



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 21, 2008

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

Rabbi Yehuda Lefkovitz
Mrs. Genusia Lefkovitz
1115 Scotts Hill Drive
Baltimore, Maryland 21208-3527

RE: Declaration of Understanding for 1115 Scotts Hill Drive
Maryland State Tax #0206571330
2nd Election District

Dear Rabbi & Mrs. Lefkovitz:

Enclosed please find your approved Declaration of Understanding for 1115 Scotts Hill Drive. This document must be recorded in Land Records located at 401 Bosley Avenue in Towson. Once recorded, you or your contractor must file an amended building permit for the addition with a 2nd kitchen.

Please bring in the documentation received at Land Records when filing for the permit.

Should you have any additional questions, please do not hesitate calling me at 410-887-3391.

Sincerely,

Donna Thompson
Planner II, Zoning Review

DT
Attachment

To:DT
8/5/08
m

DECLARATION OF UNDERSTANDING

This DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 4th day of August, 2008, by Yehuda Lefkovitz (hereinafter referred to as "Declarant") and the Department of Permits and Development Management (hereinafter referred to as "PDM").

Recitals

A. The Declarant has filed an application for permit with PDM requesting approval to construct an addition to the improvements on the property located at 1115 Scotts Hill Drive, Baltimore MD 21208 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 DR5.5, 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 the Declarants' elder, widowed parent with the benefit of being attached to his 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-law, if the in-law leaves or moves from the residence or if the Declarant moves or sells the property, whichever comes 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 another 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 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.
3. Upon the death of the in-law, if the in-law leaves 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:

Rachel Mandel

[Signature]
Declarant

[Signature]

[Signature]
Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 4th day of August, 2008, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Yehuda Lefkowitz, the declarant(s) herein, known to me (or satisfactorily proven) to be the person(s) who(se) names are subscribed to the within instrument, and he acknowledged that he executed for the foregoing instrument for the purposes therein contained.

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

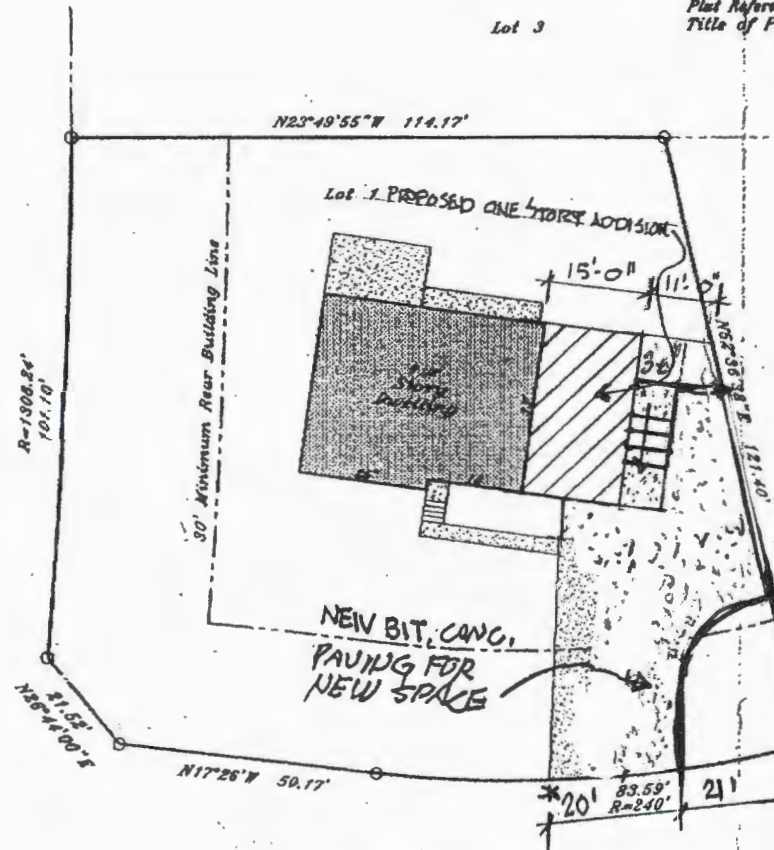
[Signature]
Notary Public

My Commission Expires: 5/1/10

Block/Section: H
 Plat Reference: Book: 27 Page: 115
 Title of Plat: Plat # 5, Scotts Hill

Lot 3

OLD COURT ROAD



7-24-08
 2-19-08

HARRISON AND CRAIN ARCHITECTS
 18 Church Lane
 Baltimore, MD 21208-3708
 (410) 484-4400 • Fax (410) 484-9785

TO: SITE PLAN for
RABBI YEHUDA LEE KOVITZ
115 SCOTTS HILL DRIVE
BALTIMORE, MD. 21208
 SCALE: 1" = 30'-0" SD-1

SCOTTS HILL DRIVE

* EX. DRIVEWAY ENTRANCE 10'
 * NEW DRIVEWAY ENTRANCE 20'

EXHIBIT "A"

Being known and designated as Lot No. 1, as shown on the Plat entitled "SCOTTS HILL", which Plat is recorded among the Land records of Baltimore County, Maryland in Plat Book SM No. 27, folio 115.

The improvements thereon being known as No. 1115 Scotts Hill Drive.

Being the same property which by Deed dated October 9, 2007 and recorded among the Land Records of Baltimore County in Liber 26295 folio 658 which was granted and conveyed by Daniel C. Baral unto Yehunda Lefkovitz and Genusia Lefkovitz.

Department of Permits
And Development Management
Of Baltimore County

WITNESS:

Julie Sanders By: Timothy M. Kotroco
Director

State of Maryland, County of Baltimore: to wit:

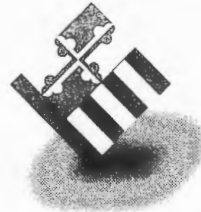
I HEREBY CERTIFY that on this 20th day of November, 2008, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Timothy M. Kotroco, the Director of the Department of Permits and Development Management herein, known to me (or satisfactorily proven) to be the person whose 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 Notarial Seal.

Donald E. Brand
Notary Public


My Commission Expires:

12/4/2011



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

August 19, 2008

Rabbi Yehuda Lefkovitz
Mrs. Genusia Lefkovitz
1115 Scotts Hill Drive
Baltimore, Maryland 21208-3527

RE: Declaration of Understanding for 1115 Scotts Hill Drive
Maryland State Tax #0206571330
2nd Election District

Dear Rabbi & Mrs. Lefkovitz:

This office is in receipt of your request for a Declaration of Understanding for the above referenced address. Before our office can approve this document I will need to know why there is no signature from Genusia; also, our office requires an Exhibit A as shown on the sample enclosed and a better site plan showing the proposed addition with dimensions for all setbacks. The site plan included in your request is very confusing. Your property requires an 8-foot side yard setback with a combination of 20-feet. A projection such as a entrance may extend into any required yard not more than 4-feet, provided that such projections are not over 10-feet in length. If you cannot meet this regulation you will be required to file for a zoning variance with ultimate approval by the Zoning Commissioner for Baltimore County before this Declaration of Understanding can be approved.

Should you have any additional questions please do not hesitate calling me at 410-887-3391.

Sincerely,

Donna Thompson
Planner II, Zoning Review

DT
Enclosure