

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

No. **112210**

Date: **5/23/14**

PAID RECEIPT

RECEIVED BY: **5/23/2014 10:52**
 RECEIPT # **112210**
 5 SEP TOWING VERIFICATION
 Recpt Tot \$100.00
 \$100.00 BY \$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	0000		6150				100.00

Total: **100.00**

Rec From: **Damon Cogar**

For: **Declaration of understanding
 USE Permit**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

Copy

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration")

Is made on this 23rd day of MAY 2014, by and between Fred L. Parsons Jr.

(Herein referred to as the "Declarant") and the Department of Permits, Approval and Inspections hereinafter referred to as "PAI"

Recitals

- A. The Declarants who are also the owners of this property has filed an application for a Use permit to allow for a second apartment in the basement. The property being located at 5918 Hilltop Avenue and is more particularly described by metes and bounds in exhibit A(The Property) and Exhibit B (The use and hearing plans) attached hereto and made a part of. The property is zoned DR5.5, which is the particular zone in which the property is located.
- B. PAI (or) The Administrative Law Judge 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 is for Kevin Wayne Carpenter brother to Fred Parsons Jr.. The other residents of the property are Fred L. Parsons Jr. and his wife Cynthia L. Parsons will reside on the first floor and Kevin Wayne Carpenter in the basement floor. The use permit must be renewed 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 Declarant 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 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 PAI.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PAI hereby declare as follows:

I. 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. 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 immediate family member(s) 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 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. 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(s) or subsequent purchaser.

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:

Damon F. Cogar

Fred L. Parsons Jr.

State of Maryland, County of Baltimore to wit:

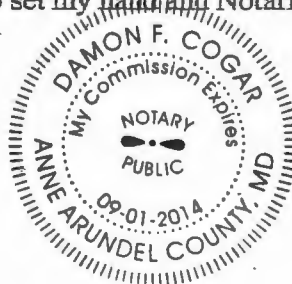
I HEREBY CERTIFY that on this 22 day of 2014, before the Subscriber, a Notary Public of State of Maryland, personally appeared

FRED L. PARSONS JR.

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: 9-1-14



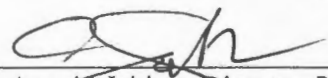
Damon F. Cogar
Notary Public



The Declaration of Understanding for the Accessory Apartment at:

5918 HULLTOP AVE
Address of property

is approved:


Arnold Jablon, Director-PAI

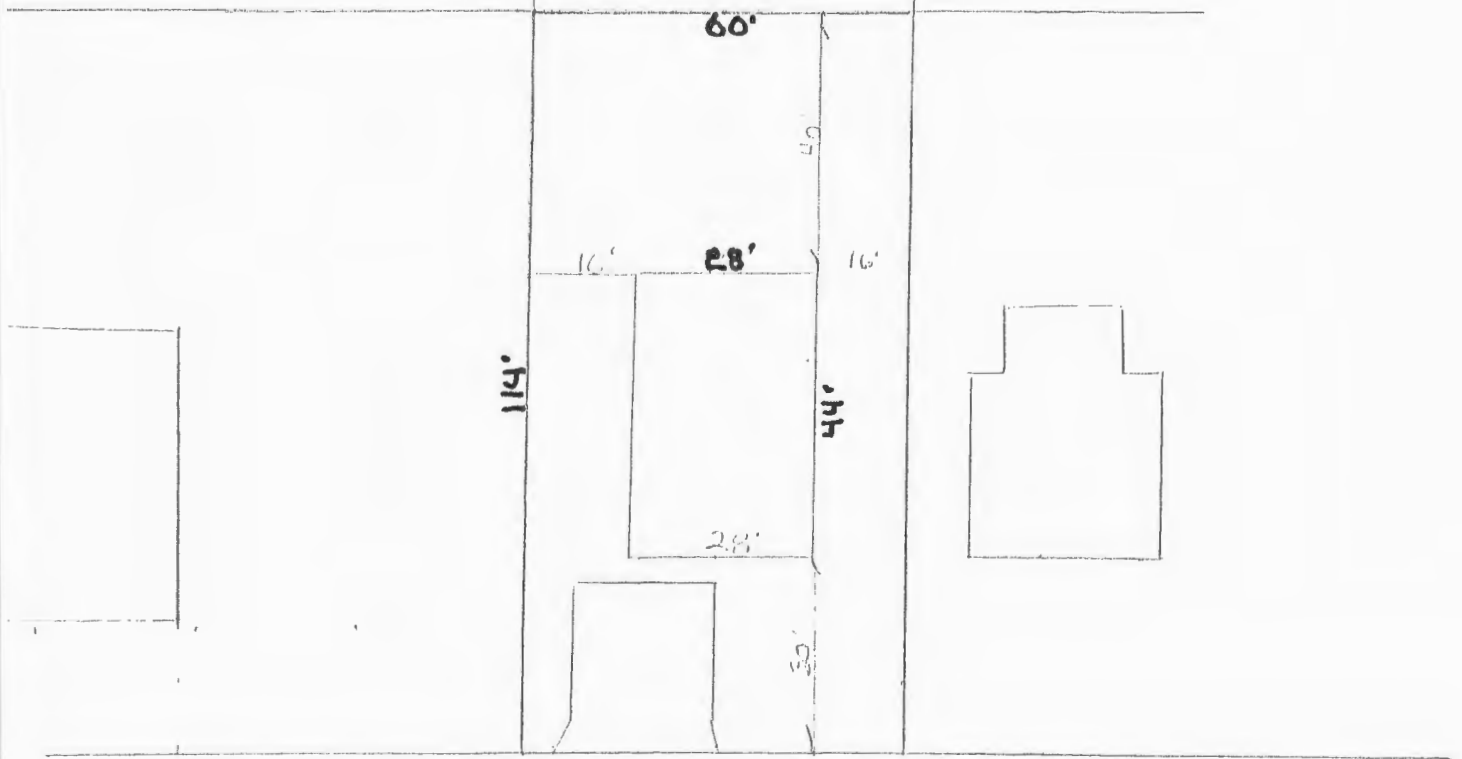
5/23/14
Date

EXHIBIT "B"

BEING known and designated as Lots Numbered 31, 32 and 33 in Block No. 10, as shown on the Plat of Catonsville Gardens, which Plat is recorded among the Land Records of Baltimore County Maryland Plat Book W.P.C. No. 6 folio 157.

BEING the same property granted and conveyed by Deed dated December 29, 1964 and recorded in Liber 4520, folio 017 unto the Grantors herein.

ZONING HEARING PLAN - A USE PERMIT 2nd ACCESSORY APT
ZONING MAP 09582
SITE ZONED DR 5.5
ADDRESS 5918 HILLTOP AVE.
SUB DIVISION CATONSVILLE GARDENS
PLAT 0006 / 0157
LOT SIZE 6,840 ±
TAX ACCT 0116002780
B PERMIT B810781
PUBLIC UTILITIES WATER & SEWER

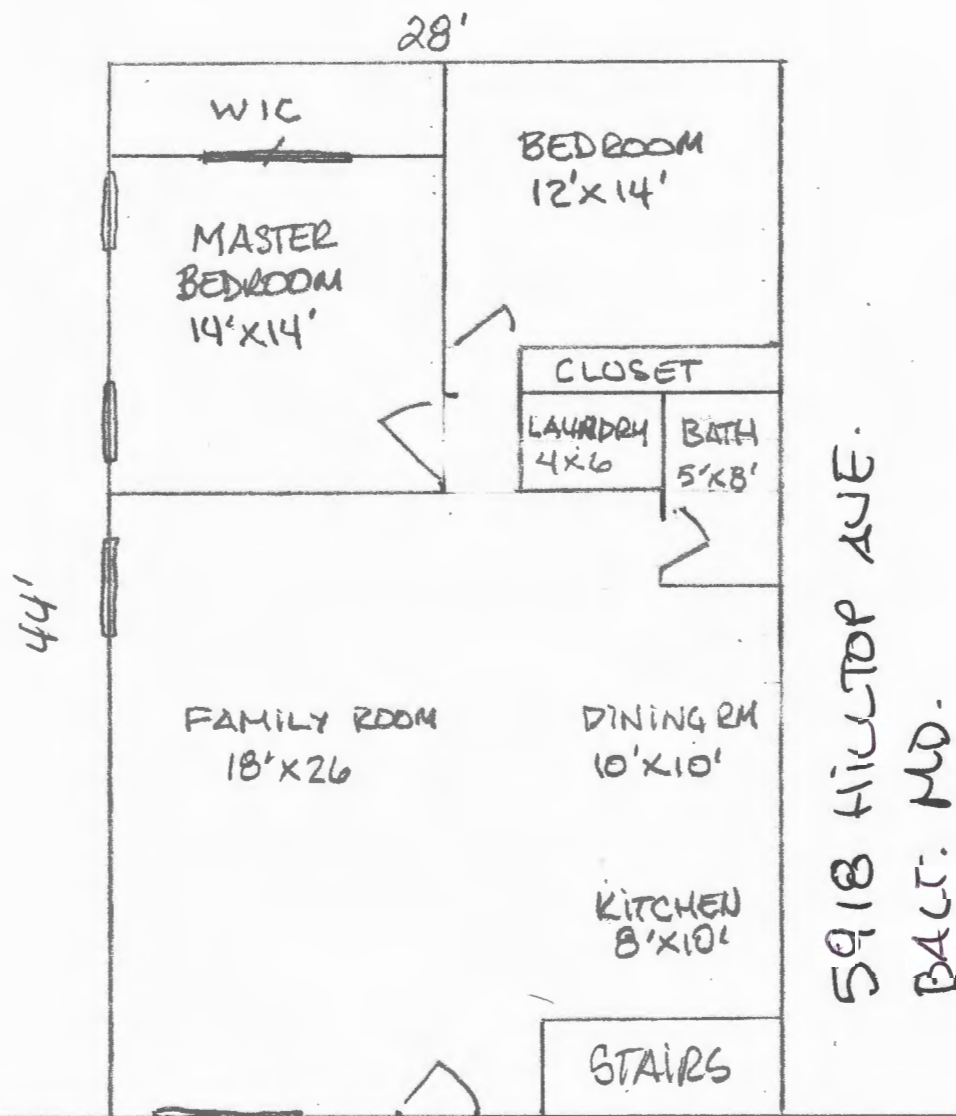


HILLTOP ROW

SCALE 1"=30'

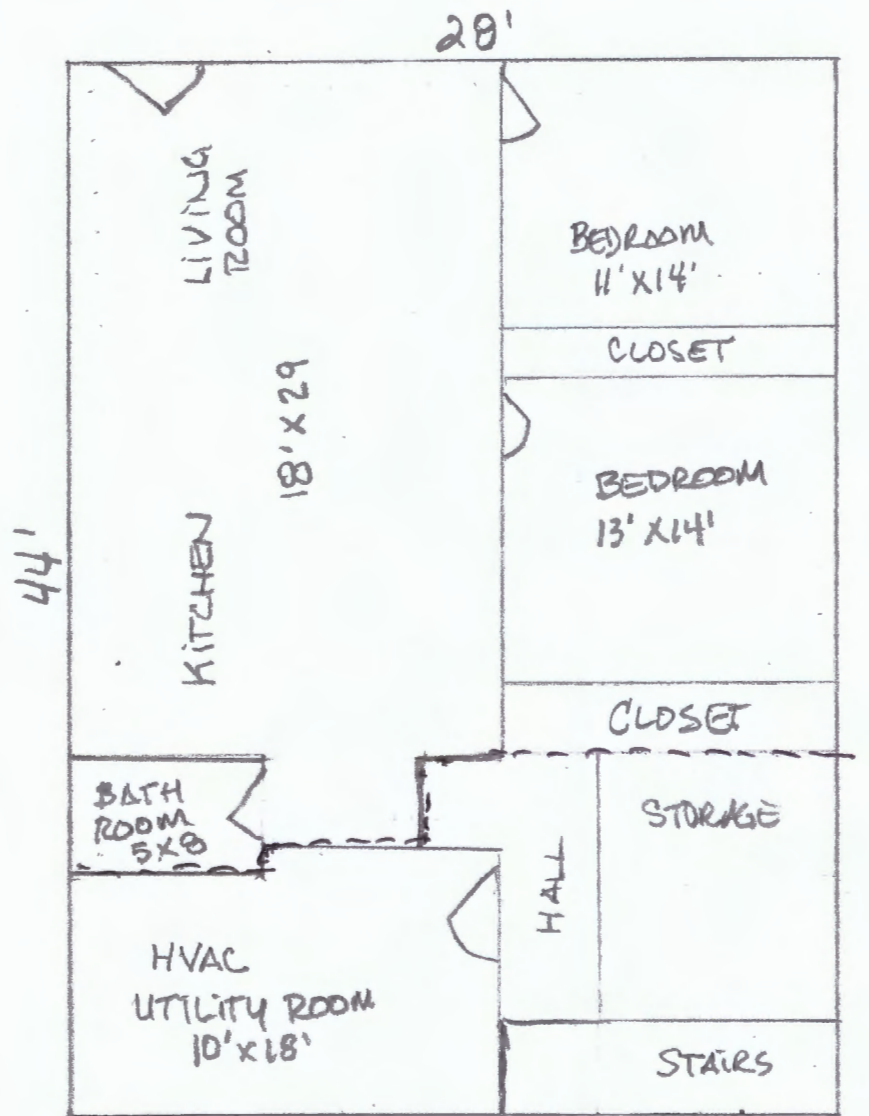
FARSONS PROP
5918 HILLTOP AVE
BALTIMORE

TOTAL SQ FOOTAGE 2464
821 ALLOWED / 812 USED



FRONT 1ST FLOOR

SQ FT. FOR "APT" USE 821 ∇ ALLOWED
SQ FT. FOR "APT" 812 ∇



BASEMENT FLOOR

5918 HILLTOP AVE.
BALT. MD.

Law Office of Matthew J. Parr, LLC
 File No. 04-1111
 Tax ID # 08-02975266

This Deed, made this 20TH day of October, 2004, by and between Fred Parsons, parties of the first part, Grantor; and Fred L. Parsons, Jr., parties of the second part, Grantees.

- Witnesseth -

That for and in consideration of the sum of Zero And 00/100 Dollars (\$.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Fred Parsons, Jr. as sole owner, 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 Lots Numbered 31, 32 and 33 in Block No. 10, as shown on the Plat of Catonsville Gardens, which Plat is recorded among the Land Records of Baltimore County Maryland Plat Book W.P.C. No. 6 folio 157.

BEING the same property granted and conveyed by Deed dated December 29, 1964 and recorded in Liber 4520, folio 017 unto the Grantors herein.

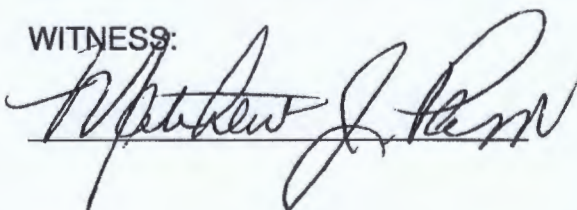
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

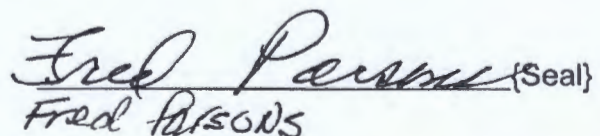
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Fred Parsons, Jr., as sole owner, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:



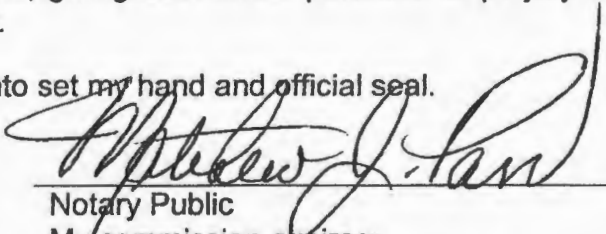
 (Seal)
 Fred Parsons

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

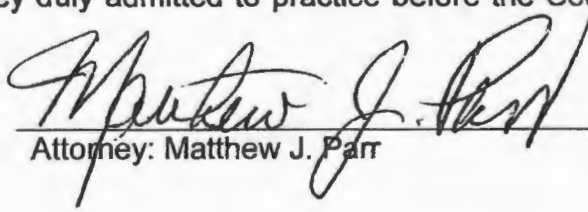
I hereby certify that on this 20th day of October, 2004, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Fred Parsons, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

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

**MATTHEW J. PARR
BALTIMORE COUNTY
NOTARY PUBLIC MARYLAND
COMMISSION EXPIRES 4/13/2008**


Notary Public
My commission expires: _____

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.


Attorney: Matthew J. Parr

**AFTER RECORDING, PLEASE RETURN TO:
Law Office of Matthew J. Parr, LLC
583 Frederick Road
Suite 1B
Baltimore, MD 21228**

Land Records) 209, p. 0075, MSA_CE62_209. Date available 11/23/2004. Filed 04/15/2014.

☐ Baltimore City ☒ County: Charles
Information provided is for the use of the Clerk's Office and State Department of
Assessments and Taxation, and the County Finance Office only.
(Type or Print in Black Ink Only All Copies Must Be Legible)

Type(s) of Instruments		1 Deed ☐ Mortgage ☐ Other ☐		2 Deed of Trust ☐ Lease ☐ Other ☐	
Conveyance Check Box		X Improved Sale ☐ Arms-Length [1]	☐ Unimproved Sale ☐ Arms-Length [2]	☐ Multiple ☐ Arms Length [3]	☐ Not an Arms-Length Sale [9]
Tax Exemptions (If Applicable)		Recordation ☐ State Transfer ☐ County Transfer ☐ FATHER to SON			
Consideration and Tax Calculations		Consideration Amount Purchase Price/Consideration \$.00 Any New Mortgage \$ Balance of Existing Mortgage \$ Other: \$ Other: \$ Full Cash Value \$ 0.00		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ Less Exemption Amount \$ Total Transfer Tax \$ Recordation Tax Consideration \$ TOTAL DUE \$	
Fees		Amount of Fees Doc. 1 Doc. 2 Recording Charge \$ 40.00 \$ 40.00 Surcharge \$ 0.00 \$ 0.00 State Recordation Tax \$ 0.00 \$ State Transfer Tax \$ 0.00 \$ 0.00 County Transfer Tax \$ 0.00 \$ 0.00 Other \$ Other \$		Agent: SP Tax Bill: PAID C.B. Credit: Ag. Tax/Other:	
Description of Property		District: 01 Property Tax ID No.(1): 01-16-002780 Grantor: Liber/Folio: 4520 / 0017 Map: 95 Parcel No.: 225 Var. LOG: (1)(5) Subdivision Name: Lot (3a): 3,323 Block (3b): 10 Sect./AR(3c): Location/Address of Property Being Conveyed (2): 5918 HULTOP AVE Other Property Identifiers (if applicable): Water Meter Account No.: Residential ☒ or Non-Residential ☐ Fee Simple ☒ or Ground Rent ☐ Amount: \$N/A Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred: N/A If Partial Conveyance, List Improvements Conveyed: N/A			
Transferred From		Doc. 1 - Grantor(s) Name(s): FRED PARSONS 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):			
Transferred To		Doc. 1 - Grantee(s) Name(s): FRED L PARSONS JR. Doc. 2 - Grantee(s) Name(s): New Owner's (Grantee) Mailing Address:			
Other Names to Be Indexed		Doc. 1 - Additional Names to be Indexed (Optional): Doc. 2 - Additional Names to be Indexed (Optional):			
Contact/Mail Information		Instrument Submitted By or Contact Person: Name: matt Firm: Law Office of Matthew J. Parr Address: 583 Frederick Road Suite 1B Baltimore, MD 21228 Phone: 410-455-0080 Fax: 410-455-9795 ☒ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided			
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER Will the property being conveyed be the grantee's principal residence? ☒ Yes ☐ No					

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