

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 15 day of May, 2014, that Estelle and Harvey Posner located at 7923 Stevenson RD 21208 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: Use of an accessory apartment.

Recorded Declaration of Understanding

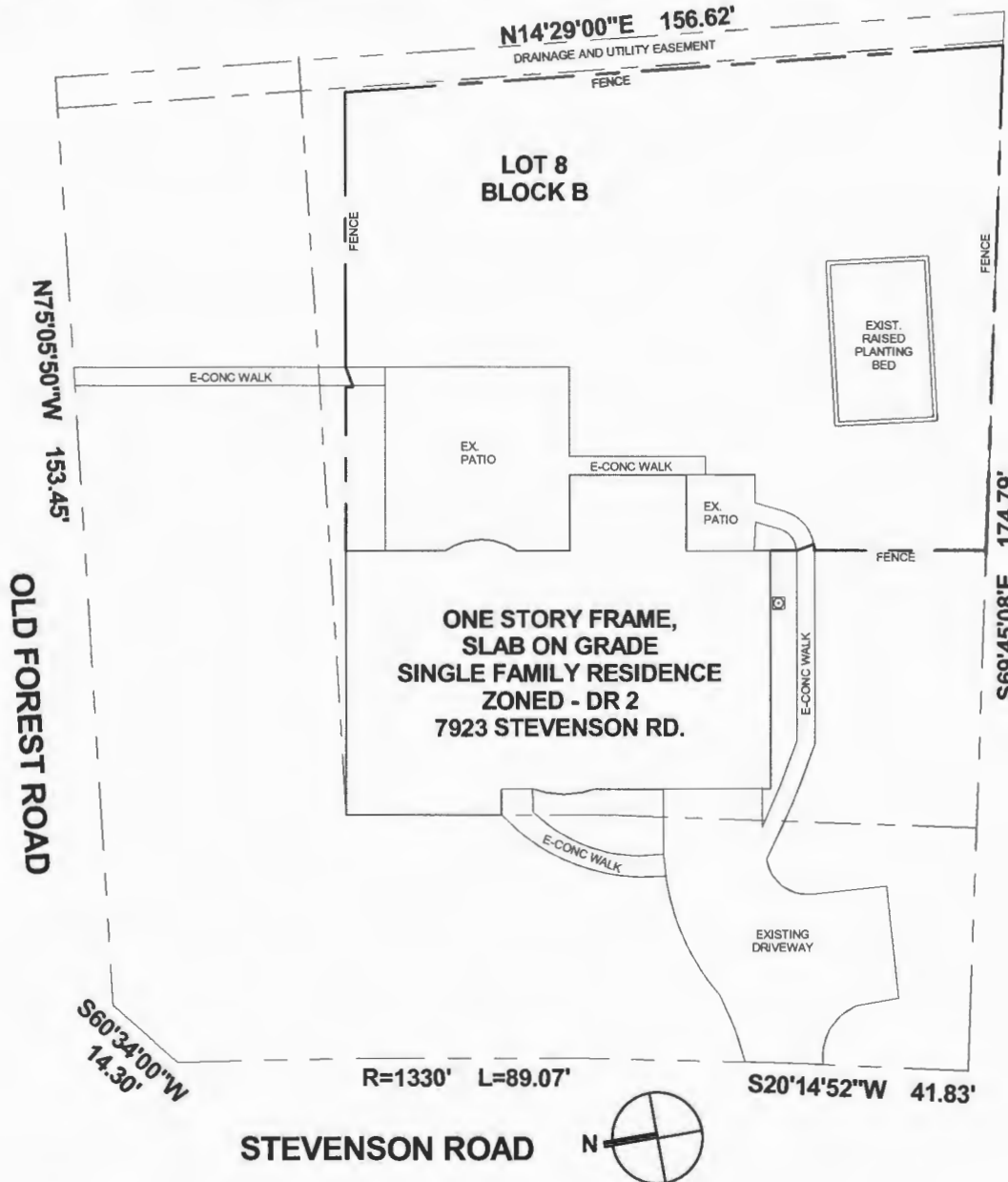
110960
Permit (or Receipt) Number

Carl J. Faller
Director, Permits, Approvals and Inspections

Planner's Initials G.H.

ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING

ADDRESS 7923 STEVENSON OWNER(S) NAME(S) ESTELLE & HARVEY ROSNER
 SUBDIVISION NAME DUMFARTON HEIGHTS LOT # 8 BLOCK # 13 SECTION # 1
 PLAT BOOK # 24 FOLIO # 57 10 DIGIT TAX # 03030313024785 DEED REF. # _____



SITE VICINITY MAP



ZONING MAP # _____

SITE ZONED DR 2

ELECTION DISTRICT _____

COUNCIL DISTRICT _____

LOT AREA AGREAGE _____

OR SQUARE FEET 24,716

HISTORIC? NO

IN CBCA NO

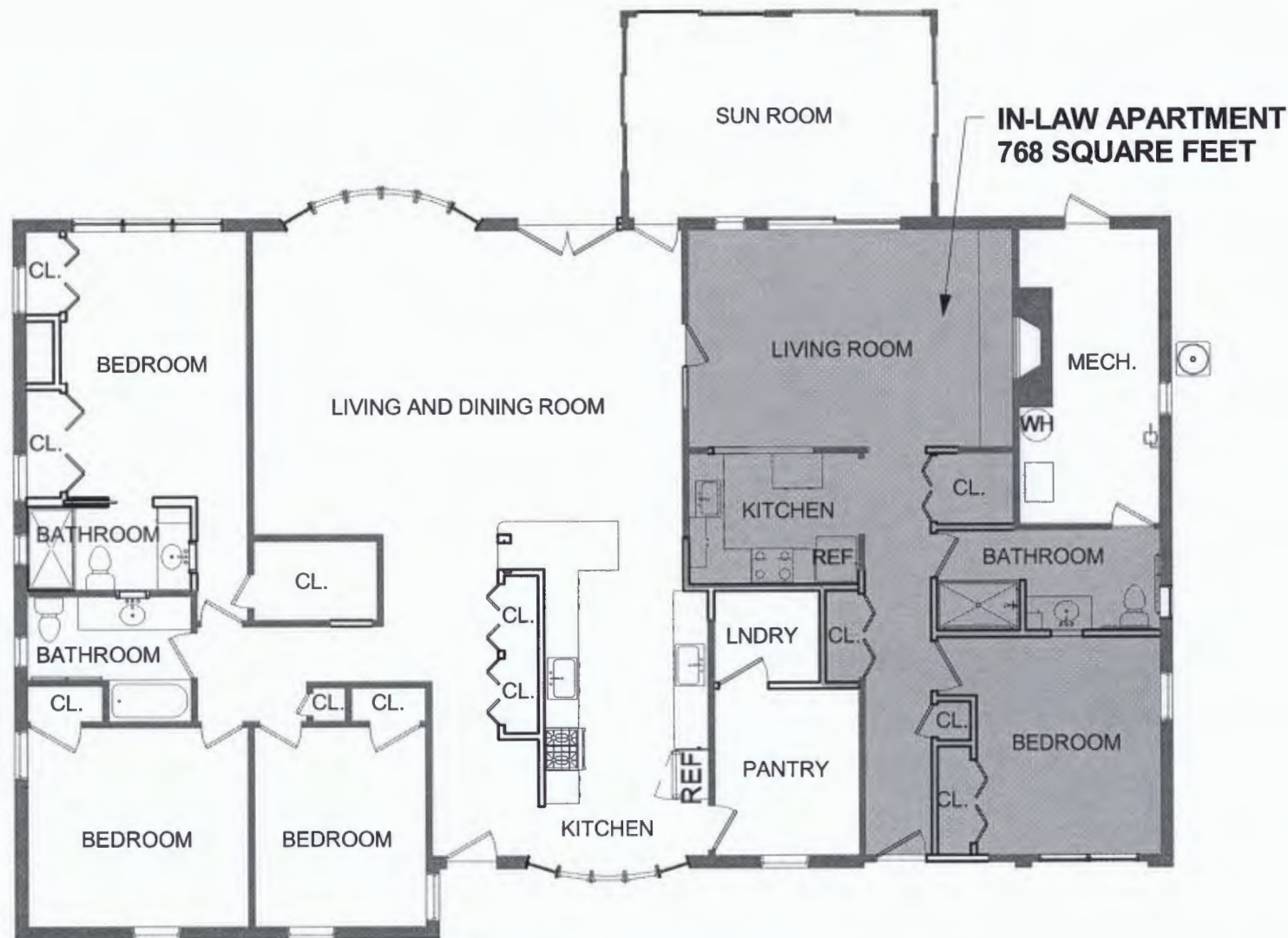
IN FLOOD PLAIN NO

UTILITIES? MARK WITH X

WATER IS:
PUBLIC YES

SWERE IS:
PUBLIC YES

PRIOR HEARING? _____



7923 STEVENSON ROAD IS A SINGLE FAMILY RESIDENCE LOCATED IN THE DR-2 RESIDENTIAL ZONE.

1.- THE OVERALL SQUARE FOOTAGE OF THE HOUSE IS 3,075. 2.- THE ACCESSORY APARTMENT SHALL HAVE 768 SQUARE FEET. 3.- THE ACCESSORY APARTMENT SHALL BE LESS THAN ONE-THIRD OF THE OVERALL SQUARE FOOTAGE AND LESS THAN 2,000 SQUARE FEET. 4.- THE ACCESSORY APARTMENT SHALL NOT HAVE SEPARATE METERS FOR UTILITIES. 5.- ANY AND ALL IMPROVEMENTS TO BE DEDICATED AS AN ACCESSORY APARTMENT SHALL BE USED SOLELY AS A SINGLE-FAMILY RESIDENCE. 6.- THE ACCESSORY APARTMENT SHALL ONLY BE UTILIZED BY IMMEDIATE FAMILY MEMBERS AS DEFINED BY SECTION 101 AND MAY NOT BE USED BY ANY PERSON OTHER THAN AN IMMEDIATE FAMILY MEMBER FOR ANY REASON. 7.- IF THE ACCESSORY APARTMENT IS NO LONGER OCCUPIED BY ANY PERSON NAMED IN THE USE PERMIT OR IF THE PROPERTY IS SOLD, 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 USE PERMIT AS APPLICABLE UNDER SUBSECTIONS A AND OR B. 8.- THE APPLICANT SHALL RENEW THE USE PERMIT WITH THE DEPARTMENT EVERY TWO YEARS BY FILING A RENEWAL ON A FORM APPROVED BY THE DEPARTMENT, TO BE DATED FROM THE MONTH OF THE INITIAL APPROVAL, AND SHALL LIST THE NAME OF ANY PERSON OCCUPYING THE ACCESSORY APARTMENT.

PLAN DRAWN BY: JOEL PLITT, RPA ARCH

DATE: 04/15/2014

SCALE: 1 INCH = 10 FEET

MICASA TITLE GROUP, LLC
File No. MC-3520MG
Tax ID # 03 03-03-13-024785

This Deed, made this 16th day of December, 2013, by and between **Stanley J. Amernick**,
Personal Representative, of the Estate of Bernard Amernick, GRANTOR, and **Harvey M. Posner** and
Estelle G. Posner, GRANTEES.

Whereas, on Septmeber 17, 2013, the Orphans' Court of Baltimore County, State of Maryland (the
"Court") granted administration of the Estate of the Decedent to Stanley J. Amernick as Personal
Representative of the Estate of the Decedent in Estate No. 175181

Whereas, Grantor in the capacity of Personal Representative of the Estate of the Decedent has
complete and full power and authority by law to grant and convey the entire fee simple interest in the
hereinafter described property; and

Whereas, as part of the administration of the Estate of the Decedent, Grantor desires to convey the
entire fee simple estate in the hereinafter described property to the Grantees.

- **Witnesseth** -

That in consideration of the sum of Three Hundred Thousand and 00/100 Dollars
(\$300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the
receipt of which is hereby acknowledged, the said Grantor as Personal Representative of the Estate of the
Decedent, does hereby grant and convey to the said Grantees, as tenants by the entirety unto the survivor
of them, his or her personal representatives and assigns, in fee simple, all that lot of ground situate in the
County of Baltimore, State of Maryland and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 8, Block B, as shown on the Plat of Section 1, of
Dumbarton Heights, which Plat is recorded among the Land Records of Baltimore County in Plat Book
GLB No. 24, folio 57.

The improvements thereon being known as No. 7923 Stevenson Road.

BEING the fee simple property which, by Deed dated October 20, 1972, and recorded in
the Land Records of the County of Baltimore, Maryland in Liber 5228, folio 113, was
granted and conveyed by Maurice Mahr and Ann Mahr unto Bernard Amernick and F.
Irene Amernick. The said F. Irene Amernick having departed this life on or about

Dec. 24 2011, and the said Bernard Amernick having departed this life on or about
September 4, 2013.

Together with the buildings and improvements thereon erected, made or being; and all and every,
the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise
appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the right privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Harvey M. Posner and Estelle G. Posner, as tenants by the entirety unto the survivor of them, his or her personal representatives and assigns, in fee simple.

And Grantor does hereby covenant to execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

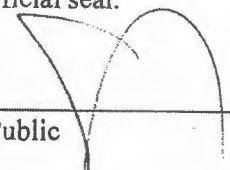
By: Stanley J. Amernick (SEAL)
Stanley J. Amernick, Personal
Representative of the Estate of
Bernard Amernick

STATE OF MARYLAND
COUNTY OF BALTIMORE

} ss

I hereby certify that on this 16th day of December, 2013 before me, the undersigned officer, a Notary Public in and for the State aforesaid, personally appeared Stanley J. Amernick, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged herself or himself to be the Personal Representative of the Estate of Bernard Amernick and who, in my presence, signed and sealed the foregoing Deed and acknowledged it to be his/her act and deed as Personal Representative of the foregoing Estate, giving oath under penalties of perjury that the consideration recited herein is correct.

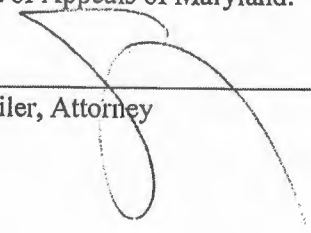
IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: February 17, 2015

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.



Mark Gheiler, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Harvey and Estelle Posner
7923 Stevenson Road
Baltimore, Maryland 21208

Circuit Court for
BALTIMORE COUNTY
Clerk of the Court,
JULIE L. ENSOR
COUNTY COURTS BUILDING
401 BOSLEY AVE. P.O. BOX 6754
TOWSON, MD 21285-6754
(410) 887-2601

Transaction Block: 1763
Ref: POSNER
MISCELLANEOUS AMOUNT
IMP FD SURE 40.00
RECORDING FEE 20
SUBTOTAL: 60.00
TOTAL CHARGES: 60.00
PAYMENTS
CHECK 60.00
TOTAL TENDERED: 60.00

Cashier: LL Reg # BA04
Rcpt # 43767
Date: May 23, 2014 Time: 09:24 am

Instrument Intake Sheet
County: BALTIMORE
the Clerk's Office, State Department of
and County Finance Office Only.)
Only—All Copies Must Be Legible)

Intake Form is Attached.)
Mortgage ☒ Other DEC Other _____
Use ☐ _____
Improved Sale ☐ Multiple Accounts ☐ Not an Arms-
Length Sale ☐ Arms-Length [3] Length Sale [9]

Court Clerk Recording Validation

FD SURE 40.00
RECORDING FEE 20.00
TOTAL 60.00
LL BA04 Rcpt # 43767
LL BIR # 1763
May 23, 2014 09:24 am

Transaction Amount		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	\$
Doc. 1		Doc. 2	Agent:
\$		\$	
\$		\$	Tax Bill:
\$		\$	
\$		\$	C.B. Credit:
\$		\$	
\$		\$	Ag. Tax/Other:
\$		\$	

D No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
				☐ (5)

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).

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
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Location/Address of Property Being Conveyed (2)
7923 STEVENSON RD.

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) <u>ESTELLE POSNER</u>	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) <u>PAI</u>	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)
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10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: <u>JOEL PLITT</u> Firm: <u>PP ARCH</u> Address: <u>100 CATHEDRAL ST, STE 2</u> <u>ANNAP, MD 21401</u> Phone: <u>(410) 267-6989</u>	☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER		

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

No. **110960**

Date: **5/14/14**

PAID RECEIPT

BUSINESS ACTUAL TIME
5/14/2014 5/14/2014 14:23:21

SE WSDI WHEAT LMS LR

RECEIPT # 510432 5/14/2014 OFU

5 528 ZINDO VERIFICATION

110960

Receipt Int \$100.00

\$100.00 CR \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	000		650				100.00

Total: **100.00**

Rec From: **Joel Pith**

For: **USE Permit Declaration of Understanding**

DISTRIBUTION

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

**CASHIER'S
VALIDATION**