

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 31 day of August, 2016, that Thomas C. and Susan E. Novotny located at 1108 Gypsy Lane West should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate an
accessory-in-law apartment
(2 years expiration date)
143921

Permit (or Receipt) Number

Director, Permits, Approvals and Inspections

Planner's Initials gh

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 31st day of August, 2018,

that Thomas C. and Susan E. Novotny located at
(Individual or business name)

1108 Gypsy Lane West should be and the
(Street address)

same is hereby granted permission to operate an Accessory (In-Law)
Apartment (This Permit Expires August 31, 2020)

173256

Permit (or Receipt) Number

A handwritten signature in dark ink, appearing to read "Carl Johnson", is written over a horizontal line.

Director, Permits, Approvals and Inspections

Planner's Initials: JNP

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 5TH day of JULY, 2016 by and between Thomas C. and Susan E. Novotny (hereinafter referred to as the "Declarants") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

RECITALS

A. The Declarants are owners of the Property, shown on Exhibit A, known as 1108 Gypsy Lane West described in a deed dated October 13, 2011 recorded among the Baltimore County Land Records in Liber 31311 Folio 109, more particularly being Lot 5 as shown on the plat entitled Plat 3, Section A, Hampton Village recorded among the Baltimore County Plat Records in Plat Book 20 Folio 74. The Property is located in the Ninth Election District and is improved with a single family dwelling. The Property is zoned DR 1.

B. The Declarants have filed an application for a use permit for an accessory apartment within the existing single family dwelling. The accessory apartment, containing 960 square feet, complete with dedicated bathing and cooking facilities, will be housing for Margaret Whipple Smead, a parent of the Declarants. The Declarants will occupy the remainder of the dwelling.

C. The Property and proposed Accessory Apartment are shown on Exhibit B which is attached hereto and made a part hereof.

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 PAI hereby declare as follows:

1. Any 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 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 for any other reason.

2. The Declaration, including exhibits and use permit shall be recorded among the Land Records of Baltimore County to provide notice to future owners, subsequent bona fide purchasers of the property that no part of any addition or improvements 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. A copy of the recorded document shall be filed with PAI.

3. The Accessory Apartment may not have separate utility meters, such as gas and electric service.

4. The use permit shall 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 and shall list the name of any persons occupying the Accessory Apartment.

LR Application/Covenant
Recording Fee 20.00
Declarant Name:
not yet
Reference/Control #: LR
Purchase Charge 40.00
Sub 0.01: 60.00
Total 120.00
09/01/2016 08:47 CC03-CR
#609003 CC0301 -
Baltimore
County/CC03-01-03 -
Recorder 03

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.

6. Upon use permit termination:

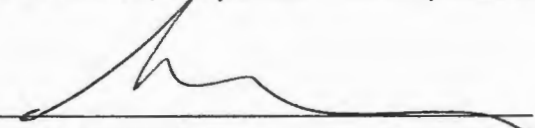
- a. The second kitchen must be removed and the former Accessory Apartment space to be occupied by the Declarant or subsequent purchaser
- b. The Declarant will provide written notification to PAI for the closing of the Department file.

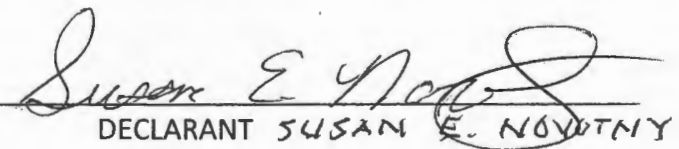
7. The covenants, conditions and restrictions stated above shall run with and bind the property and shall be enforceable by Baltimore County, MD. and by the owners of all or any portion of the Property.

8. 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 have duly executed this Declaration under seal on the date first above written.

WITNESS:


DECLARANT THOMAS C. NOVOTNY

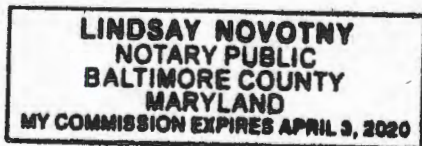

DECLARANT SUSAN E. NOVOTNY

State of Maryland, County of Harford to wit:

I HEREBY CERTIFY that on this 5 day of July, 2016, before the Subscriber, a Notary Public of the State of Maryland, personally appeared Thomas C. Novotny and Susan E. Novotny, the Declarants herein, known to me (or satisfactorily proven) to be the persons whose names is subscribed to the within instrument, and who acknowledge that the executed for the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 04/03/2020



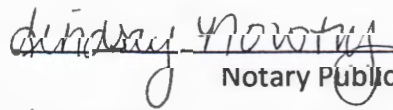

Notary Public
LINDSAY NOVOTNY

EXHIBIT A

Being known and designated as Lot 5 as shown on the plat entitled Plat 3, Section A, Hampton Village recorded among the Baltimore County Plat Records in Plat Book 20 Folio 74. Containing 27,034 square feet or 0.621 acre of land, more or less.

The improvements thereon being known as 1108 Gypsy Lane West.

Being the same parcel of land conveyed to Thomas C. and Susan E. Novotny in a deed dated October 13, 2011 recorded among the Baltimore County Land records in Liber 31311 Folio 109.

ZONING.....DR1 (MAP 061B3)

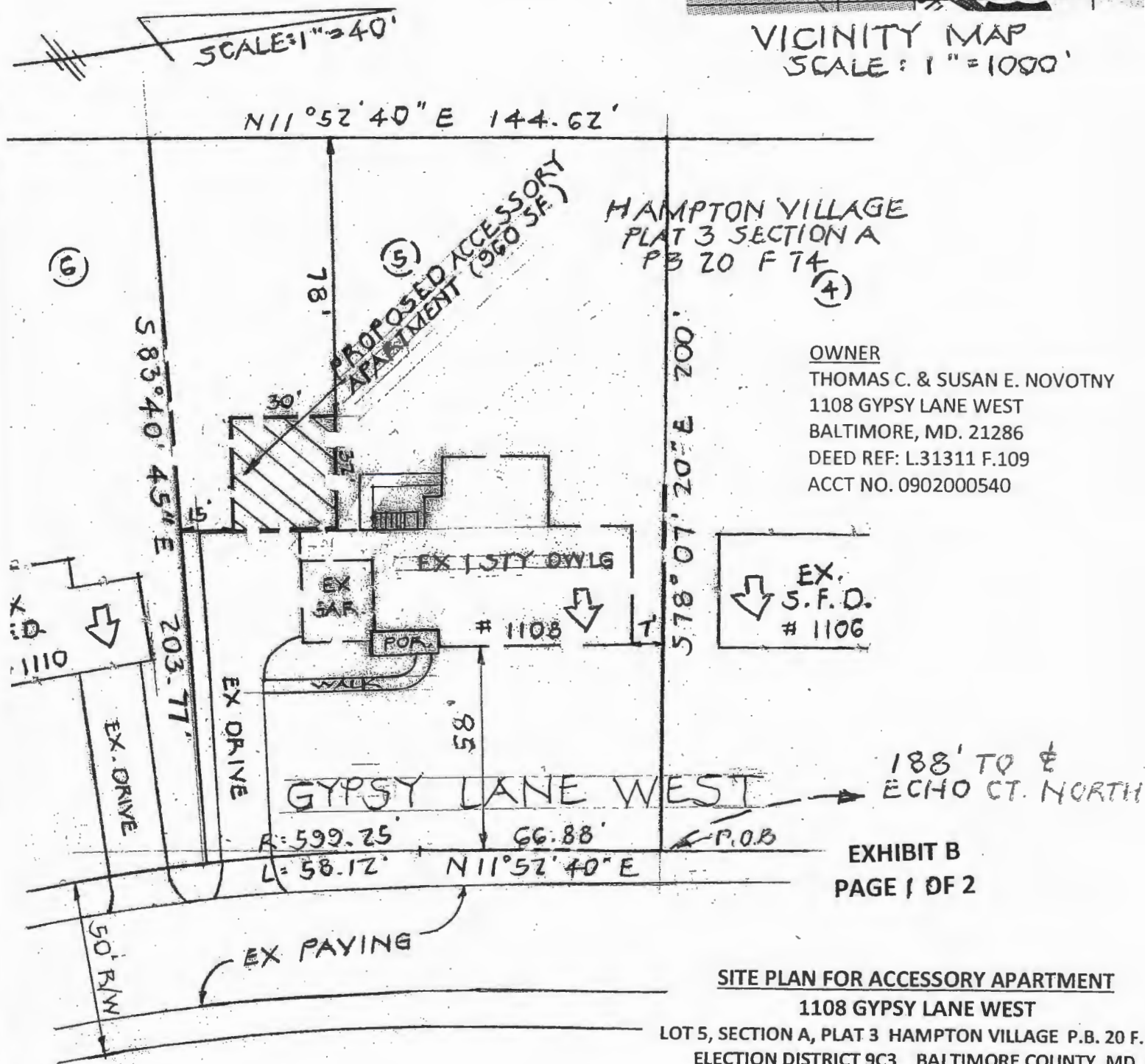
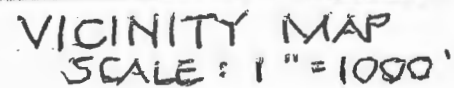
LOT AREA...27,034 SF = 0.621 ACRE +/-

SITE IS NOT LOCATED IN THE CBCA OR A FLOOD ZONE

NO HISTORIC STRUCTURES, PREVIOUS ZONING HISTORY OR VIOLATIONS

PUBLIC WATER

PRIVATE SEWER



OWNER

THOMAS C. & SUSAN E. NOVOTNY

1108 GYPSY LANE WEST

BALTIMORE, MD. 21286

DEED REF: L.31311 F.109

ACCT NO. 0902000540

EXHIBIT B

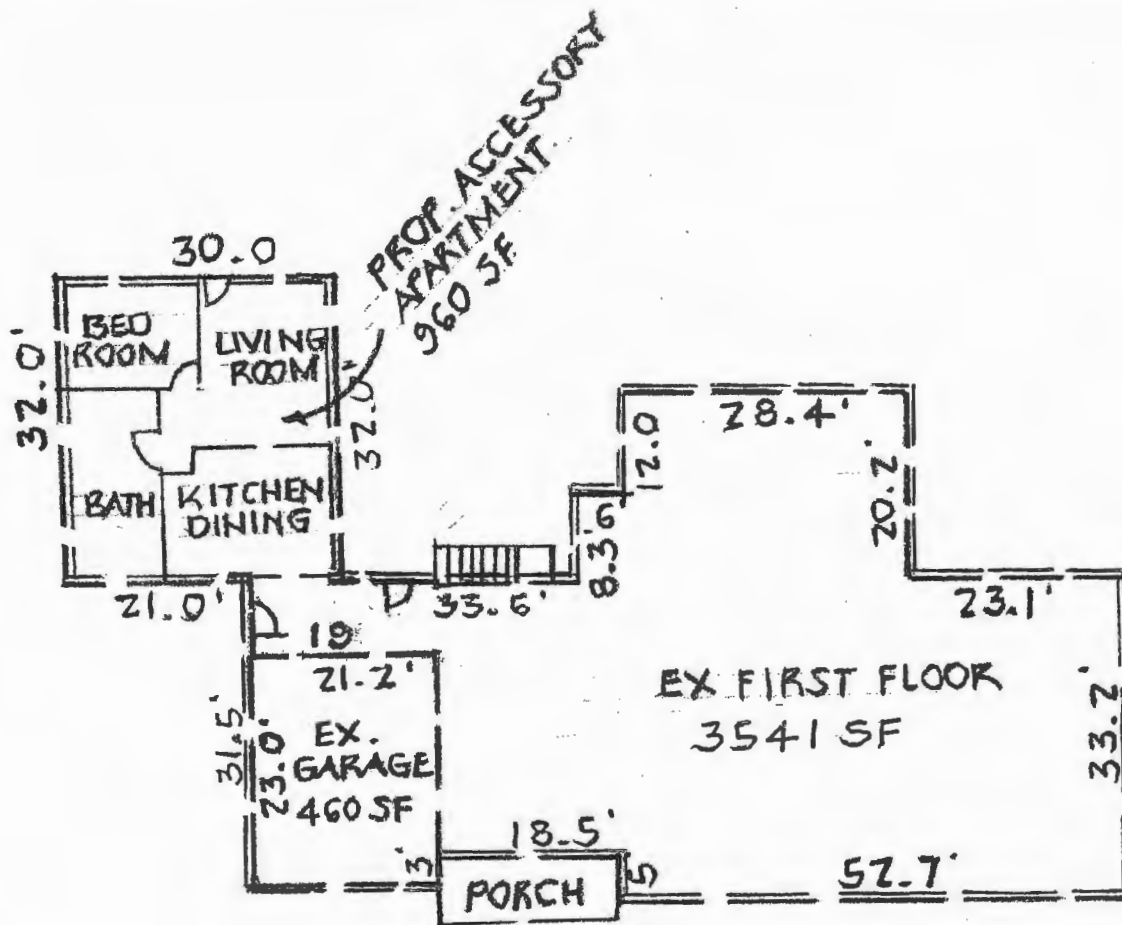
PAGE 1 OF 2

SITE PLAN FOR ACCESSORY APARTMENT

1108 GYPSY LANE WEST

LOT 5, SECTION A, PLAT 3 HAMPTON VILLAGE P.B. 20 F.

ELECTION DISTRICT 9C3 BALTIMORE COUNTY, MD



NOTES

1. ZONING.....DR 1 (MAP 061B3)
2. AREA.....27,034 SF = 0.621 ACRE +/-
3. NO ADDITIONAL WATER, SEWER, GAS
ELECTRIC METERS ARE PERMITTED FOR THE
ACCESSORY APARTMENT

BUILDING AREA

GARAGE.....460 S.F.
 FIRST FLOOR LIVING SPACE....3541 S.F.
 FINISHED BASEMENT.....700 S.F.
 TOTAL FLOOR AREA.....4701 S.F.

PERMITTED AREA OF ACCESSORY APARTMENT.....4701 S.F. X 1/3 = 1567 S.F.
 AREA OF PROPOSED ACCESSORY APARTMENT.....960 S.F.

EXHIBIT B
 PAGE 2 OF 2

SITE PLAN FOR ACCESSORY APARTMENT

1108 GYPSY LANE WEST
 LOT 5, SECTION A, PLAT 3 HAMPTON VILLAGE P.B. 20 F. 74
 ELECTION DISTRICT 9C3 BALTIMORE COUNTY, MD
 SCALE: 1 INCH=70 FEET



The Declaration of Understanding for the Accessory Apartment at:

1108 GYPSY LANE WEST

Address of property

is approved: Arnold L Jablon
Arnold Jablon, Director-PAI

8/31/16
Date

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

№ 143921

Date: 8/31/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	800	000		6150				100.00

Total: 100.00

Rec
From:

Dave Billingsley

For:

1108 Gypsy Lane West
Accessory - in law apartment

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DR
 9/01/2016 9/01/2016 08:34:49
 REG WSDS WALKIN LRB
 >>RECEIPT # 067515 9/01/2016 OFLA
 Dept 5 528 ZONING VERIFICATION
 CR NO. 143921
 Recpt Tot 1100.00
 \$104.00 OT
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

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)

Circuit Court Clerk Recording Validation
Space Reserved

1	Type(s) of Instruments	(☐ Check Box if addendum Intake Form is Attached.)			
		Deed Deed or Trust	Mortgage Lease	Other ☒ DECLARATION OF UNDERSTANDING	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		
		Purchase Price/Consideration	\$	Transfer Tax Consideration		\$
		Any New Mortgage	\$	X () % =		\$
		Balance of Existing Mortgage	\$	Less Exemption Amount -		\$ EXEMPT
		Other:	\$	Total Transfer Tax =		\$
		Other:	\$	Recordation Tax Consideration		\$
		Full Cash Value:	\$	X () per \$500 =		\$ EXEMPT
		TOTAL DUE		\$		

5	Fees Dec 0902000540	Amount of Fees	Doc. 1	Doc. 2	Agent:
		Recording Charge	\$	\$	Am
		Surcharge	\$	\$	
		State Recordation Tax	\$	\$	
		State Transfer Tax	\$	\$	
		County Transfer Tax	\$	\$	C.B. Credit:
		Other	\$	\$	Ag. Tax/Other:
		Other Declaration	\$	\$	

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. LO	
		09	0902000540	31311/109	0061	0332	☐	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage
		HAMPTON VILLAGE		5		A	20/74	22,034
		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:						

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		THOMAS C. & SUSAN E. NOVOTNY	
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)
		permits BA Co	
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 ☐ Hold for Pickup ☐ Return Address Provided
		Name:	DAVID BILLINGSLEY	
		Firm		
		Address:	601 CHARWOOD CT EDGEWOOD, MD, 21040	
		Phone: (410) 679-8719		
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER			