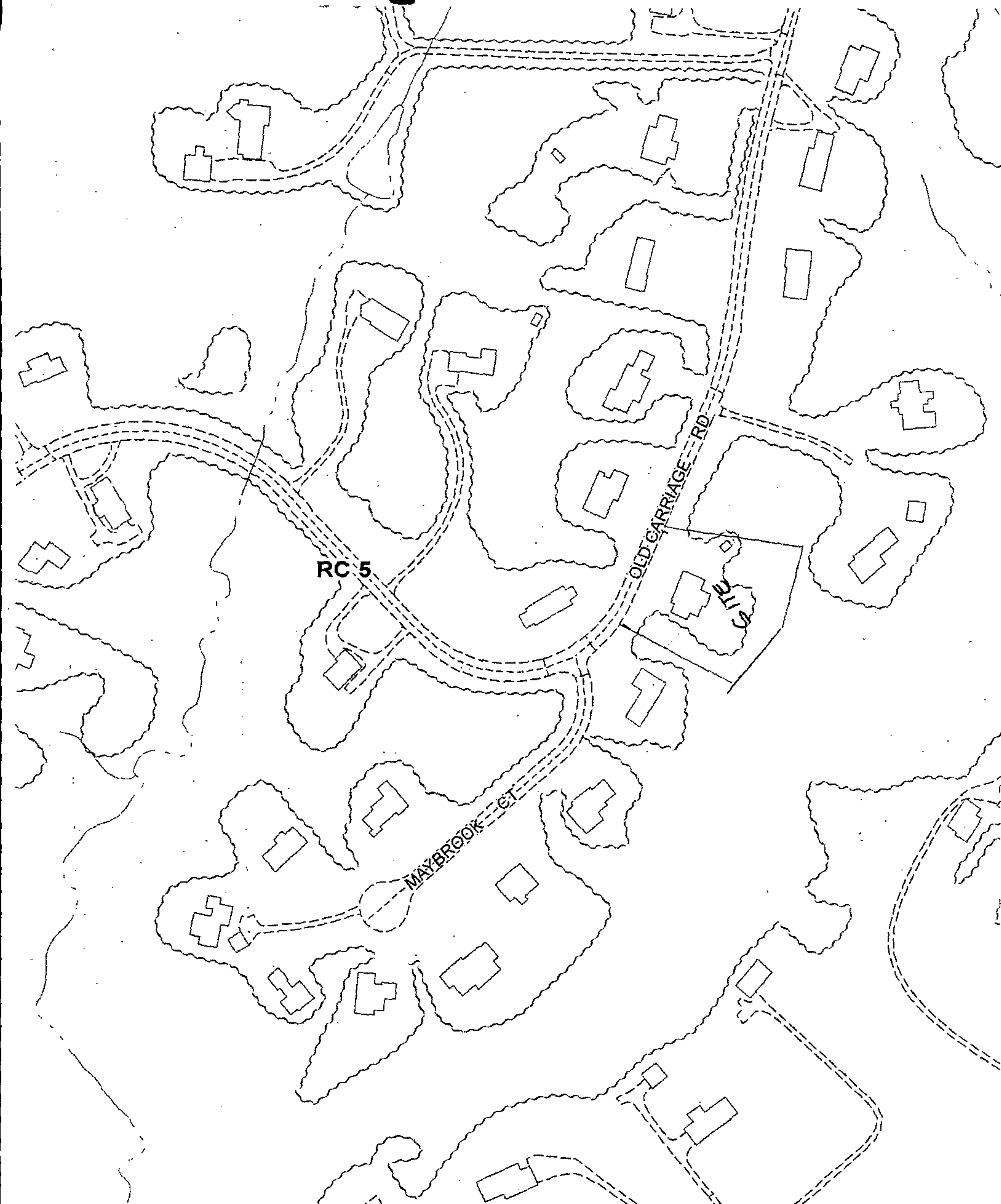
100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY / BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

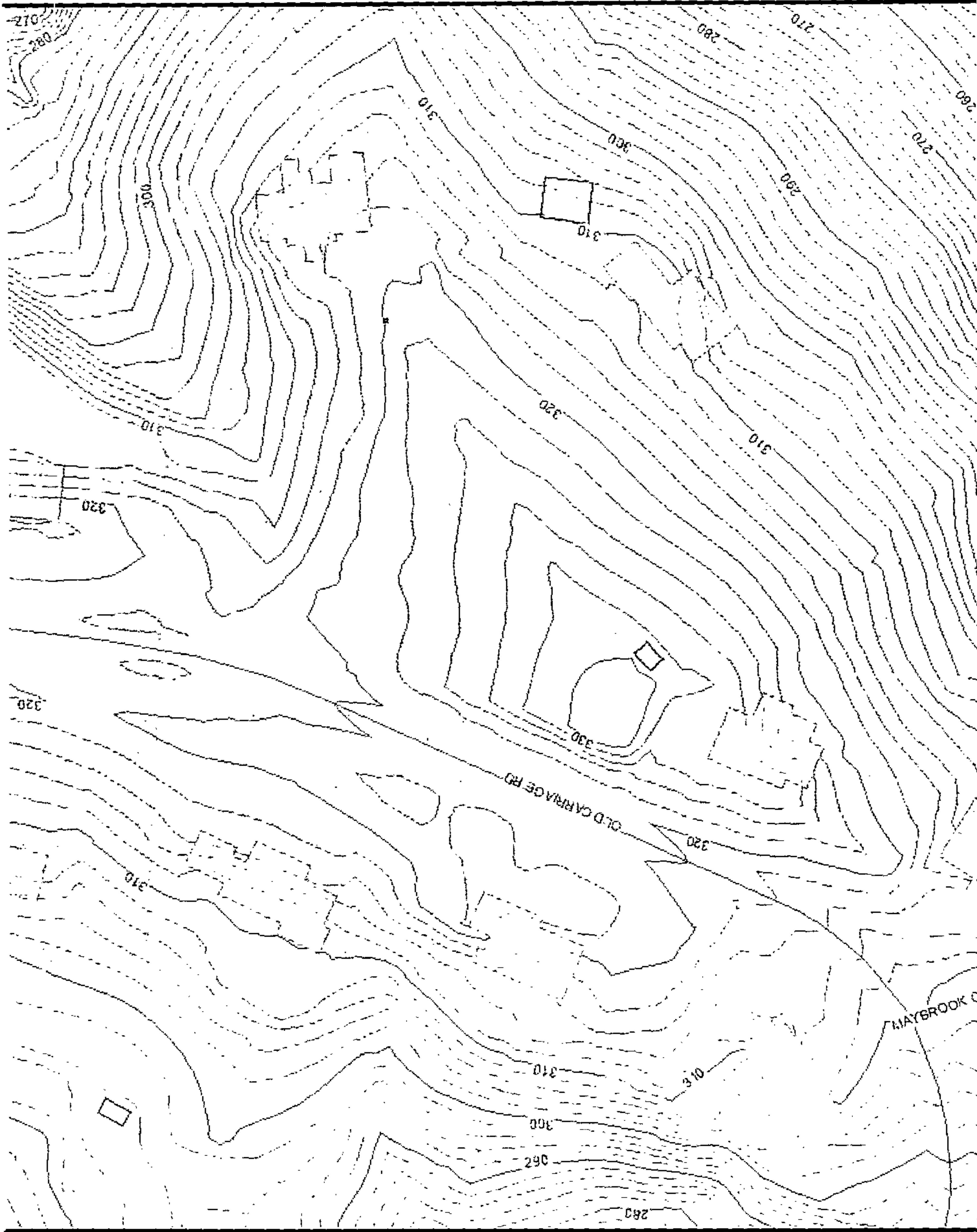
ZONING OFFICE USE ONLY

REVIEWED BY DT ITEM # 476 CASE # 07-476-SPH



07-476-SPH

062A2



IN-FILL CHECK

8-15-07

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
TOWSON, MARYLAND 21204

DATE: 7-26-07

OEA: KRA/KR
HISTORIC DISTRICT/BLDG.

PERMIT #: B 673781
RECEIPT #: A 573836
CONTROL #: NR
XREF #:

PROPERTY ADDRESS 11203 OLD CARRIAGE 21057 ☐ YES ☒ NO
SUITE/SPACE/FLOOR
SUBDIV: Honeycrackle Hill ☐ DO NOT KNOW
TAX ACCOUNT #: 16 0000 3484 DISTRICT/PRECINCT
OWNER'S INFORMATION (LAST, FIRST) 11 3
NAME: MARTIN C & KATHY A BINDEL
ADDR: 11203 OLD CARRIAGE RD 21057

FEE: 175. + 5.
PAID: 175
PAID BY: Appl.
INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

H+S Homes

APPLICANT INFORMATION

NAME: JOHN E. BARRETT, JR
COMPANY:
STREET 1613 MYAMBY RD
CITY, ST, ZIP TOWSON MD.
PHONE #: 410-825-9155 MHIC# 1161
APPLICANT SIGNATURE: John E. Barrett, Jr. DRC#
PLANS: CONST 2 PLOT 11 PLAT. DATA EL 1 PL 1
TENANT
CONTR: Mark Stark H+S Homes
ENGR: Mark Stark
SELLR:

DOES THIS BLDG. HAVE SPRINKLERS
YES — NO —

TYPE OF IMPROVEMENT

1. ☒ NEW BLDG CONST
2. ☐ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY (ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE OF FOUNDATION

1. ☒ SLAB
2. ☒ BLOCK
3. ☐ CONCRETE

BASEMENT

1. ☐ FULL
2. ☒ PARTIAL
3. ☐ NONE

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☒ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☒ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☐ PUBLIC SEWER ☐ EXISTS ☐ PROPOSED
2. ☒ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED
SEPTIC ☐ EXISTS ☐ PROPOSED
PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. ☒ 2. ☐
ESTIMATED COST: \$180,000.00
OF MATERIALS AND LABOR

1. ☐ PUBLIC SYSTEM ☐ EXISTS ☐ PROPOSED
2. ☐ PRIVATE SYSTEM ☐ EXISTS ☐ PROPOSED

PROPOSED USE: SFD + 2nd SFD w/ Garage
EXISTING USE: SFD

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: 1 #2BED: 1 #3BED: 1 TOT BED: 3 TOT APTS/CONDOS: 1 6. ☐ HIRISE
1 FAMILY BEDROOMS 1
GARBAGE DISPOSAL 1. ☐ Y 2. ☒ N C BATHROOMS 1 CLASS 04 Block-A
POWDER ROOMS 1 KITCHENS 1 LIBER 34 FOLIO 95 Sect-2
Plot-A

BUILDING SIZE

FLOOR 2565
WIDTH 31'
DEPTH 64'6"
HEIGHT 26'10"
STORIES 1+Basmt.
LOT #'S 3
CORNER LOT

LOT SIZE AND SETBACKS

SIZE 1.0 Ac.
FRONT STREET
SIDE STREET
FRONT SETBK 80'
SIDE SETBK 18' 1152'
SIDE STR SETBK
REAR SETBK 70'

1. ☐ YES 2. ☐ NO ZONING

APPROVAL SIGNATURES

BLD INSP :
BLD PLAN :
FIRE :
SEDI CTL : OK to file Dan Linn 8/15/07
ZONING : OK to file Dan Linn 8/15/07
PUB SERV :
ENVRMT : 4/6 MC - OK to file Dan Linn 8/15/07
PLANNING : 4/6 MC - OK to file Dan Linn 8/15/07
PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

Need Full Construction Plans..

2015 - Holding for Declaration
550 - OK to file Dan Linn 8/15/07

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 15th day of January, 2007, by and Between Martin C Bindel and Kathy A Bindel (hereinafter referred to as the Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

A. The Declarant has filed an application for a permit with PDM requesting approval to construct an addition to the improvements on the property located at 11203 Old Carriage Road Glen Arm, Maryland 21057 and more particularly described by the metes and bounds in Exhibit A, (the "Property") and attached hereto and made a part hereof. The property is zoned RC 5, which is the particular zone in which the property is located.

B. PDM has approved the Declarants 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 the housing for Declarants' elder parents with the benefit of being attached to their family.** The second kitchen will be removed and the addition's living space will be taken over by the Declarants upon the death of the in-laws. if they leave or move from the residence, or if the Declarant moves or sells the property, whichever occurs first.

C. 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

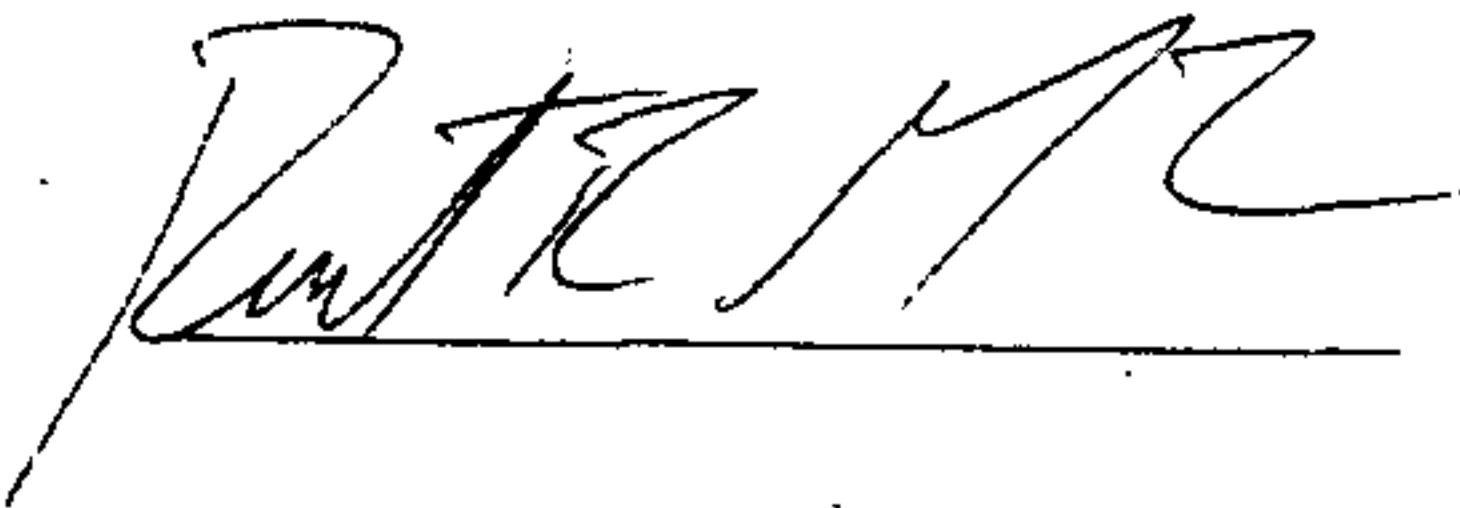
Now, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant and PDM hereby declare as follows:

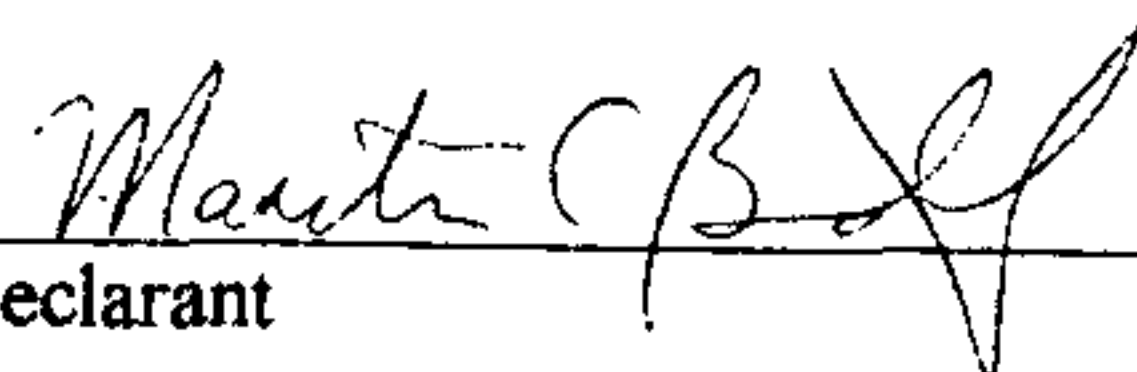
1. Any and all improvements now existing or to be constructed on the property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit.
2. The kitchen for the in-law will be constructed as part of the addition to the property shall be accessory uses to the principal use of the property as a single-family residence. Living quarters for the in-laws shall be used only by the in-laws and not as an independent residential unit, and shall not be used by any other person or for any other reason.

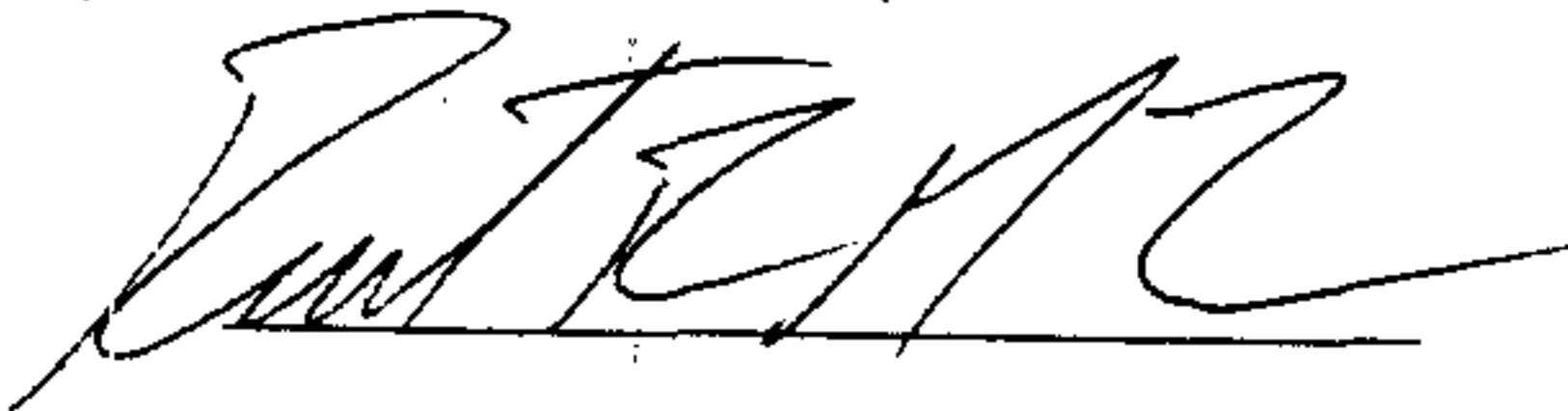
3. Upon the death of the in-laws, if the in-laws leave or otherwise vacates, or the Declarant moves or sells the property, whichever occurs first, the living space of the addition will be incorporated into the living space of the single-family residential unit for the exclusive use of the Declarant or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

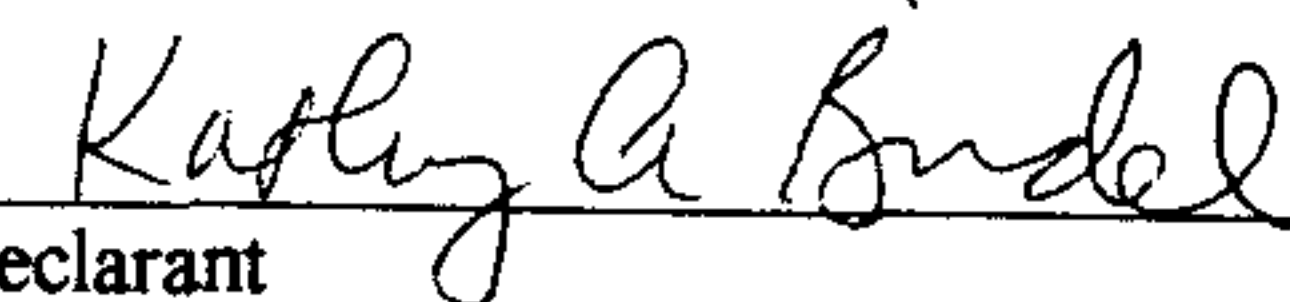
IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:




Declarant

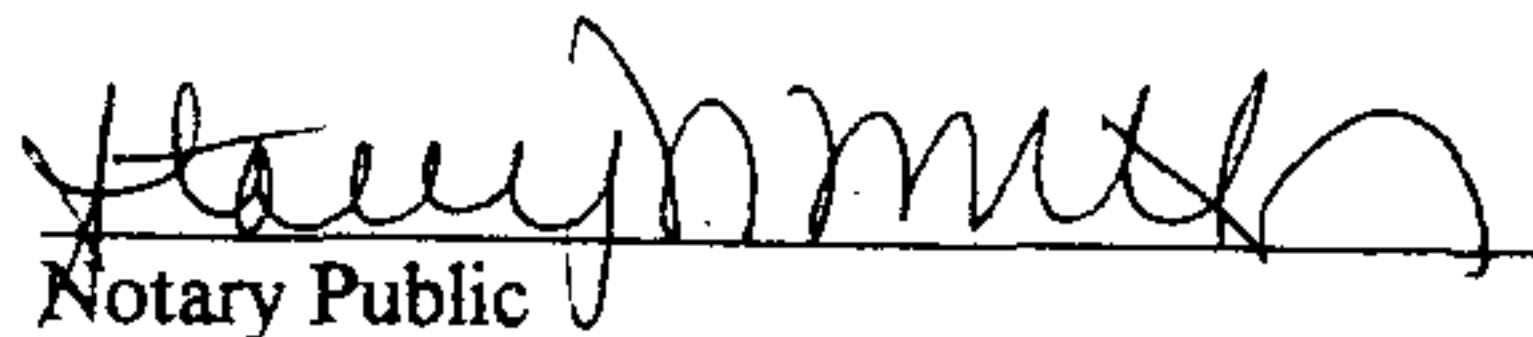



Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 15th day of January, 2007, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Martin C. Bindel and Kathy A. Bindel the declarants herein, known to me (or satisfactorily proven) to be the persons who (se) names are subscribed to the within instrument, and they acknowledged that they executed for the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


Notary Public

My Commission Expires: 8-1-07

Department of Permits
And Development Management
Of Baltimore County

WITNESS:

Jeffrey Perlow

By: Timothy Kotrow
Director

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 23 day of January 2007,
before the Subscriber, a Notary Public of the State of Maryland, personally appeared

Timothy M. Kotrow
The Director of the Department of Permits and Development Management herein, known
to me (or satisfactorily proven) to be the person whose name is subscribed to the within
instrument, and he acknowledged that he executed for the foregoing instrument for the
purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notaries Seal.

Catherine S. Popelush
Notary Public

My Commission Expires:

4-8-09



State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☐ County: _____

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

IMPROVED SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Ref: BANC Ref: 23473
31 DEC 2007 Bk: 3789
10:29 am

1

Type(s)
of Instruments

☐ Check Box if addendum Intake Form is Attached.

Deed

Deed or Trust

Mortgage

Lease

Other DEC

Other

2

Conveyance Type
Check Box

Improved Sale

Arms-Length [1]

Unimproved Sale

Arms-Length [2]

Multiple Accounts

Arms-Length [3]

Not an Arms-

Length Sale [9]

3

Tax Exemptions
(if Applicable)

Recordation

State Transfer

County Transfer

Cite or Explain Authority

4

Consideration
and Tax
Calculations

DEC

Consideration Amount

Purchase Price/Consideration

Any New Mortgage

Balance of Existing Mortgage

Other:

Other:

Full Cash Value:

Finance Office Use Only

Transfer and Recordation Tax Consideration

Transfer Tax Consideration

X () % = \$

Less Exemption Amount

Total Transfer Tax

Recordation Tax Consideration

X () per \$500 = \$

TOTAL DUE

Fees

Amount of Fees

Doc. 1

Doc. 2

Agepl

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6

Description of
Property
SDAT requires
submission of all
applicable information.
A maximum of 40
characters will be
indexed in accordance
with the priority cited in
Real Property Article
Section 3-104(g)(3)(i).

District

Property Tax ID No. (1)

Grantor Liber/Folio

Map

Parcel No.

Var. LOG

Subdivision Name

Lot (3a)

Block (3b)

Sect/AR (3c)

Plat Ref.

SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2)

Other Property Identifiers (if applicable)

Water Meter Account No.

Residential ☐ or Non-Residential ☐

Fee Simple ☐ or Ground Rent ☐

Amount:

Partial Conveyance? ☐ Yes ☐ No

Description/Amt. of Sqft/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7

Transferred
From

Doc. 1 - Grantor(s) Name(s)

Doc. 2 - Grantor(s) Name(s)

Doc. 1 - Owner(s) of Record, if Different from Grantor(s)

Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8

Transferred
To

Doc. 1 - Grantee(s) Name(s)

Doc. 2 - Grantee(s) Name(s)

New Owner's (Grantee) Mailing Address

9

Other Names
to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)

Doc. 2 - Additional Names to be Indexed (Optional)

10

Contact/Mail
Information

Instrument Submitted By or Contact Person

Name: Martin C. Bindel

Firm: Kathy A. Bindel

Address: 11203 Old Carriage Rd.

Glen Arm, MD 21057

Phone: ()

☐ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

11

IMPORTANT! BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

Yes ☐ No ☐ Will the property being conveyed be the grantee's principal residence?

Yes ☐ No ☐ Does transfer include personal property? If yes, identify: _____

Yes ☐ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Terminal Verification

Agricultural Verification

Whole

Part

Tran. Process Verification

Transfer Number:

Date Received:

Deed Reference:

Assigned Property No.:

Year

20

20

Geo.

Map

Sub

Block

Land

Zoning

Grid

Plat

Lot

Buildings

Use

Pat

TAX NOT REQUIRED

Occ. Cd.

Total

Town Cd.

Director of Budget and Finance

REMARKS:

BAITIMORE COUNTY, MARYLAND

COUNTY TRANSFER TAX

RECORDATION

Per

ART 11 TITLE 3

SUBTITLE 2, 11-3-202

T.P. ART 12-108

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

Date 1/24/2007

Case No.: 07-476-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Declaration of Understanding	
No. 3	Aerial Photograph	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
11203 Old Carriage Road; S/S Carriage Rd *
96' E c/line Maybrook Court * ZONING COMMISSIONER
11th Election & 3rd Councilmanic Districts *
Legal Owner(s): Martin & Kathy Bindel * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-476-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed to, John Barrett, Jr. 1613 Myamby Road, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

MAY 18 2007

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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DECLARATIONS

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1. 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.
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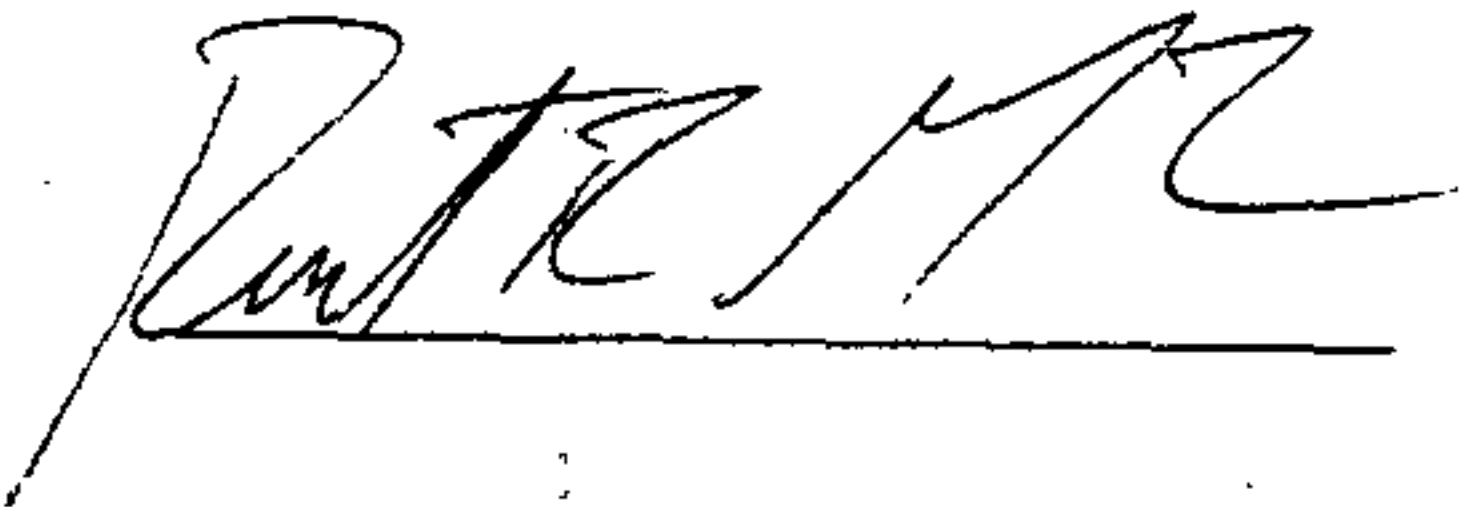
PETITIONER'S

EXHIBIT NO. 2

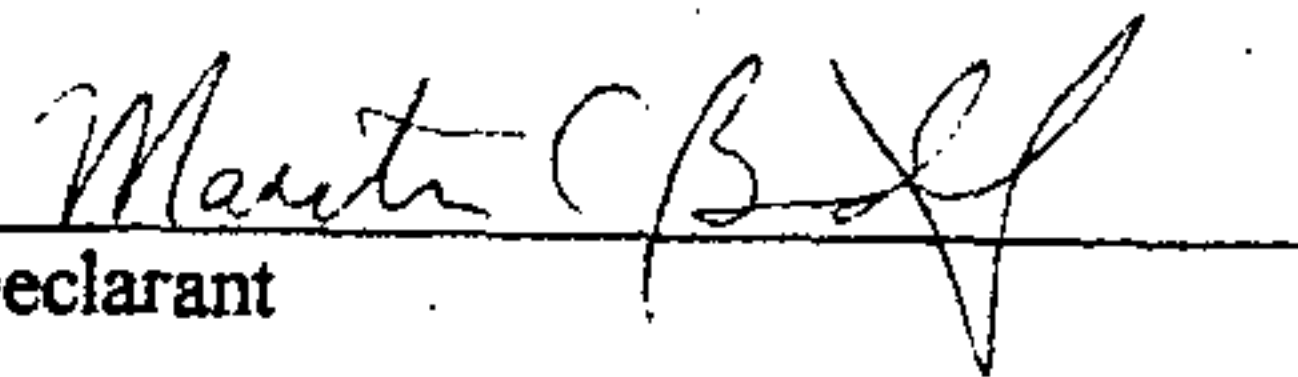
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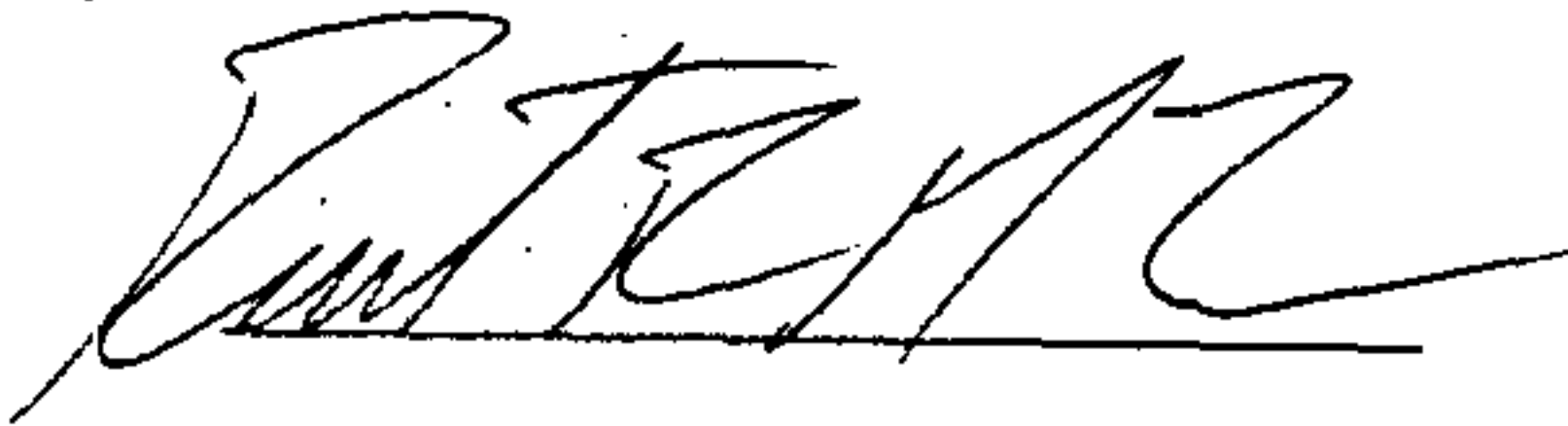
IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above written.

WITNESS:



Declarant





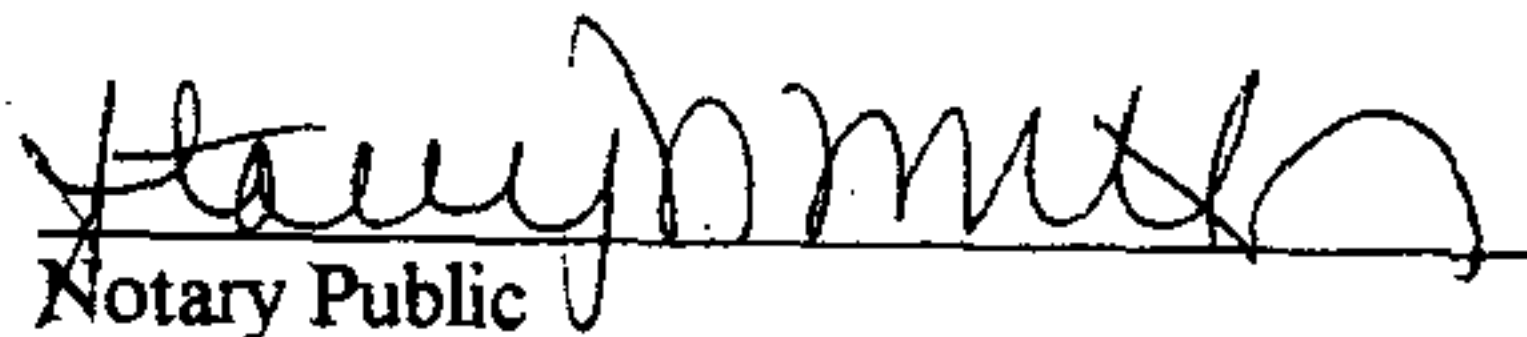
Declarant



State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 15th day of January, 2007, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Martin C. Bindel and Kathy A. Bindel the declarants herein, known to me (or satisfactorily proven) to be the persons who (se) names are subscribed to the within instrument, and they acknowledged that they executed for the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.


Notary Public

My Commission Expires: 8-1-07

Department of Permits
And Development Management
Of Baltimore County

WITNESS:

Jeffrey Perlow

By: Timothy Kotrow
Director

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 23 day of January 2007,
before the Subscriber, a Notary Public of the State of Maryland, personally appeared
Timothy M. Kotrow

The Director of the Department of Permits and Development Management herein, known
to me (or satisfactorily proven) to be the person whose name is subscribed to the within
instrument, and he acknowledged that he executed for the foregoing instrument for the
purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and Notaries Seal.

Catherine S. Popelush
Notary Public

My Commission Expires:

4-8-09



State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☐ County:

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

RECORDED JUNE 4 2007
RECORDING FEE 20.00
TOTAL 40.00
Ref # 23473
Blk # 3789
10:29 am

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.			
		Deed	Mortgage	☒ Other DEC	Other
		Deed or Trust	Lease		
2	Conveyance Type Check Box	Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms-Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation State Transfer County Transfer			
4	Consideration and Tax Calculations	Finance Office Use Only			
		Consideration Amount		Transfer and Recordation Tax Consideration	
		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$
		Any New Mortgage	\$	X () % =	\$
		Balance of Existing Mortgage	\$	Less Exemption Amount	\$
		Other:	\$	Total Transfer Tax	\$
		Other:	\$	Recordation Tax Consideration	\$
		Full Cash Value:	\$	X () per \$500 =	\$
				TOTAL DUE	\$
5	Fees	Amount of Fees		Doc. 1	Doc. 2
		Recording Charge	\$	\$	Agent
		Surcharge	\$	\$	Tax Bill:
		State Recordation Tax	\$	\$	C.B. Credit:
		State Transfer Tax	\$	\$	Ag. Tax/Other:
		County Transfer Tax	\$	\$	
		Other	\$	\$	
		Other	\$	\$	
6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map
		11	16-00-003484		
		Subdivision Name		Lot (3a)	Block (3b)
				Sect/AR (3c)	Plat Ref.
					SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)			
		11203 Old Carriage Rd. 21057			
		Other Property Identifiers (if applicable)		Water Meter Account No.	
		Residential ☐ or Non-Residential ☐	Fee Simple ☐ or Ground Rent ☐	Amount:	
		Partial Conveyance? ☐ Yes ☐ No	Description/Amt. of SqFt/Acreage Transferred:		
		If Partial Conveyance, List Improvements Conveyed:			
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
		Martin C. Bindel Kathy A. Bindel			
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)	
		New Owner's (Grantee) Mailing Address			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)	
10	Contact/Mail Information	Instrument Submitted By or Contact Person			
		Name: Martin C. Bindel		☐ Return to Contact Person	
		Firm: Kathy A. Bindel		☐ Hold for Pickup	
		Address: 11203 Old Carriage Rd.		☐ Return Address Provided	
		Glen Arm, MD 21057 Phone: ()			
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER				
	Assessment Information	Yes ☐ No ☐ Will the property being conveyed be the grantee's principal residence?			
		Yes ☐ No ☐ Does transfer include personal property? If yes, identify:			
		Yes ☐ No ☐ Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).			
		Assessment Use Only - Do Not Write Below This Line			
		☐ Terminal Verification	☐ Agricultural Verification	☐ Whole	☐ Part
		☐ Tran. Process Verification			
		Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:
		Year: 20	20	Geo. Map:	Sub Block
		Land		Zoning Grid:	Plat Lot
		Buildings		Use	Pat. TAX NOT REQUIRED
		Total		Town Cd.	Occ. Cd.
		REMARKS:			
		DIRECTOR OF BUDGET AND FINANCE			
		BALTIMORE COUNTY, MARYLAND			
		COUNTY TRANSFER TAX			
		ART 11 TITLE 3			
		SUBTITLE 2, 11-3-202			
		Per			
		T.P. ART 12-108			
		Date 1/24/2007			

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer

TB 7/16
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 11, 2007

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

RECEIVED
MAY 25 2007

BY:

SUBJECT: Zoning Advisory Petition(s): Case(s) 07-476 Special Hearing

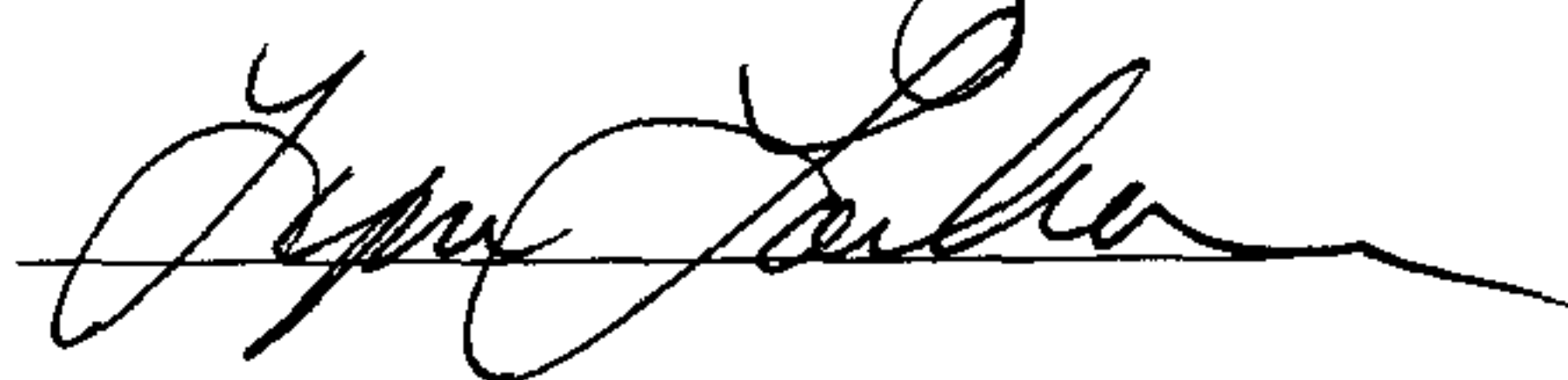
The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided the proposed accessory structure is and remains consistent with the Declaration of Understanding executed by PDM on January 15, 2007.

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

Prepared By:



Division Chief:



CM/LL

TB 7/16
10AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAY 31 2007

BY:.....

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *TL*
DATE: May 31, 2007
SUBJECT: Zoning Item # 07-476-SPH
Address 11203 Old Carriage Road
(Bindel Property)

Zoning Advisory Committee Meeting of May 14, 2007

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

* - An evaluation of the septic system will be required to determine the necessary upgrades to accommodate the additional usage. Soil evaluations may also be required. For more information contact DEPRM's Ground Water Management section at (410) 887-2762.

Reviewer: S. Farinetti

Date: May 21, 2007

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 8, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 14, 2007
Item Nos. 07-476, 488, 489, 490, 491, 492,
493, 494, 496, 497, and 499

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- 05072007.doc

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

May 10, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: May 7, 2007

Item Number: 476, 488 through 499

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper



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: MAY 7, 2007

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

RE: Baltimore County
Item No. 7-476 SPA
11203 OLD CARRIAGE RD
BINDEL PROPERTY
SPECIAL HEARING

Dear Ms. Matthews:

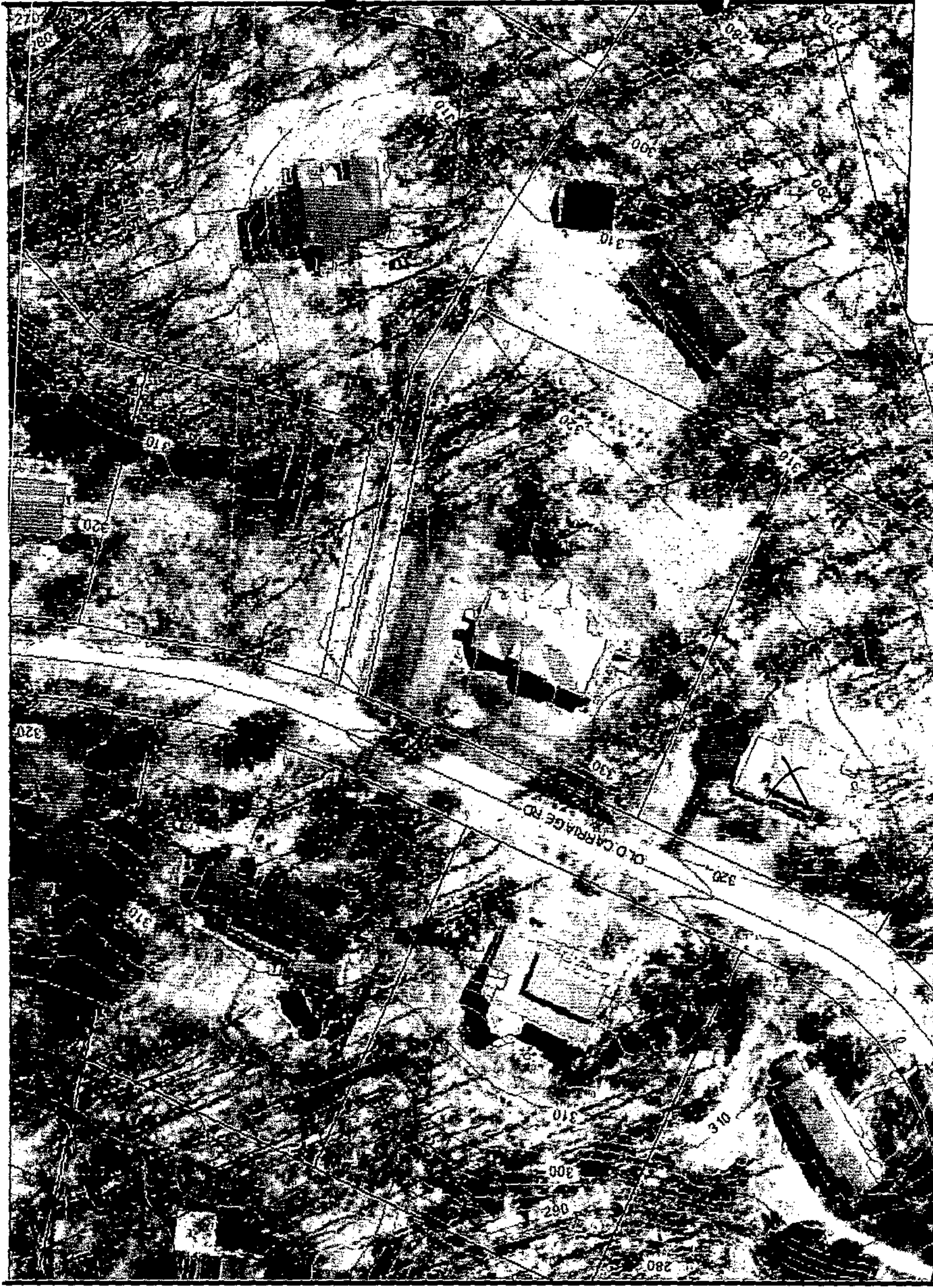
Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-476 SPA.

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



http://bamaps1.co.ba.md.us/arcims_path/bcgims?ServiceName=PlanTopo&ClientVersion=4.0&Form=Tr

PETITIONER'S

EXHIBIT NO.

3