



UP-2010-0001 IL

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

August 20, 2010

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

Ms. Cassandra Zamenski
16313 Dark Hollow Road
Upperco, Maryland 21155

RE: Declaration of Understanding for 16313 Dark Hollow Rd.
Maryland State Tax #1700005568
5th Election District

Dear Ms. Zamenski:

This office is in receipt of your request for a Declaration of Understanding for the above referenced address.

Upon review it was found that "in-laws/immediate family" was written in #2 and #3. This Declaration can only be approved for the housing of the Declarant's elderly parents as described in your cover letter. Therefore please remove the term "immediate family". Also this form must be signed, witness and notarized.

Should you have any additional questions please do not hesitate calling me at 410-887-3391. Enclosed is your original form.

Sincerely,

Donna Thompson
Planner II, Zoning Review

DT

Enclosure

August 6th, 2010

We have
250 Ch

10-210

To: DT
8/9/10 wca

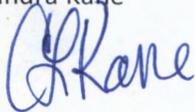
To whom it may concern:

Attached is the Declaration of Understanding for Property at 16313 Dark Hollow Rd Upperco, MD 21155. Please review language and approve this Declaration and forward to Cassandra Zamenski at 16313 Dark Hollow Rd. Upperco, MD 21155. If there are any questions please don't hesitate to give me a call at 410 239 1364.

Thank you in advance for your help in this matter,

Regards,

Cassandra Kane



DECLARATION OF UNDERSTANDING

This DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 3 day of September, 2010 by Cassandra Kane (hereinafter referred to as "Declarant") and the Department of Permits and Development Management (hereinafter referred to as the "PDM").

Recitals

- A. The Declarant has file an application for permit with PDM requesting approval to construct an addition to the improvements on the property is zoned RC6, 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 her 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 the in-laws leave or move from the residence or if the Declarant moves or sells the property, whichever comes first.
- C. As a condition to its approval the Declarant 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 improvements 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-laws will be constructed as part of the addition to the Property and shall be an accessory used 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-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:

Janice Bradford

Cassandra L. Kane
CASSANDRA L. KANE
Declarant

Declarant

State of Maryland, County of Baltimore: to wit:

I HEREBY CERTIFY that on this 3rd day of September, 2010, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Cassandra L. Kane 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 (th)ey acknowledged that th(ey) 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: 10-1-2010

NORMA JAJISTAR
Notary Public
County, Maryland
My Commission Expires Oct 1, 2010

NORMA JAJISTAR
Notary Public
Harford County, Maryland
My Commission Expires Oct 1, 2010

SCHEDULE 'A'

ALL THAT TRACT OR PARCEL OF GROUND situate on the north side of Dark Hollow Road, in the Fifth Election District of Baltimore County, Maryland, and described as follows:

BEGINNING FOR THE SAME at an iron pipe found at the beginning of the south 54 degrees 56' 15" west 983.86 foot line of a tract of land conveyed unto Pamela Joyce Gray and Geoffrey James Gray by Deed dated November 19, 1975 and recorded among the Land Records of Baltimore County in Liber EHK, Jr. 5586, folio 357, said pin also being at the northwesternmost corner of a Plat entitled, "Zell Property", as recorded in Plat Book 55, page 56; running thence with a portion of the said Gray line and said plat with all bearings referred to the Magnetic Meridian of March 1986, south 55 degrees 58' 18" west 638.86 feet to an iron pin set; thence leaving said Gray and Plat outline with the two following lines of division now made (1) north 34 degrees 01' 42" west 226.20 feet to an iron pine set; thence (2) south 55 degrees 10' 08" west 315.79 feet to an iron pin set on the north side of Dark Hollow Road as now widened (fifty foot right of way); thence with said widening line with a line curving to the right with a radius of 589.87 feet for an arc length of 20.26 feet to an iron pin set; said curved line having a chord of north 25 degrees 35' 24" west 20.26 feet; said pin being distant north 55 degrees 10' 08" east 28.86 feet from the beginning of the north 54 degrees 05' 36" east 849.10 foot line of said conveyance; said pin also being on the south 53 degrees 29' west 949.10 foot line of a tract of land conveyed unto William D. Buckley by Deed dated September 12, 1975 and recorded among the aforesaid Land Records in Liber EHK, Jr. 5567, folio 173; thence leaving said road widening line with said Gray and Buckley line north 55 degrees 10' 08" east 819.89 feet to pipe found at the beginning of said Buckley line; thence north 46 degrees 59' 16" east 24.77 feet to a pipe found, thence south 88 degrees 01' 25" east 122.06 feet to a point; said point being at the beginning point of a tract of land conveyed to John A. Armacost by Deed dated November 7, 1974 and recorded among the aforesaid Land Records in Liber EHK, Jr. 5490, folio 91; thence south 26 degrees 41' 38" east 185.62 feet to the place of beginning. Containing 3.715 acres of land, more or less.

The improvements thereon being known as 16313 Dark Hollow Road.



Certificate of Marriage

STATE OF MARYLAND
BALTIMORE COUNTY (3)



License Number: 45658

I HEREBY Certify that on May 17, 2008 at 7 p.m o'clock
the following persons were by me united in marriage at Essex Md
in accordance with the License of the Clerk of the Circuit Court in the jurisdiction shown above.

Groom: **KENNETH MICHAEL KANE** Age: **48** Birth State: **MARYLAND**

Residence: **16313 DARK HOLLOW ROAD**
UPPERCO, MARYLAND 21155 Marital Status: **DIVORCED**

Bride: **CASSANDRA LYNN ZAMENSKI** Age: **39**

Residence: **16313 DARK HOLLOW ROAD** Birth State: **MARYLAND**
UPPERCO, MARYLAND 21155 Marital Status: **WIDOWED**

Relationship by Blood or Marriage: **NONE**

Rev. Dr. Judy A. Powell
Signature of Authorized Official

Name of Authorized Official Rev. Dr. Judy A. Powell

Title Minister

Issue Date: **03/19/2008** Church or Organization Beligious Sciency

Address 10556 Anturidge Rd
Cockeysville Md. 21030

This license is valid from 6:00 am on 03/21/2008 until 09/19/2008.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **53395**

Date: **8/10/10**

PAID RECEIPT
 BUSINESS: [unclear] [unclear] [unclear]
 DATE: 8/10/2010
 RECEIPT NO: 53395
 RECEIPT AMOUNT: \$50.00
 RECEIPT FOR: [unclear]
 RECEIPT TO: [unclear]

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150-1117					50

Total: 50

Rec From: Cassandra Kane

For: 16313 Park Kellow Rd

10210 Dr.

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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)

Recording Validation
 25.00
 20.00
 10.00
 Ref: 72911
 DL: 210
 03:44 PM

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
	Deed	Mortgage	Other <u>Deed</u>	Other _____	
	Deed or Trust	Lease			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]
3	Tax Exemptions (if Applicable)	Recording			
	Cite or Explain Authority	State Transfer			
		County Transfer			

4 Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
			Transfer and Recording Tax Consideration	
	Purchase Price/Consideration	\$ _____	Transfer Tax Consideration	\$ _____
	Any New Mortgage	\$ _____	X () % =	\$ _____
	Balance of Existing Mortgage	\$ _____	Less Exemption Amount -	\$ _____
	Other:	\$ _____	Total Transfer Tax =	\$ _____
	Other:	\$ _____	Recording Tax Consideration	\$ _____
Full Cash Value:	\$ _____	X () per \$500 =	\$ _____	
		TOTAL DUE	\$ _____	

5 Fees	Amount of Fees		Doc. 1	Doc. 2	Agent: <u>NS</u>
	Recording Charge	\$ _____	\$ _____	\$ _____	Tax Bill: _____
	Surcharge	\$ _____	\$ _____	\$ _____	C.B. Credit: _____
	State Recording 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 <input type="checkbox"/> (5)	
	Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
	Location/Address of Property Being Conveyed (2) <u>X 116313 Dawn Hollow Rd 1</u>						
	Other Property Identifiers (if applicable)					Water Meter Account No.	
	Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:		
	Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:				

7 Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
	<u>Cassandra Kane</u>	
	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)
	<u>Dept of Permits</u>	
	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		<input type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided
	Name: _____		
	Firm _____		
	Address: _____		
	Phone: () _____		

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