

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 10TH day of SEPTEMBER, 2014, that DAVID AND CHLOE KALB located at 21004 YORK ROAD, PAKTON, MD 21120 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: IN-LAW APARTMENT

WITHIN AN EXISTING SINGLE-FAMILY DETACHED

DWELLING. THIS USE PERMIT IS VALID FOR 2 YEARS FROM THE DATE
OF ISSUE.

116249
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials AT

DECLARATION OF UNDERSTANDING

THIS DECLARATON OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 19th day of February 2014, by and between David Kalb and Chloe Kalb (hereinafter referred to as the "Declarant") 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. The accessory apartment is to be constructed as part of an addition to the main home attached by a great room.

The property being located at: 21004 York Road, Parkton, MD 21120 and is more particularly described in **Exhibit A** (The Property) and **Exhibit B** (The use permit plans) attached hereto and made a part hereof. The property is zoned RDP, 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: Sharon Kay Eurice, daughter. 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 purchasers or users of the Property that no part of any 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 member 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 two (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 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 written.

WITNESS: Matthew C. DeZure

David R. Kalb

David Kalb

Matthew C. DeZure

Chloe Kalb

Chloe Kalb



State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 19th day of February, 2014, before the Subscriber, a Notary Public of State of Maryland, personally appeared

David Kalb & Chloe Kalb

The declarants herein, who are also the owners of this property, known to me (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 WHEREOF, have hereunto set my hand and Notarial Seal.

My Commission Expires:

Shirley A. Brown
Notary Public

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 4 on the Plat of County North which Plat is recorded among the Land Records of Baltimore County in Liber O.T.G. No. 35, folio 17.

The improvements thereon are known as **No. 21004 York Road**.

BEING THE SAME property which by Deed dated **January 21, 1992** and recorded among the Land Records of Baltimore County in Liber 9044, folio 144, was granted and conveyed by Patricia Ann Jones, formerly known as Patricia Ann Greek unto Dennis W. Jones, the Grantor herein.

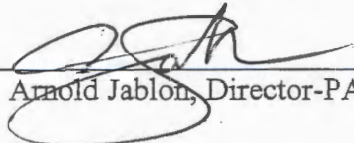


The Declaration of Understanding for the Accessory Apartment at:

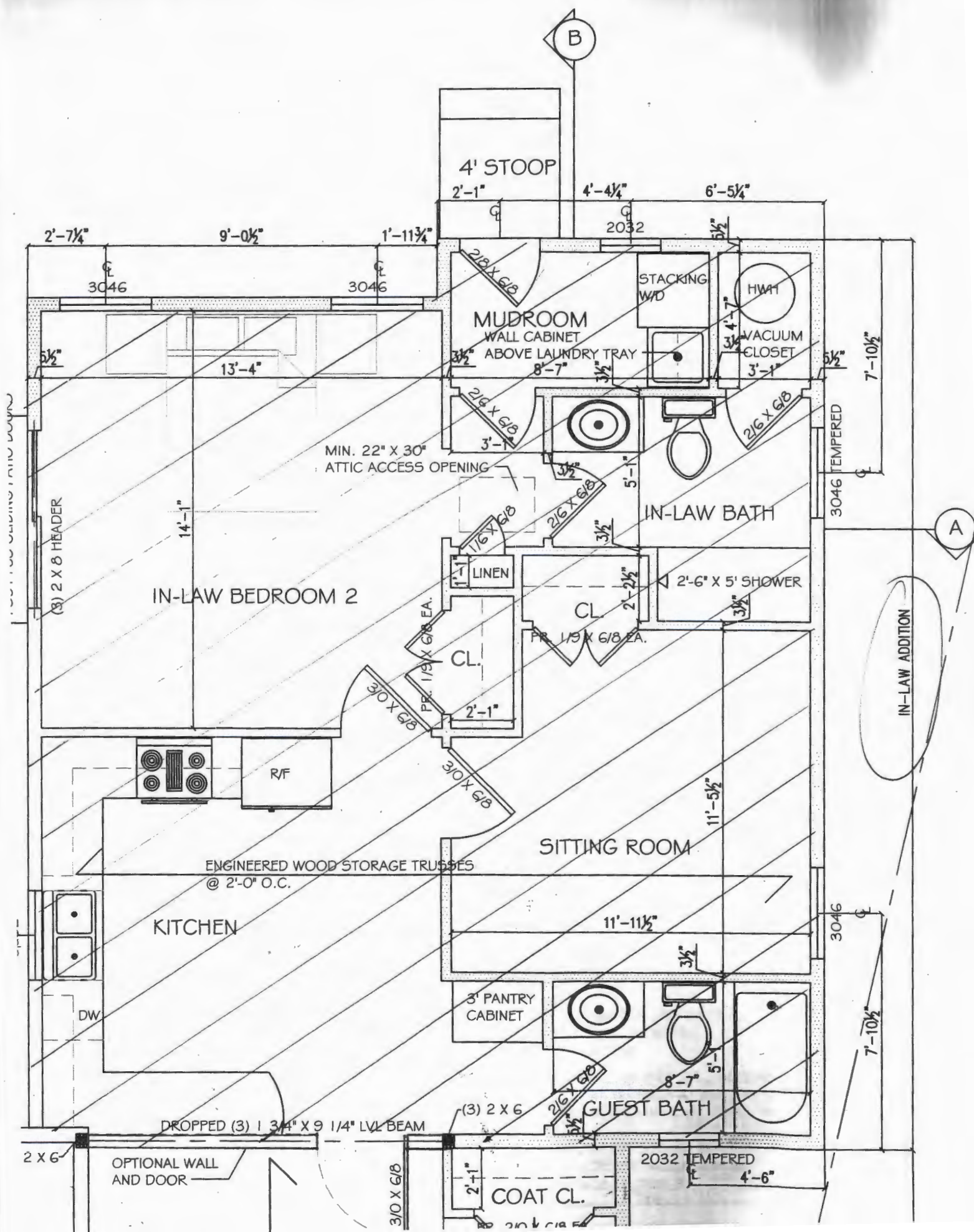
21004 YORK ROAD, PARKTON, MD 21120

Address of property

is approved: _____


Arnold Jablon, Director-PAI

9/9/14
Date





Baltimore County Zoning Office

Location 21004 YORK RD

Zone RC5 Hearings _____

Existing Use RESIDENCE

Proposed Use RESIDENCE WITH IN-LAW APT.

~~A Traders License Affidavit is required if the proposed use includes an accessory home occupation within a dwelling (see attached) a wholesale vehicle dealer's office within a dwelling is prohibited~~

AT
Planner's Initials

9/8/14
Date

Carl J. [Signature]
Approved Director of PA

"I CERTIFY THAT
WERE PREPARED
ME, AND THAT I
ARCHITECT UNDER
STATE OF MARY
NUMBER 1063C
02/03/2014."

Ebeling Noe Associates

Marta E. Noe, AIA

Architect

Office/Fax 410-836-3046 4055 Grande View Dr.
Pylesville, MD 21132

Addition to

The Kalb Residence

21004 York Road

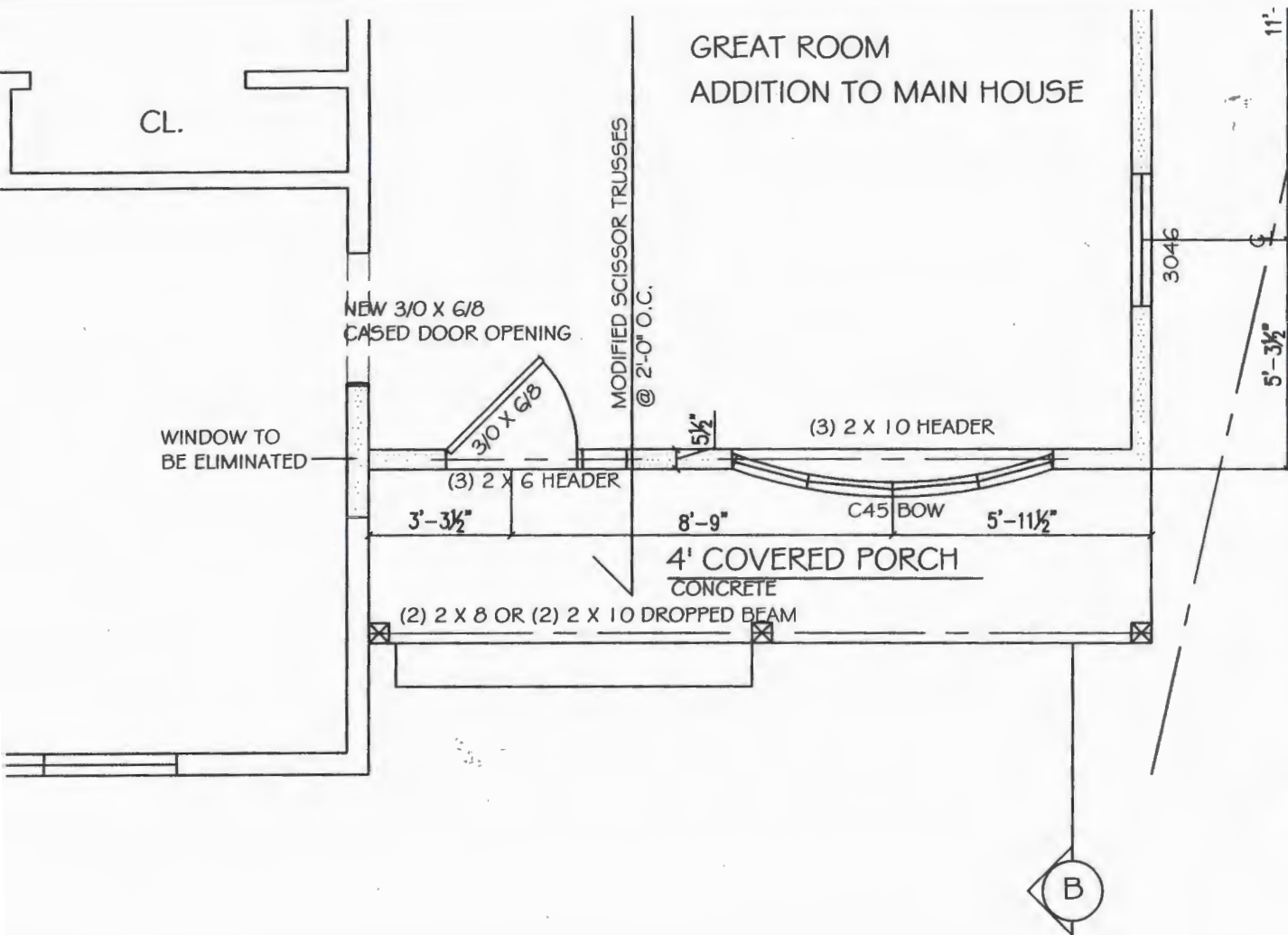
Parkton, Maryland 21120

923 sf

432 sf (18' x 24' great room)

Date

18 Feb. 2014



Baltimore County Zoning Office

Location 21004 YORK RD

Zone RC5 Hearings

Existing Use RESIDENCE

Proposed Use RESIDENCE WITH IN-LAW

~~A Traders License Affidavit is required if the proposed use includes an accessory home occupation within a dwelling (see attached) a wholesale vehicle dealer's office within a dwelling is prohibited~~

Planner's Initials AT
Carl J. [Signature]
 Approved Director of PAZ Date 9/8/14

EXISTING FIRST STORY LIVING SPACE	1923 sf
NEW FIRST STORY LIVING SPACE FOR MAIN HOUSE	432 sf (18' x 24' great room)
TOTAL LIVING SPACE IN MAIN HOUSE	2355 sf (x 1/3 = 785 sf allowed)
NEW IN-LAW APARTMENT SPACE	763 sf

SCARBOROUGH, INC.
GENERAL CONTRACTORS
STEVE TURNER