

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

No. **108154**
 Date: **1/30/14**

PAID RECEIPT

108154 - ACTUAL - TIME
 1/30/14 1/30/2014 14:22:51
 REC 108154 WALTON SDOS LRB
 RECEIPT # 108154 1/30/2014
 5 SDOS BOND VERIFICATION
 108154
 Recpt for 100.00
 100.00 DE 4.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6156				100.00

Total: **100.00**

Rec From:

For:

USE Permit
Declaration of understanding
Sunnydale Way

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 25th day of January, 2014, by and between Virginia Trotti, Roland Trotti, and Candace Trotti (hereinafter referred to as the Declarants) and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

A. The Declarants who are the owners of this property have filed an application for a use permit for an accessory apartment. The apartment is located in the above ground basement and consists of a living room with a door to the outside, a full bath, a laundry/kitchenette, and a bedroom with an outside door to a fenced backyard with gates accessible only to the accessory apartment. The size of the accessory apartment does not exceed one-third of the overall floor area of the dwelling. The accessory apartment does not have separate utility meters. The property being located at 7 Sunnysdale Way, Reisterstown, Maryland 21136 and is described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit) attached hereto and more particularly made a part hereof. The property is zoned RC5 which is the particular zone in which the property is located.

B. PAI has approved the Declaration request to create an Accessory Apartment complete with dedicated bathing and cooking facilities, located on this owner-occupied property. The accessory apartment will be the housing for Roland C. Trotti and Virginia Lee Trotti, husband and wife as a single family dwelling. The other residents of the property are identified in following chart:

Name	Location in Dwelling	Relationship
Candace L. Trotti	Bedroom 5, 3 rd floor	Daughter
James Boonie	Bedroom 5, 3 rd floor	Son-in-law
Elizabeth V. Boonie	Bedroom 3, 2 nd floor	Granddaughter
David J.A. Boonie	Bedroom 2, 2 nd floor	Grandson
Skylar Boonie	Bedroom 1, 2 nd floor	Granddaughter
Alexander J. Boonie	Bedroom 4, 3 rd floor	Grandson

The use permit must be renewed with PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

C. As a condition of approval of the Declarants 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 purchases 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 as a single-family residence, unless otherwise approved by and at the discretion of PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarants and PIA hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be use only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The kitchen for the Accessory apartment will be constructed 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 immediately family members listed in this Declaration and is not to be used as an independent residential unit, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The use permit and this 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 Land Records.
2. Once the Accessory Apartment is no longer occupied by the persons named in this Declaration or if the property is sold, or the use permit has not been renewed within the 2 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 permit termination:
 - A. Requires removal of the second kitchen and the former Accessory Apartment space to be occupied by the Declarants or subsequent purchaser.
 - B. The Declarants upon termination of the use permit will provide written notification to PAI for the closing of the Department file.
4. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or 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:

[Signature]
[Signature]

[Signature]

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 25th of January day of 2014,
before the Subscriber, a Notary Public of State of Maryland, personnel appeared
Candace Trotti, Roland Trotti, and Virginia Trotti

The declarations herein, who are also the owners of this property, known to be (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 1-2-2018

Meaghan Murphy
Notary Public



The Declaration of Understanding for the Accessory Apartment at:

7 Sunnydale Way, Reisterstown, MD 21136

is approved: _____



Director - PAI

2/3/14

Date

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 9, Block B, as shown on the Plat of Section 5, Sunnybrook Farms, which Plat is recorded among the Land Records of Baltimore County in Plat Book G.L.B. No. 22, Folio 80.

Which has a mailing address of: 7 Sunnydale Way
Reisterstown, MD 21136

BEING THE SAME lot of ground which by Deed dated June 28, 2007, and recorded among the Land Records of Baltimore County in Book 18626, Page 323, was granted and conveyed by Salome Kruger Hawkins-Cole unto Virginia Lee Trotti and Roland C. Trotti, wife and husband and Candace L. Trotti, the Grantors herein.

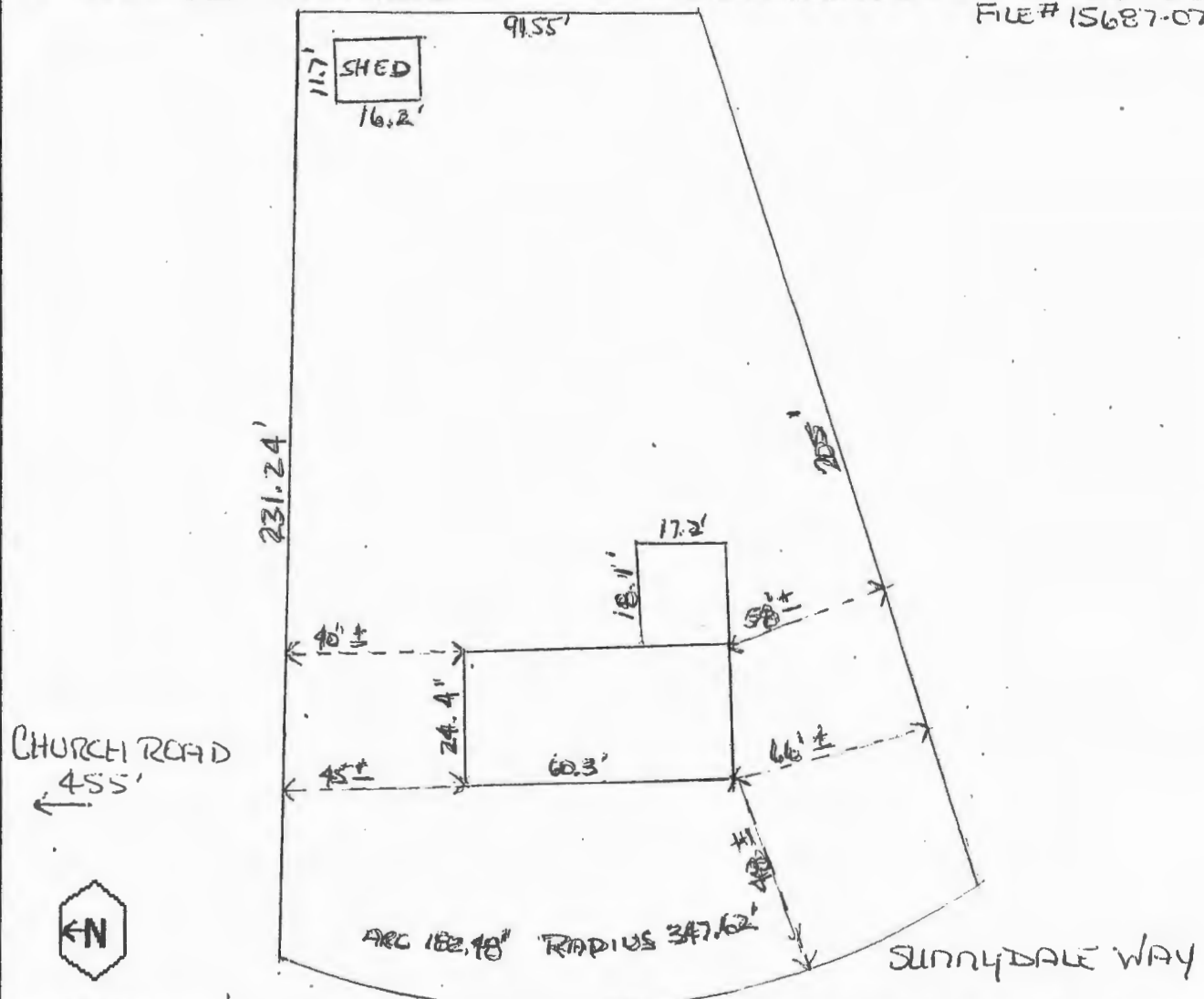
ZONING HEARING PLAN FOR VARIANCE _____ FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7 SUNNYDALE WAY OWNER(S) NAME(S) VIRGINIA LEE TROTTI, ROLAND C TROTTI, CANDACE L. TROTTI

SUBDIVISION NAME REISTERSTOWN, MD 21136 LOT# 9 BLOCK# B SECTION# 5

PLAT BOOK # 22 FOLIO # 80 10 DIGIT TAX # 04-0401050230 DEED REF. # 26122/00570

FILE # 15687-07-00395



PLAN DRAWN BY VIRGINIA TROTTI DATE 1/8/14 SCALE: 1 INCH = 40 FEET

SITE VICINITY MAP

N
↑
MAP IS NOT TO SCALE

ZONING MAP# 057B2

SITE ZONED RC2

ELECTION DISTRICT 4th

COUNCIL DISTRICT 4th

LOT AREA ACREAGE 31,798 sq ft

OR SQUARE FEET 31,798 sq ft

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? No

UTILITIES? MARK WITH X

WATER IS:

PUBLIC _____ PRIVATE X

SEWER IS:

PUBLIC _____ PRIVATE X

PRIOR HEARING? No

IF SO GIVE CASE NUMBER

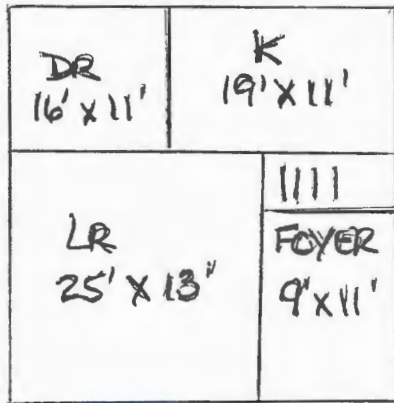
AND ORDER RESULT BELOW

No

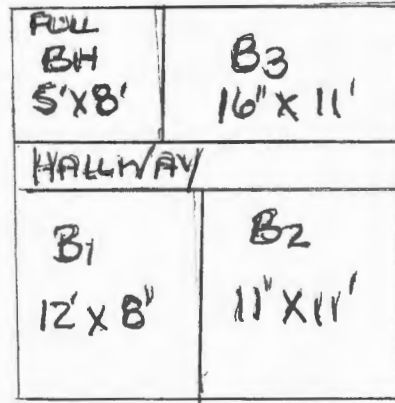
VIOLATION CASE INFO:

No

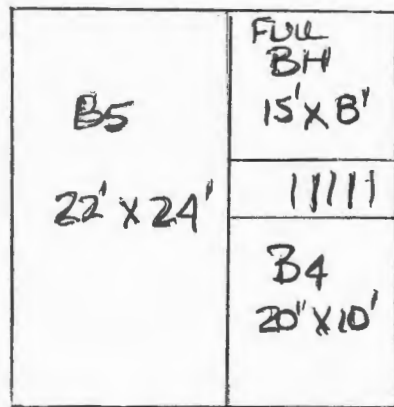
EXHIBIT B/ATTACHMENT B PG 2



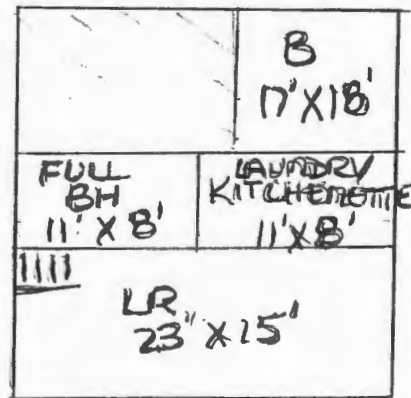
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

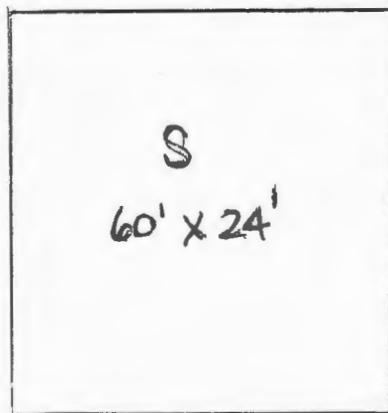


ABOVE GROUND
BASEMENT APARTMENT

FLOOR LAYOUTS
FOR

7 SUNNYDALE WAY
REISTERSTOWN, MD
21136

HOUSE TYPE
4 LEVEL SPLIT



ATTIC

overall living
area 2938 sq ft

size of in laws
quarter 827 sq ft

MEASUREMENTS: W x D

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)

Recorded for Circuit Court Clerk Recording Validation

FD SURE 40.00
RECORDING FEE 20.00
TOTAL 60.00
L291 BA04 RCFT # 33668
Bk # 1856
FEB 07 2014 12:35 PM

1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.						
		Deed	Mortgage	Other <u>Assignment</u>	Other _____			
2	Conveyance Type Check Box	Improved Sale	Unimproved Sale	Multiple Accounts	Not an Arms- Length Sale [9]			
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]				
3	Tax Exemptions (if Applicable)	Recordation						
		State Transfer						
Cite or Explain Authority		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$	Transfer Tax Consideration	\$			
		Balance of Existing Mortgage	\$	X () % =	\$			
		Other:	\$	Less Exemption Amount -	\$			
		Other:	\$	Total Transfer Tax =	\$			
		Full Cash Value:	\$	Recordation Tax Consideration	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$	\$	\$	Tax Bill:		
		Surcharge	\$	\$	\$	C.B. Credit:		
		State Recordation Tax	\$	\$	\$	Ag. Tax/Other:		
		State Transfer Tax	\$	\$	\$			
		County Transfer Tax	\$	\$	\$			
		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. LOC	
		04	04-01-05-02	30	0057	0311	☐ (5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Sunnybrook Farms		9	B			31,798 ft ²
		Location/Address of Property Being Conveyed (2)						
		7 Sunnydale Way Reisterstown MD						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential ☒ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount: 60						
		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)			Doc. 2 - Grantor(s) Name(s)			
		VIRGINIA TROTTI ROLAND TROTTI			Candace Trotti			
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
		same						
		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					☐ Return to Contact Person	
		Name:					☐ Hold for Pickup	
		Firm					☐ Return Address Provided	
		Address:						

0418011970

1990-0455-A

609

Lot # 4
0408066410

0413022150

Lot # 16 0419027451

SUNUP CT
CHURCH RD
CHURCH RD

Pt. Blk./Folio # 029116

Lot # 5 0416075300

0413022190

Lot # 15

6

Lot # 6 0418035722

SUNNYDALE WAY

Lot # 7 0412074390

3

Lot # 14
0408055670

1999-0370-X

8

Lot # 2 0419008730

Lot # 8 0404050523
5

0404050479

Lot # 13

10

NW-13-K

Lot # 1
0413040950

Lot # 3 0413056390

Pt. Blk./Folio # 032080A

Lot # 9 0401050230

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

057B2 RC 5
4 CD

0412060360

Lot # 12

057C2

12

Lot # 4 0419064900

Lot # 10 0407059450
9

8

Lot # 5 0406058200

Lot # 11
0418035723

Pt. Blk. 0000022, Folio 0080

14

10

Lot # 6 0423017600

PDM # 040331

Pt. Blk./Folio # 058089

Lot # 1

1992-0317-A

2100005616

Pt. Blk. 0000058, Folio 0089

NW 12-K

12

Lot # 7 0418035726

PDM # 040135

Pt. Blk./Folio # 040015

170000925

Pt. Blk. 0000040, Folio 0015

Lot # 8 0418035727

100

2100005621
Lot #