

4P-2013-0005 IL



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

March 14, 2013

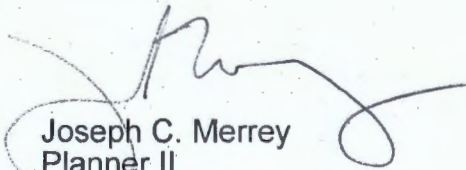
Patricia Cromer
7016 Greenbank Road
Baltimore, Maryland 21220-1111

Dear Mrs. Cromer:

RE: Declaration of Understanding, 7016 Greenbank Road, 15th Election District

Enclosed please find the "Declaration of Understanding" for the proposed "In-Law Apartment" located at the above referenced address. It has been signed by Mr. Arnold Jablon, Director of Permits, Approvals and Inspections. This original document must be filed with the Office of Land Records located in the Circuit Court building at 401 Bosley Avenue in Towson. Prior to filing, be sure to make several copies of the original for your records and for the future processing of permits with the County as needed. When applying for permits in the future, bring the receipt of recordation that will be given to you from the Office of Land Records, and a copy of the original "Declaration of Understanding" bearing Mr. Jablon's signature. Should you have any questions regarding the above, feel free to give me a call at, 410-887-3391.

Sincerely,


Joseph C. Merrey
Planner II
Zoning Review
410-887-3391

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING is made on this 3RD day of MARCH 2013

by and between PATRICK CROMER and The Department of Permits, Approvals and Inspections.

Recitals

A. PATRICK CROMER who is the owner of this property has filed an application for a use permit to construct a new single family dwelling which consists of a principle and Accessory living quarters.

Ground Level -(Mother in Law unit)- is 1800 square feet consisting of 1-Kitchen ,2 Baths , 2- Bedrooms, Closet space, Utility room ,Living and Dining area, and 300 square foot Sunroom.

Level One and Two-is 3600 Square feet consisting of 1-Kitchen, 4-Baths,4-Bedrooms, Playroom, Office, Pantry, Closet space, Utility room ,Living and Dining area 3-Decks

The property being located at 7016 GREENBANK ROAD , Baltimore Maryland 21220 and is more particularly described by metes and bounds in EXHIBIT and EXHIBIT B attached hereto and made part hereof. The Property is Zoned DR 5.5 which is the particular zone in which the property is located.

B. The Department of Permits, Approvals and Inspections or The Administrative Law Judge has approved the Declaration request to create an Accessory Apartment complete with dedicated Bathing and Cooking Facilities, located on the owner -occupied property, The accessory apartment will be housing for: PATRICIA CROMER MOTHER / GRAND MOTHER / MOTHER IN LAW

The other residents of the property are NICOLE HORNE / DAUGHTER , JOHN HORNE / SON IN LAW , RYAN HORNE / GRAND DAUGHTER

And will reside on the second and third levels of the property, the use Permit must be renewed with The Department of Permits, Approvals and Inspections every two years by filing a renewal on a The Department of Permits, Approvals and Inspections approved form.to be dated from the month of the initial approval.

C. As a condition of approval of the Declarant PATRICIA CROMER request, Bill No.49-11

Requires the filing of this Declaration among The Land Records of Baltimore County, to provide notice to any future owners, subsequent bona fide purchasers or users of the Property that no part of any improvements 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 The Department of Permits, Approvals and Inspections.

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 The Department of Permits, Approvals and Inspections 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 quarters or second residential unit. The kitchen Accessory Apartment will be construed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The accessory Apartment shall house only the immediate family members listed in this Declaration and it is not to be used as an independent residential unit, nor is it to be used for compensation, and that it shall not be used by any other person or for any other reason. The use permit and the Declaration are subject to the order, conditions or restrictions of any required zoning hearing. The hearing order is to be made part of this Declaration when it is recorded in the Land Records.

2-One the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the permit has not been renewed within the two year temporary use permit time limit, the use permit shall terminate, and any proposed changes in occupancy to the Accessory Apartment by the property owner or subsequent purchaser shall require a new request for a use permit.

3. Upon use of permit termination: Ground Level

A. In the Accessory Apartment in the principal dwelling: use permit termination requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarant or subsequent purchaser.

B. In the Accessory Apartment in the Accessory Building requires removal of kitchen and possibly other residential elements, at the discretion of The Department of Permits, Approvals and Inspections.

C. The Declarant upon termination of the use permit will provide written notification to The Department of Permits, Approvals and Inspections for closing of the Department File.

4. The covenants, conditions, and restrictions stated above shall run with the and bind the Property and shall be enforceable by Baltimore County, Maryland and by the owners of all or any portion of the property.

5. Enforcement of the covenants shall be by proceedings at the law or in equity against any persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

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

WITNESS:


x Nicole Hoenig

TODD LEWIS

NICOLE HOENIG

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this MARCH 3 day of 2013, before the Subscriber, a Notary Public of State of Maryland, personally appeared

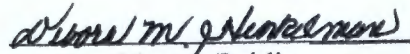
TODD LEWIS, NICOLE HOENIG

The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 5/2/2014

Debora M. Henkelman
Notary Public
Baltimore County
The State of Maryland
My Comm. Exp. 05/02/2016


Notary Public

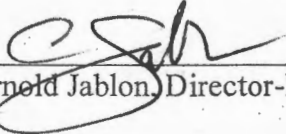


The Declaration of Understanding for the Accessory Apartment at:

7016 GreenBANK RD.

Address of property

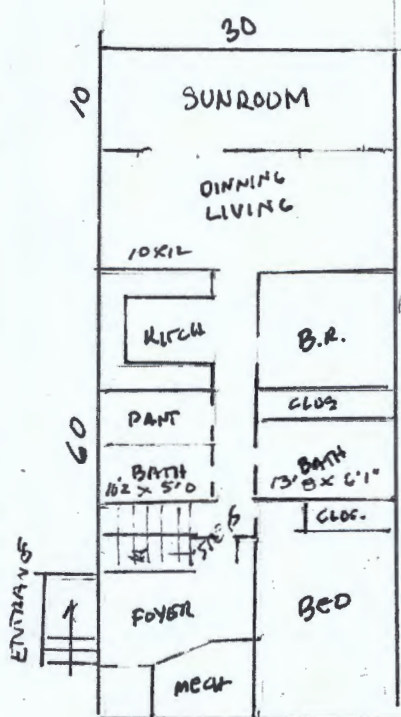
is approved: _____


Arnold Jablon, Director-PAI

3/11/13

Date

EXHIBIT B (2)



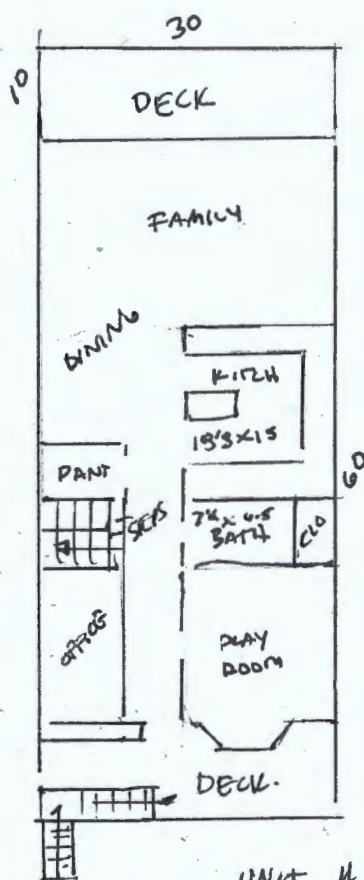
UNIT # 1
GROUND FLOOR 1800 SQT
LIVING AREA

3339

RESIDENT

PATRICK CROMER

MOTHER / MOTHER IN LAW
GRAND MOTHER

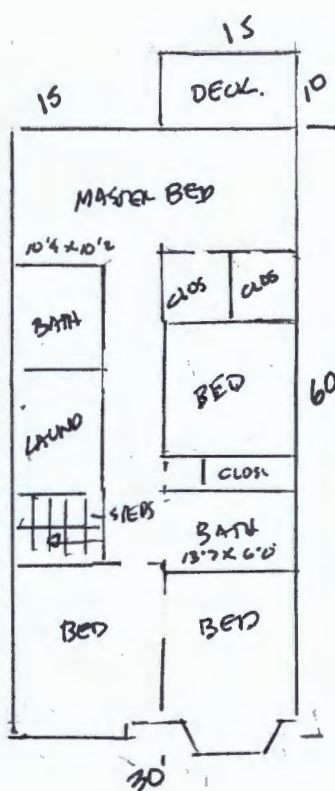


UNIT # 2

1st FL 1800
2nd FL 1800 = 3600

RESIDENTS

JOHN HOENIG - SON IN LAW.
NICOLE HOENIG - DAUGHTER.
RYLEE HOENIG - GRAND DAUGHTER



TOTAL HEIGHT
39'

(NOTE:) APARTMENT NOT TO HAVE SPECIALTY METER
TAX ID # 150285980.

SCALE 1" = 20'

Lewis Design Group
9400 Gunview Rd.
Baltimore, MD 21236
410-925-2045

Location: 7014 GREENBANK RD.
CROMER / HOENIG RESIDENCE

Flood Zone:

Zoning: DR.5.5

Scale:
Date: 2/26/13
Drawn by: T. VAWIS

Plat: 008
Folio 006
Liber: