

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 12TH day of JUNE, 2015, that JAMAL MEH DIYEV located at 113 SHERWOOD AVENUE, MD 21208 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: IN-LAW SUITE WITHIN THE DWELLING FROM 6/12/2015 - 6/11/2017.

* A CHANGE OF OCCUPANCY BUILDING PERMIT IS REQUIRED.

30991

Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials

AT

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING IS MADE ON 12 TH DAY OF June 2015, BY **BIATA SEMENOVA AND THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.**

- A. THE DECLARANT WHO IS ALSO THE OWNER OF THIS PROPERTY HAS FILED AN APPLICATION FOR A USE PERMIT FOR PERMITANCE OF AN IN LAW SUITE WITHIN THE INDWELLING STRUCTURE OF THE EXISTING BUILDING.

THE PROPERTY BEING LOCATED AT **113 SHERWOOD AVENUE, PIKESVILLE, MD 21208** AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT A AND EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF. THE PROPERTY IS ZONED **IN BALTIMORE COUNTY** 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 **LATIFA BAGHIROVA**. THE OTHER RESIDENTS OF THE PROPERTY ARE **BIATA SEMENOVA, JAMAL MEHIDIYEV, AND LEILA MEHDIYEV**. **LATIFA BAGHIROVA IS THE MOTHER OF JAMAL MEHDIYEV** AND WILL BE RESIDING IN THE ACCESSORY APARTMENT. 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 DECLARANT REQUEST, BILL NO 49-11 REQUIRES THE FILING OF THIS DECLARATION AMONG THE LAND RECORDS OF BALTIMORE COUNTY, TO PROVIDE NOTICE TO THE ANY FUTURE OWNERS, SUBSEQUENT BONA FIDE PURCHASERS OR USERS OF THE PROPERTY THAT NO PART OF ANY IMPROVEMENTS OR ADDITION OR 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 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 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 it is 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.
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: 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 or subsequent purchaser.
 - a. The declarant upon termination of the use permit will provide written documentation 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 the Baltimore County, MD and by the owners of the 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 retrain 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]
Bethany Bustin / Marcus Phillips

State of Maryland, County of Baltimore to wit:

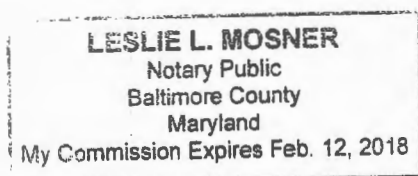
I HEREBY CERTIFY that on this 12th day of 20 15, before the subscriber, a Notary Public of State of Maryland, personally appeared

Biana Sumner

The declarant herein, who is also the owner of this property, known to me (or satisfactorily proven) to the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

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

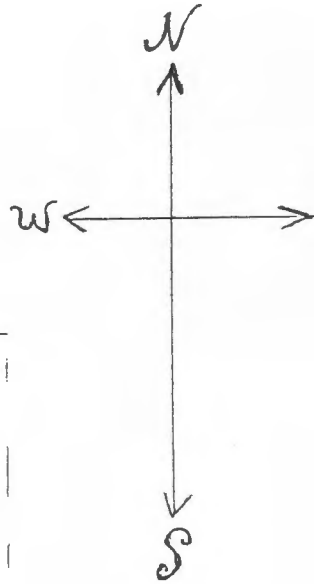
My Commission Expires:



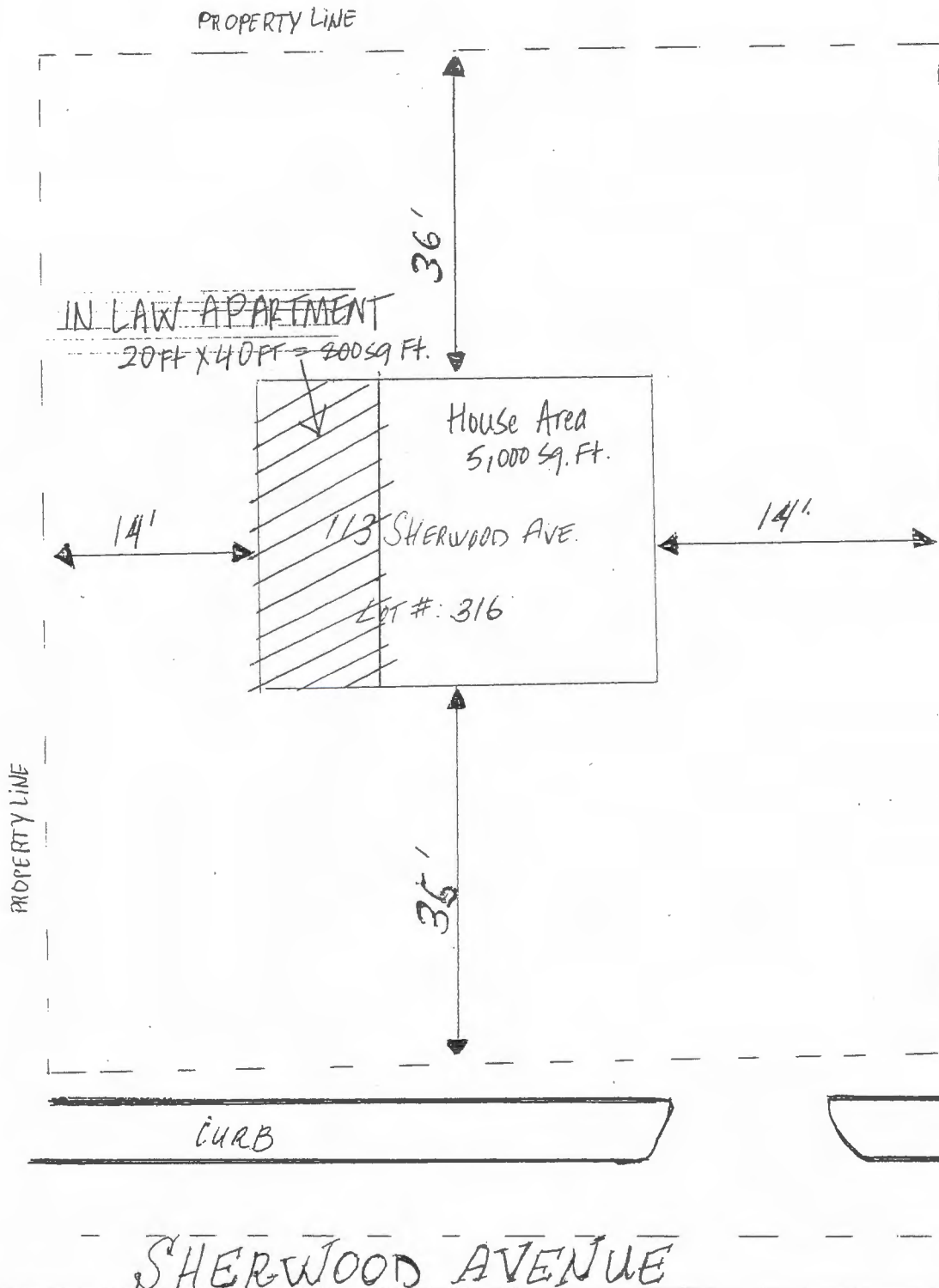
[Signature]

Notary Public

SITE PLAN



16 E 1 S 1 E K S T O W N K U H U



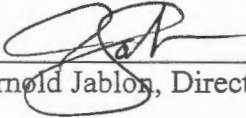


The Declaration of Understanding for the Accessory Apartment at:

113 SHERWOOD AVENUE, PIKESVILLE, MD 21208

Address of property

is approved: _____


Arnold Jablon, Director-PAI

6/14/15
Date

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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)						
		Deed Deed of Trust	Mortgage Lease	Other _____	Other _____			
2	Conveyance Type Check Box	Improved Sale Arms-Length [1]	Unimproved Sale Arms-Length [2]	Multiple Accounts Arms-Length [3]	Not an Arms- Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation _____ State Transfer _____ County Transfer _____						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration			
Purchase Price/Consideration		\$	Transfer 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 <i>Dec</i>	Amount of Fees		Doc. 1	Doc. 2	Agent: _____ Tax Bill: _____ C.B. Credit: _____ Ag. Tax/Other: _____		
Recording Charge		\$	\$					
Surcharge		\$	\$					
State Recordation Tax		\$	\$					
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	
<i>03</i>		<i>0316060275</i>					☐ (5)	
Subdivision Name			Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
Location/Address of Property Being Conveyed (2) <i>113 SHERWOOD AVENUE Pikesville MD 21208</i>								
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: _____								
Doc. 1 – Grantor(s) Name(s) <i>Biata Semenova</i>								
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)								
7	Transferred From							
8	Transferred To	Doc. 1 – Grantee(s) Name(s) <i>Department of Permits, Approvals & Inspections.</i>						
		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)			
10	Contact/Mail Information	☒ Instrument Submitted By or Contact Person						
		Name: <i>Biata Semenova</i>						
		Firm _____						
		Address: <i>6988 Marsue Dr. Apt 1C Baltimore MD 21215</i>						
		Phone: <i>410 413-1017</i>						
☒ Return to Contact Person								
☐ Hold for Pickup								
☐ Return Address Provided								
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER							
	Will the property being conveyed be the grantee's principal residence?							