

TEMPORARY  
USE PERMIT  
(Expires March 11, 2016)

SEE ATTACHE



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 11th day of March, 2014, that Nicole Tietz, Eric Tietz and Margaret Jones located at 7924 Ellenham Avenue, Towson, MD 21204 should be and the

same is hereby granted permission to operate an Accessory Apartment pursuant to County Council Bill 49-11 and pursuant to the order and restrictions in Zoning Case # 2011-0370-SPHA. This Use Permit must be renewed every 2 years.

Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials JNP

Revised 10/17/11

- B. PDM has approved the Declarants request to build an Accessory Apartment, complete with kitchen, provided the improvements and addition comply with Bill No 49-11. The building will be the housing for immediate family members. The second kitchen will be removed and the addition's living space will be taken over by Declarants upon the death of the family member, if the family member leaves or moves from the resident 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 for 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

SECTION I. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section I 0 I.I, the Definition of "Accessory Apartment," and Section 400.4 be and they are hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows:

## Declaration Of Understanding

Bill 49-11

This Declaration Of Understanding (hereinafter referred to as "Declaration") is made on this 12<sup>th</sup> day of OCTOBER, 2011, by and between Margaret Jones, Nicole Tully and Eric Tully (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 permit with PDM requesting approval to construct an Accessory Apartment on the property located at 7924 Ellenham BLVD

And more particularly described by metes and bounds in Exhibit A (the "property") and attached hereto and made part hereof. The property is zoned ( ), which is the particular zoned in which the property is located

- B. PDM has approved the Declarants request to build an Accessory Apartment, complete with kitchen, provided the improvements and addition comply with Bill No 49-11. The building will be the housing for immediate family members. The second kitchen will be removed and the addition's living space will be taken over by Declarants upon the death of the family member, if the family member leaves or moves from the resident 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 for 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

SECTION I. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section I 0 I.I, the Definition of "Accessory Apartment," and Section 400.4 be and they are hereby added to the Baltimore County Zoning Regulations, as amended, to read as follows: