

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

No. 108135

Date: 1/24/14

PAID RECEIPT

BUSINESS ACTUAL TIME
1/21/2014 1/24/2014 14:51:40

REC #605 WALKIN ROOM LAB
> RECEIPT # 721671 1/24/2014 OFL

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$ 100

Total: \$100

Rec From: KATHRYN W. CORRIGAN

For: 510 HAMPTON LANE, MD 21286

DECLARATION OF UNDERSTANDING
(IN-LAW APARTMENT WITHIN EX!
DWELLING)

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

510 Hampton Lane
Towson, Maryland 21286-1310

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 4th day of January, 2014, by and between Brian F. Corrigan and Kathryn Wurzbacher Corrigan (hereinafter referred to as the "Declarants") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarants, who are also the owners of this property, have filed an application for a use permit and special hearing to:

Erect a Two-Story addition, in which the first floor will be an Accessory Apartment for use as an In-Law Apartment, and consist of a new building addition (bedroom suite,) as well as the renovation and incorporation of existing first floor finished space in the original house footprint, i.e.; one-car garage, powder room and office. Said Apartment shall be comprised of two general living rooms, a powder room, a galley kitchen, and a bedroom with handicapped bath and closet. The Apartment footprint follows existing lot set-backs. The second floor will consist of a Master Suite and attic space for the original house.

The property, known as Lot No. 63 on the Plat of Hampton Ville, which Plat is recorded among the Land Records of Baltimore County in Plat Book J.W.B. No. 14, folio 7, and the improvements thereon being known as 510 Hampton Lane, Towson, MD 21286-1310, and is more particularly described by Deed reference in Exhibit A (The Property) and Exhibit B (The use permits or hearing plans) attached hereto and made a part hereof. The property is zoned DR.1, 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 will be the housing for Warren W. Wurzbacher and Dolores H. Wurzbacher, parents of Declarant, Kathryn Wurzbacher Corrigan. The use permit will 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 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 PIA.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarants and PIA hereby declare 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 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 members listed on 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 owners or subsequent purchaser shall require a new request for a use permit.

3. Upon use permit termination:

A. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI.

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

WITNESS:

Kathryn Wurzbacher Corrigan BSC

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 14 day of January, 2014, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Brian F. Corrigan and Kathryn Wurzbacher Corrigan. The declarants herein, who are also the owners of this property, 510 Hampton Lane, Towson, MD, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires:

1-14-15

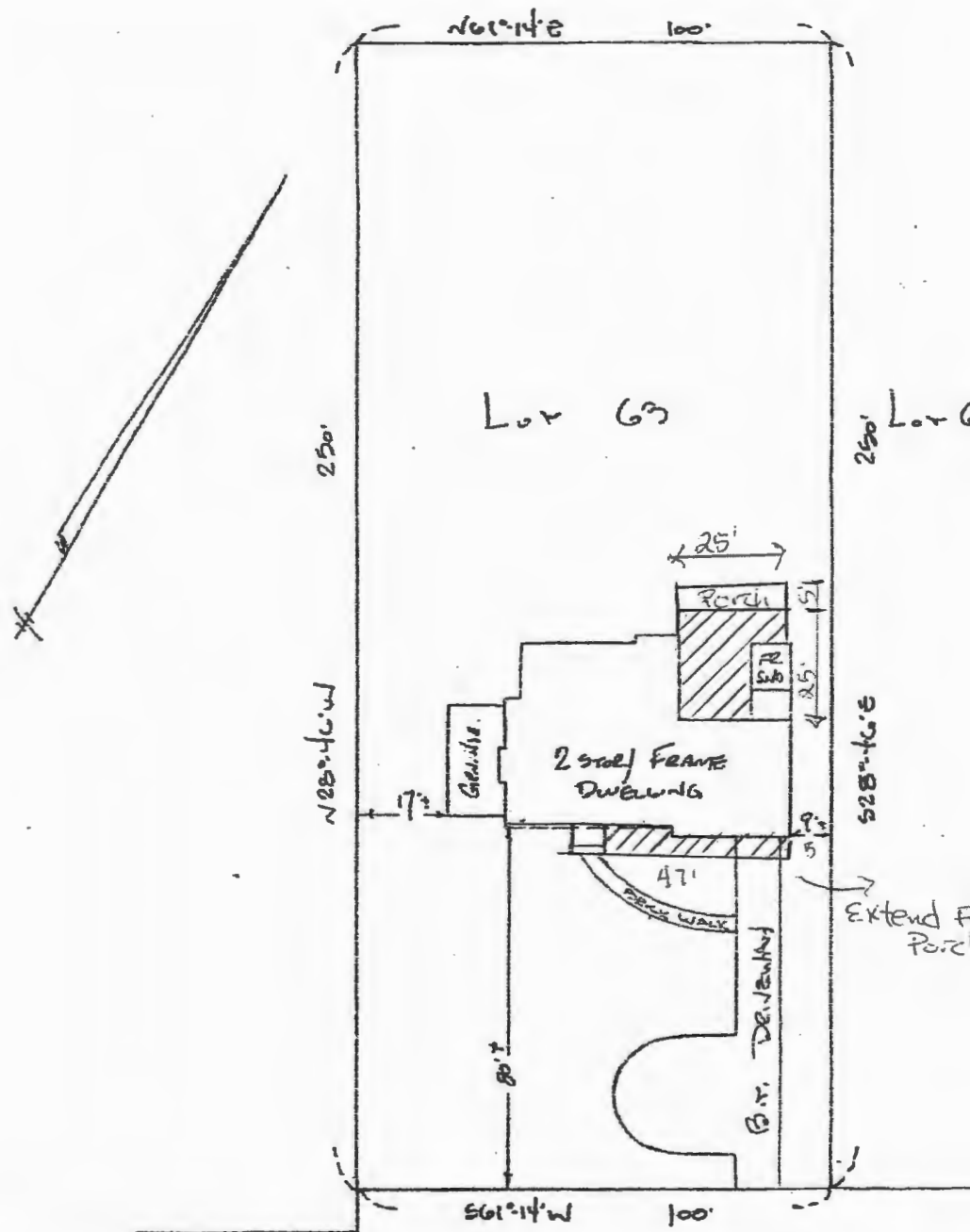
Tasha M. Johnson (SEAL)
Notary Public



EXHIBIT A

Being the same lot of ground which by Deed dated August 24, 1990 and recorded among the Land Records for Baltimore County in Liber S.M. No. 8586, folio 437, was granted and conveyed by HAROLD RUSSELL WRIGHT, JR. and JUDITH MITCHELL WRIGHT, husband and wife, to CHARLES P. SCHEELER and MARY ELLEN PEASE.

Being the same lot of ground which by Deed dated March 31, 1999, and recorded among the Land Records for Baltimore County as #0013673, folio 541, was granted and conveyed by CHARLES P. SCHEELER and MARY ELLEN PEASE, husband and wife, to BRIAN F. CORRIGAN AND KATHRYN W. CORRIGAN.



THE LOT SHOWN HEREON IS IN FLOOD ZONE C
 PER FEMA FLOOD INSURANCE RATE MAP PANEL # 240010-0265 B
 DATED MARCH 2, 1981
 "AREAS OF MINIMAL FLOODING"

This plot is of benefit to a consumer only insofar as it is required by a Lender/Title Insurance Company or their agent in connection with the contemplated transfer, financing or re-financing. This plot is NOT to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements. This plot DOES NOT provide for the accurate identification of property boundary lines, but such identification is not required for the transfer of title or securing financing or re-financing of the property shown hereon.

The setback dimensions shown hereon and as they relate to structures noted are to be interpreted as being within 2 feet either way of the dimension shown.



GERHOLD, CROSS & ETZEL, LTD.

REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100

320 East Towsontown Boulevard
 Towsontown, Maryland 21286

PH: (410)823-4470 FAX: (410)823-4473

FIELD WORK: DD

DRAWN: CD

LOCATION DRAWING

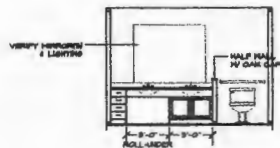
No. 510 HAMPTON LANE

Lot 63 HAMPTON VILLAGE

PLAT BOOK J.W.B. No. 14 folio

9TH DIST. - BALTIMORE COUNTY

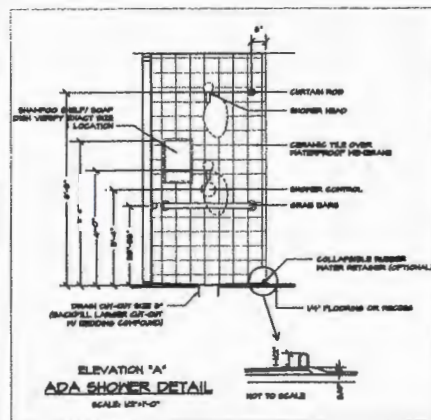
DATE: 11-2-81 SCALE: 1"=20'



BATH VANITY ELEVATION
SCALE: 1/8"=1'-0"



GRAB BARS AT TOILET DETAIL
SCALE: 1/4"=1'-0"

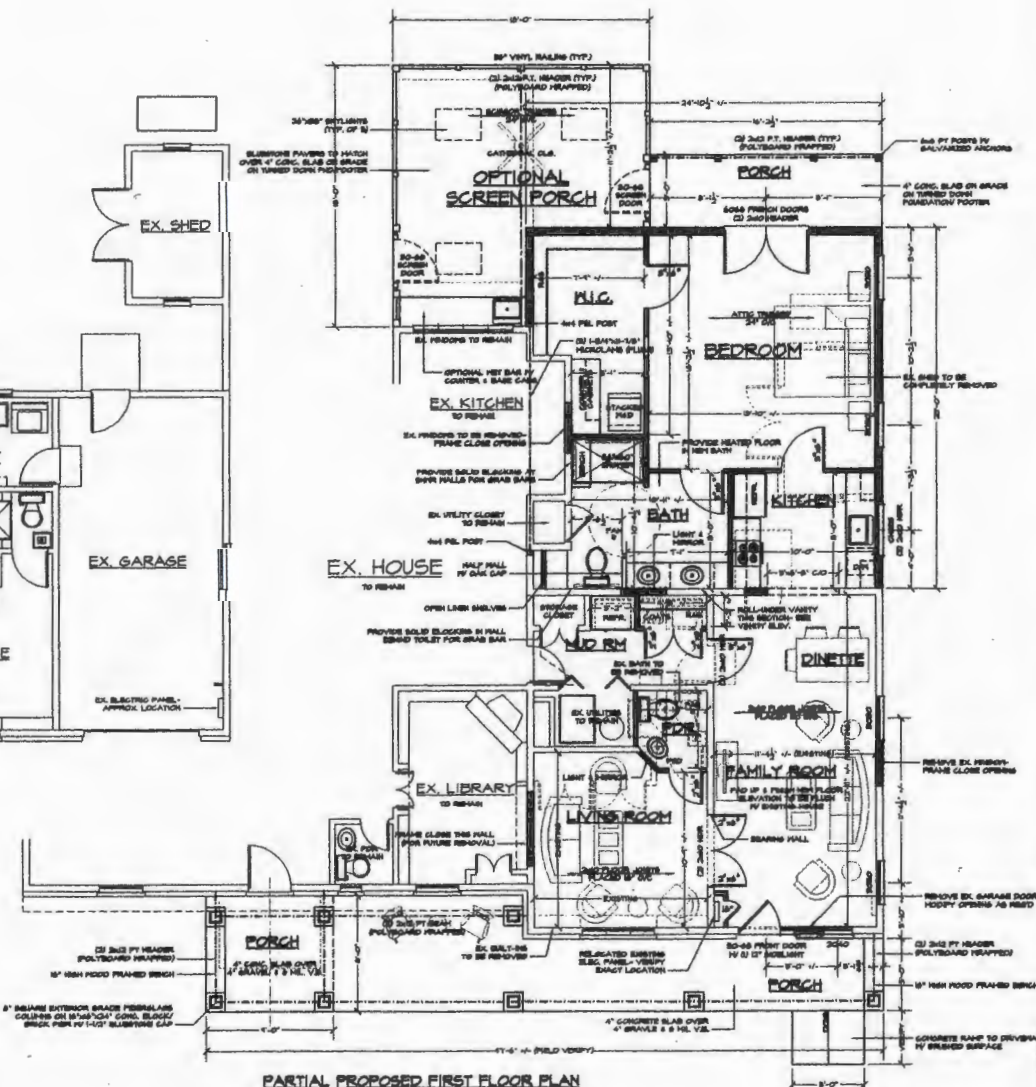


PARTIAL EXISTING FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

Area of existing dwelling 2,600 sq. ft.
Proposed In-law suite: 600 sq. ft.
New building (47.5) sq. ft.
Less: Existing cut out 270 sq. ft.
Renovation of existing 822.5 sq. ft.
Total square footage

Area percentage: 32%

- EXISTING FRAME HALL TO REMAIN
- EXISTING FRAME HALL TO BE REMOVED
- PROPOSED FRAME HALL



PARTIAL PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

PROPOSED FINISHES SHOWN ARE APPROXIMATE 200 SERIES FINISHES AVAILABLE.

REMODELING & ADDITIONS TO THE CORRIGAN RESIDENCE

PROJECT ADDRESS:
180 HANCOCK LANE
TOWSON, MARYLAND 21204
BALTIMORE COUNTY, MD

REVISED NUBOOS
REVISED NUBOOS

SCALE: 1/8" = 1'-0"
DATE: 10/20/2018
SHEET NO. 1 OF 4
GEL CUSTOM HOME
DESIGN INC.
PO BOX 227 PARKERSBURG, MD 21150
PHONE: 410-437-8330

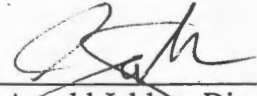


The Declaration of Understanding for the Accessory Apartment at:

510 HAMPTON LANE

Address of property

is approved:



1/24/14

Arnold Jablon, Director-PAI

01/24/2014

Date

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: 2267
Ref: CORRIGAN
DECLARATION/BY LAWS
IMP FD SURE
RECORDING FEE 20
AMOUNT
40.00
20.00
SUBTOTAL: 60.00

Transaction Block: 2268
Ref: CORRIGAN
COPIES
LAND REC COPY FEE
AMOUNT
3.50
SUBTOTAL: 3.50
TOTAL CHARGES: 63.50

PAYMENTS
CASH 70.00
TOTAL TENDERED: 70.00
CHANGE: 6.50

Cashier: CR Reg # B004
Rcpt # 38872
Date: Jan 24, 2014 Time: 03:25 pm

Real Property Article
Section 3-104(g)(3)(i).

7 Transferred
From

8 Transferred
To

9 Other Names
to Be Indexed

10 Contact/Mail
Information

Instrument Intake Sheet

County: Baltimore
of the Clerk's Office, State Department of
and County Finance Office Only.)
(Only—All Copies Must Be Legible)

Intake Form is Attached.)

Mortgage ☒ Other Declaration of Understanding
Improved Sale ☐ Multiple Accounts ☐ Not an Arms-
Length Sale ☐ Arms-Length [2] Arms-Length [3] Length Sale [9]

Transaction Amount		Finance Office Use Only Rcpt # 38872	
\$		Transfer and Recordation Tax Consideration 2267	
\$		Transfer Tax Consideration Jan 24, 2014 03:22 PM	
\$		X () % = \$	
\$		Less Exemption Amount = \$	
\$		Total Transfer Tax = \$	
\$		Recordation Tax Consideration \$	
\$		X () per \$500 = \$	
\$		TOTAL DUE \$	
Doc. 1		Doc. 2	
\$		Agent: <u>[Signature]</u>	
\$		Tax Bill: <u>[Signature]</u>	
\$		C.B. Credit:	
\$		Ag. Tax/Other:	
No. (1)	Grantor Liber/Folio	Map	Parcel No.
350	13673/54		
ne	Lot (3a)	Block (3b)	Sect/AR (3c)
7e	63		
Plat Ref. <u>TWB No. 14/7</u>			
Location/Address of Property Being Conveyed (2)			

Property Identifiers (if applicable) Water Meter Account No.

☐ Fee Simple ☐ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
<u>Kathryn Wyrebacher Corrigan</u>	
<u>Brian E. Corrigan</u>	
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
<u>BA. Co. Permits</u>	
New Owner's (Grantee) Mailing Address	

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

Instrument Submitted By or Contact Person		☒ Return to Contact Person
Name: <u>Kathryn W. Corrigan</u>		☐ Hold for Pickup
Firm		☐ Return Address Provided
Address: <u>510 Hampton Lane</u>		
<u>Towson, MD 21286</u>	Phone: <u>(410) 746-0888</u>	

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

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Baltimore

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)

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)						
		Deed	Mortgage	☒ Other <u>Declaration</u>	☐ Other <u>Understanding</u>			
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						
		County Transfer						
Cite or Explain Authority								
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Rpt # 38872				
		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration				
		Any New Mortgage	\$	X () % = \$				
		Balance of Existing Mortgage	\$	Less Exemption Amount - \$				
		Other:	\$	Total Transfer Tax = \$				
		Other:	\$	Recordation Tax Consideration \$				
		Full Cash Value:	\$	X () per \$500 = \$				
		TOTAL DUE		\$				
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	\$	\$				
		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. LOG	
		09	0912201350	13673/54				☐ (5)
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Hampton Village		63			TWB No. 14/7	
		Location/Address of Property Being Conveyed (2)						
		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)		Doc. 2 - Grantor(s) Name(s)		
Kathryn Wyrebacher Carrigan				Brian F. Carrigan				
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)		Doc. 2 - Grantee(s) Name(s)				
		BA Co. Permits						
		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: Kathryn W. Carrigan					☐ Hold for Pickup	
		Address: 510 Hampton Lane					☐ Return Address Provided	
		Towson, MD 21286 Phone: (410) 746-0888						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							

Space Reserved for Circuit Court Clerk Recording Validation

FD SURE 40.00
RECORDING FEE 20.00
TOTAL 60.00

Jan 24 2014 03:22 PM

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS

DATE: 1/29/14

OEA: KC

HISTORIC DISTRICT/BLDG.

PERMIT #: B
RECEIPT #: A
CONTROL #: 20
XREF #:

PROPERTY ADDRESS 510 Hampton Lane ☐ YES ☒ NO
SUITE/SPACE/FLOOR _____
SUBDIV: Baltimore, MD 21286 ☐ DO NOT KNOW
TAX ACCOUNT #: 0912201350 DISTRICT/PRECINCT 9 01

FEE: 50 + 115 = 165
PAID: _____
PAID BY: _____
INSPECTOR: _____

OWNER'S INFORMATION (LAST, FIRST)
NAME: Corrigan, Brian Kathryn
ADDR: 510 Hampton Lane, Suite 21286-7310

DOES THIS BLDG.
HAVE SPRINKLERS
YES — NO —

I HAVE CAREFULLY READ THIS APPLICATION
AND KNOW THE SAME IS CORRECT AND TRUE,
AND THAT IN DOING THIS WORK ALL PROVI-
SIONS OF THE BALTIMORE COUNTY CODE AND
APPROPRIATE STATE REGULATIONS WILL BE
COMPLIED WITH WHETHER HEREIN SPECIFIED
OR NOT AND WILL REQUEST ALL REQUIRED
INSPECTIONS.

APPLICANT INFORMATION
NAME: Andre Yon
COMPANY: Associated Contractors Property Dev.
STREET: 505 Reister Ave.
CITY, ST, ZIP: Baltimore, MD 21212
PHONE #: 410 464-3409 MHIC # 42850 ✓ MHBR # _____
APPLICANT
SIGNATURE: [Signature] DRC# _____
PLANS: CONST 00 PLOT _____ PLAT _____ DATA _____ EL 1 PL 1
TENANT _____
CONTR: Associated Contractors Property Development
ENGR: _____
SELLR: _____

TYPE OF IMPROVEMENT

1. ☐ NEW BLDG CONST
2. ☒ ADDITION
3. ☐ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☒ OTHER Chg of occp.

DESCRIBE PROPOSED WORK: Chg of occp from garage to family rm +
dinette and floor attic + 1B master bedrm w/
full bath to accomodate new in-law suite.
Const 2-sty addn + 1B 1st level front covrd porch extens
near property w/ handicap ramp (38'6" x 12' = 2519 SF) Kitchen, (1) Bathrm
(1) Bedrm + rear covrd porch
2nd fl + 1B unfinished attic - irregular in
Shape

TYPE OF USE

RESIDENTIAL

01. ☒ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS) _____
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH _____ HEIGHT _____)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☐ STORE _____ MERCANTILE _____ RESTAURANT _____
SPECIFY TYPE _____
20. ☐ SWIMMING POOL _____
SPECIFY TYPE _____
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS _____)
23. ☐ OTHER

TYPE FOUNDATION

- | | |
|--------------------------------------|-------------------------------------|
| 1. ☐ SLAB | 1. ☐ FULL |
| 2. ☐ BLOCK | 2. ☐ PARTIAL |
| 3. ☐ CONCRETE | 3. ☐ NONE |

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☐ WOOD FRAME
3. ☐ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS
2. ☐ OIL
3. ☐ ELECTRICITY
4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

- | | | |
|---|--|-----------------------------------|
| 1. ☒ PUBLIC SEWER | ☒ EXISTS | ☐ PROPOSED |
| 2. ☐ PRIVATE SYSTEM | ☐ EXISTS | ☐ PROPOSED |
| ☐ SEPTIC | ☐ EXISTS | ☐ PROPOSED |
| ☐ PRIVY | ☐ EXISTS | ☐ PROPOSED |

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST: \$214,000
OF MATERIALS AND LABOR

PROPOSED USE: SFD w/ inlaw suite addn
EXISTING USE: SFD

OWNERSHIP

1. ☒ PRIVATELY OWNED
2. ☐ PUBLICLY OWNED
3. ☐ SALE
4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☒ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT ADTS (including 6. ☐ HTRISE