

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

No. 139245

Date: 5/9/16

PAID RECEIPT

BUSINESS ACTUAL TIME
5/09/2016 5/09/2016 10:50:40

REG MS02 WALKIN JEVA JEE

RECEIPT # 965538 5/09/2016 OFLA

Dept 5 528 ZONING VERIFICATION

UP NO. 139245

Recpt Tot \$100.00
\$1.00 CK \$100.00 CA

Baltimore County, Maryland

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6130				5100

Total: 5100

Rec

From:

For:

Dep. of Understanding

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 27 day of MAY 2016, by and between Gary Pierpoint (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

A. The Declarant who is also the owner of this property has filed an application for a use permit: for an accessory apartment located in the basement of existing single-family detached dwelling.

The property being located at: 21423 Middletown Road Freeland, Maryland 21053, and is more particularly described by metes and bounds in **Exhibit A** (The Property), **Exhibit B** (The permit plans) and **Exhibit C** (The zoning map).

The property is zoned RC2.

B. The accessory apartment will be the housing for: Joyce Whitman (Mother-In-Law). The other residents of the property are: Gary Pierpoint (Son-in-Law - First Floor), Christine Pierpoint (Daughter - First Floor), Bridget Pierpoint (Granddaughter - Second (Top) Floor), and Jackson Pierpoint (Grandson - Second (Top) Floor). 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 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 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 PAI 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 the 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 or subsequent purchaser.

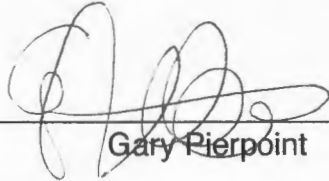
B. The Declarant upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

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.

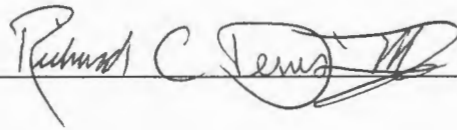
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

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

DECLARANT: _____


Gary Pierpoint

WITNESS: _____



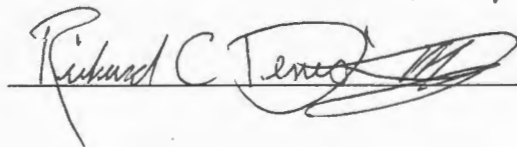
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that this 27 day of May 2016,
before the Subscriber, a Notary Public of Maryland, Baltimore County.

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

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

My Commission Expires: 11/26/2016



RICHARD C. DENISON III
Notary Public, Baltimore County
State Of Maryland
My Commission Expires November 26, 2016

Notary Public

DECLARATION EXHIBIT A

ALL that certain lot, piece or parcel of land, situate, lying and being in the County of Baltimore, State of Maryland:

Herein described parcel is a part and running thence with and binding on the first line thereof in part and with bearings referred to said conveyance (1) South 89 degrees 47 minutes 30 seconds west 284.33 feet to a point and thence running for a division as follows viz; (2) North 35 degrees 21 minutes 21 seconds west 353.79 feet to a pipe heretofore set and to the end of a fifth line of the aboveformentioned conveyance, and thence running with and binding on the sixth, seventh, eighth, ninth and tenth lines thereof the five following courses and distances viz; (3) north 42 degrees 52 minutes 00 seconds east 121.11 feet to a pipe heretofore set, thence (4) north 39 degrees 49 minutes 14 seconds west 138.56 feet to a pipe heretofore set, thence (5) North 64 degrees 42 minutes 53 seconds east 83.91 feet to a pipe heretofore set, then (6) north 81 degrees 62 minutes 00 seconds east 210.83 feet to a pipe heretofore set and thence (7) south 19 degrees 11 minutes 00 seconds east 680.67 feet to the place of beginning. Containing 3.71 acres of land more or less.

The improvements thereon being know as 21423 Middletown Road, Freeland, Maryland 21053

BEING THE SAME lot of ground which by Deed dated April 17, 2015 recorded among the land records of Baltimore County in Liber 30919 at folio 321, was granted and conveyed by Brynn Doudrick and Eric Doudrick unto Gary Pierpoint and Christine Pierpoint, his wife.

DECLARATION EXHIBIT B

PAGE 1 OF 4

ZONING PLAN SINGLE FAMILY RESIDENCE ___ FOR SPECIAL HEARING ___
ADDRESS 21423 MIDDLETOWN ROAD, FREELAND, MARYLAND 21053
SUBDIVISION No
OWNERS NAME GARY AND CHRISTINE PIERPOINT
LIBER 30919 FOLIO 321 DEED REFERENCE 0036114 075
TITLE COMPANY NEWCASTLE TITLE COMPANY

SITE VICINITY

MAP

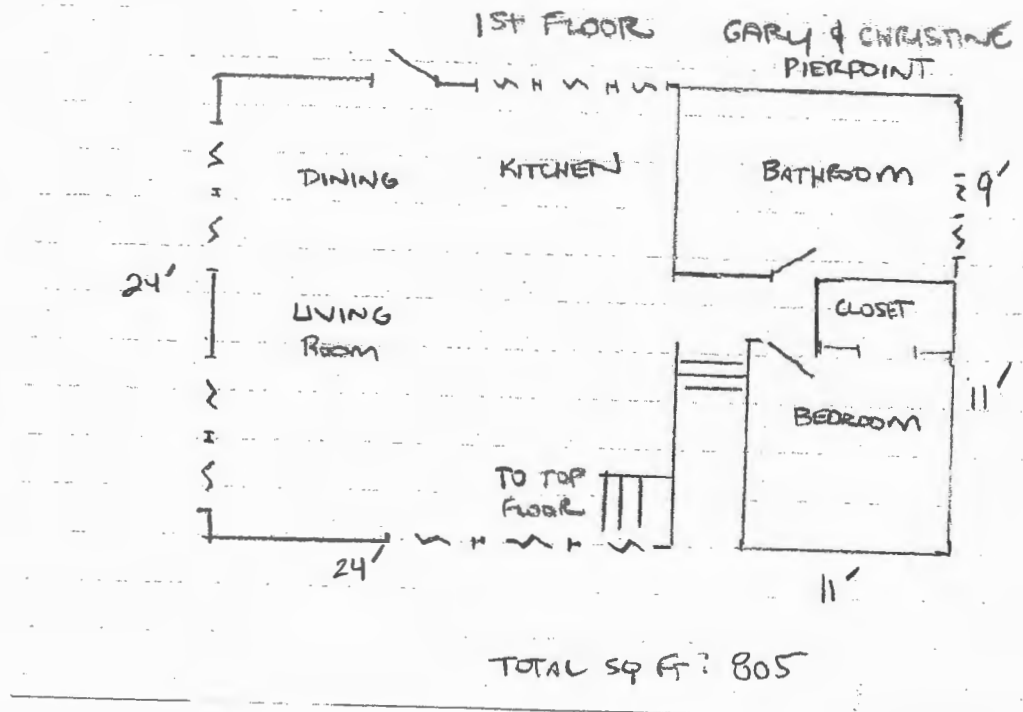
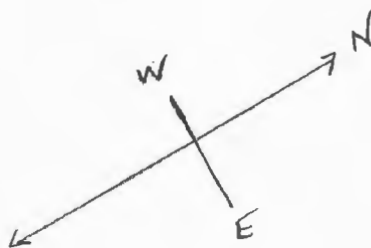
ELECTION DISTRICT 6
COUNTY DISTRICT 3
LOT ACREAGE 3.71
HISTORIC? No
IN FLOOD PLAIN? No

CONSTRUCTION TYPE A-Frame

UTILITIES:"

WATER Private
SEWER Private

PRIOR HEARING No



PLAN DRAWN BY: Gary Pierpoint

DATE: 5/5/16 SCALE: 1 INCH = 10 FEET

DECLARATION EXHIBIT B

PAGE 2 OF 4

ZONING PLAN SINGLE FAMILY RESIDENCE __ FOR SPECIAL HEARING __
ADDRESS 21423 MIDDLETOWN ROAD, FREELAND, MARYLAND 21053
SUBDIVISION No
OWNERS NAME GARY AND CHRISTINE PIERPOINT
LIBER 30919 **FOLIO** 321 **DEED REFERENCE** 0036114 075
TITLE COMPANY NEWCASTLE TITLE COMPANY

SITE VICINITY

MAP

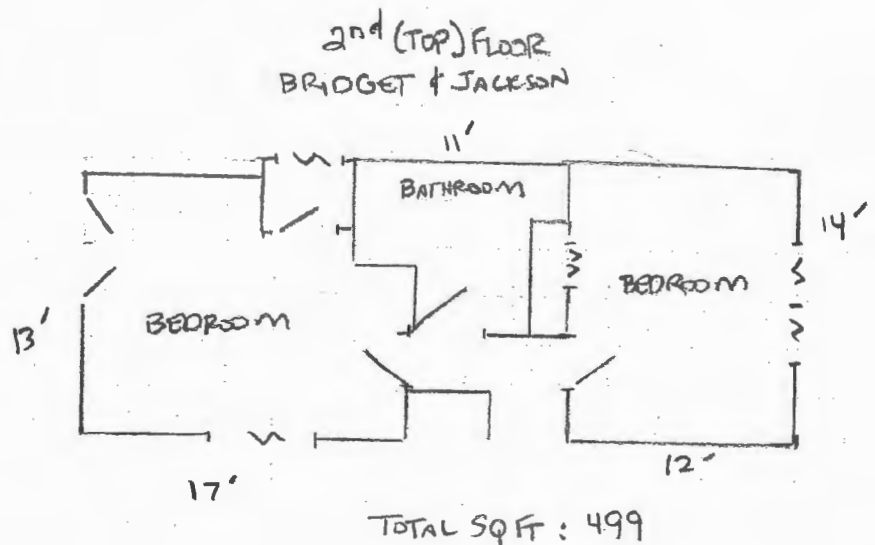
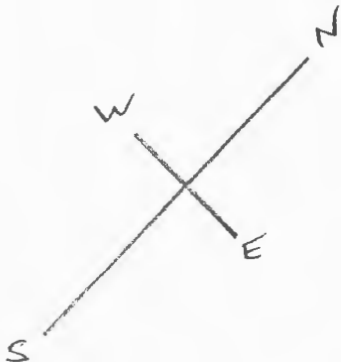
ELECTION DISTRICT 6
COUNTY DISTRICT 3
LOT ACREAGE 3.71
HISTORIC? No
IN FLOOD PLAIN? No

CONSTRUCTION TYPE A-Frame

UTILITIES:"

WATER Private
SEWER Private

PRIOR HEARING No



PLAN DRAWN BY: Gary Pierpoint

DATE: 5/5/10 SCALE: 1 INCH = 10 FEET

DECLARATION EXHIBIT B

PAGE 3 OF 4

ZONING PLAN SINGLE FAMILY RESIDENCE ___ FOR SPECIAL HEARING ___
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SUBDIVISION No
OWNERS NAME GARY AND CHRISTINE PIERPOINT
LIBER 30919 FOLIO 321 DEED REFERENCE 0036114 075
TITLE COMPANY NEWCASTLE TITLE COMPANY

SITE VICINITY

MAP

ELECTION DISTRICT 6
COUNTY DISTRICT 3
LOT ACREAGE 3.71
HISTORIC? No
IN FLOOD PLAIN? No

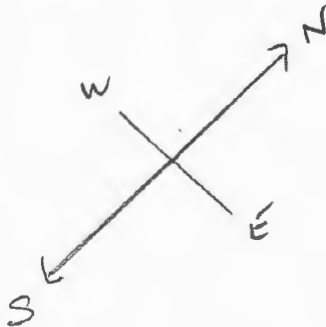
CONSTRUCTION TYPE A-Frame

UTILITIES:"

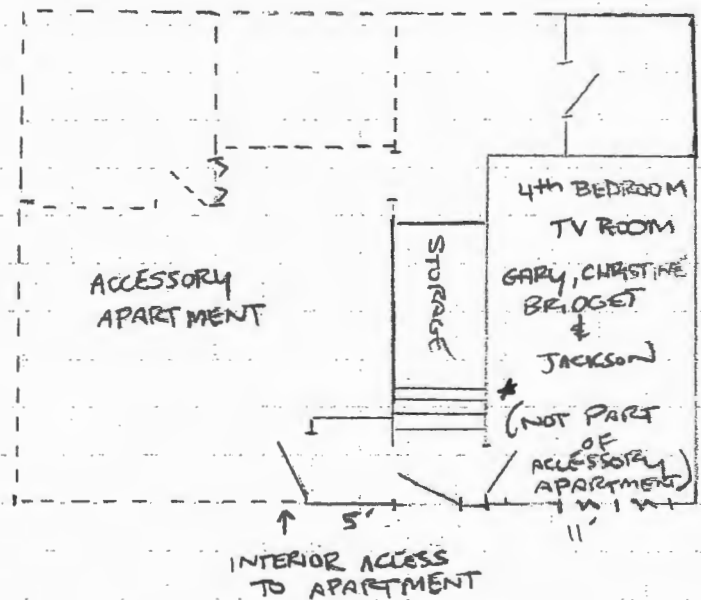
WATER Private

SEWER Private

PRIOR HEARING No



BASEMENT
GARY, CHRISTINE, BRIDGET & JACKSON
PIERPOINT



TOTAL SQ FT: 313

PLAN DRAWN BY: Gary Pierpoint

DATE: 5/5/16 SCALE: 1 INCH = 10 FEET

DECLARATION EXHIBIT B

PAGE 4 OF 4

ZONING PLAN SINGLE FAMILY RESIDENCE ___ FOR SPECIAL HEARING ___
ADDRESS 21423 MIDDLETOWN ROAD, FREELAND, MARYLAND 21053
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LIBER 30919 FOLIO 321 DEED REFERENCE 0036114 075
TITLE COMPANY NEWCASTLE TITLE COMPANY

SITE VICINITY

MAP

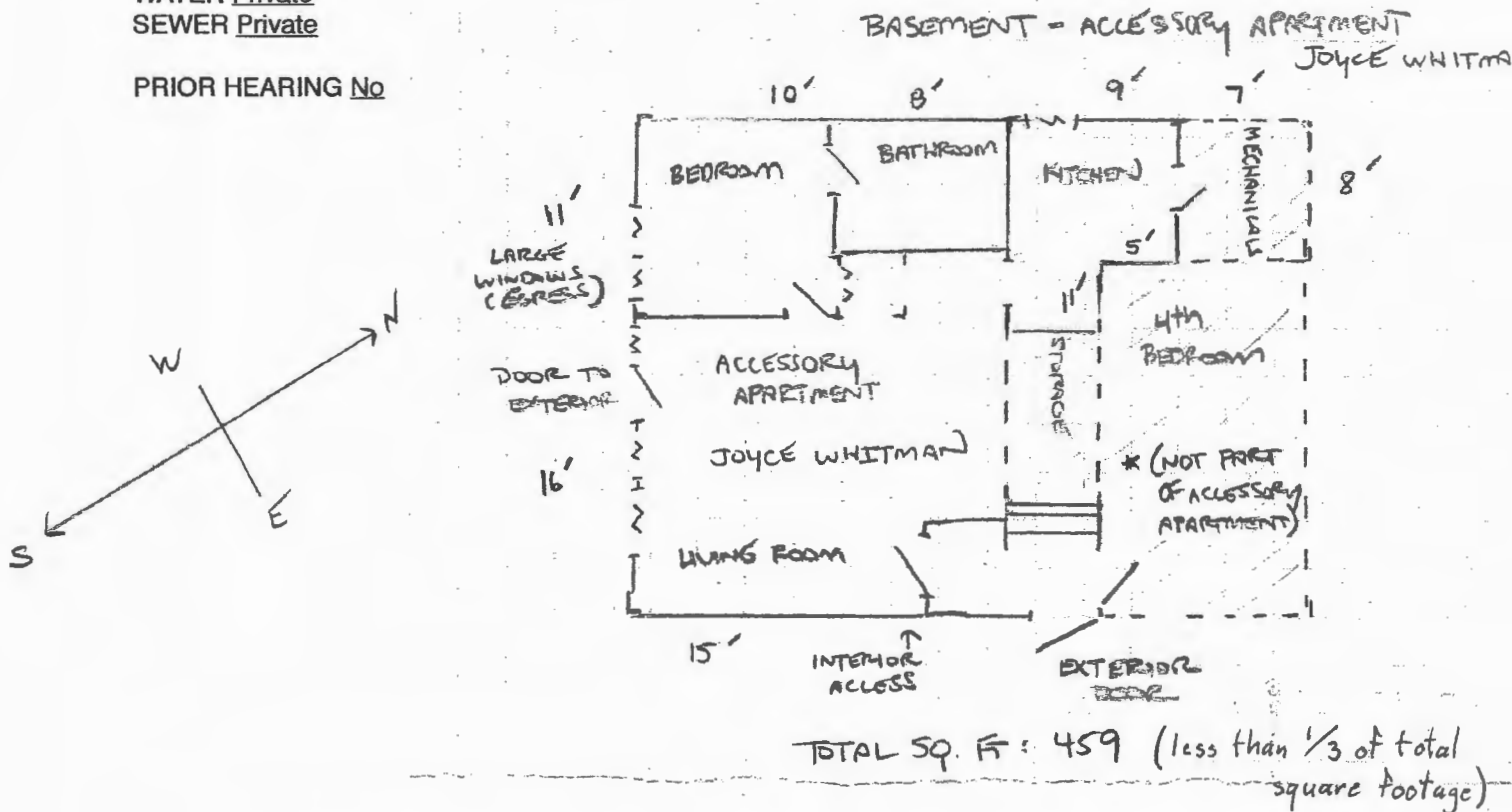
ELECTION DISTRICT 6
COUNTY DISTRICT 3
LOT ACREAGE 3.71
HISTORIC? No
IN FLOOD PLAIN? No

CONSTRUCTION TYPE A-Frame

UTILITIES:

WATER Private
SEWER Private

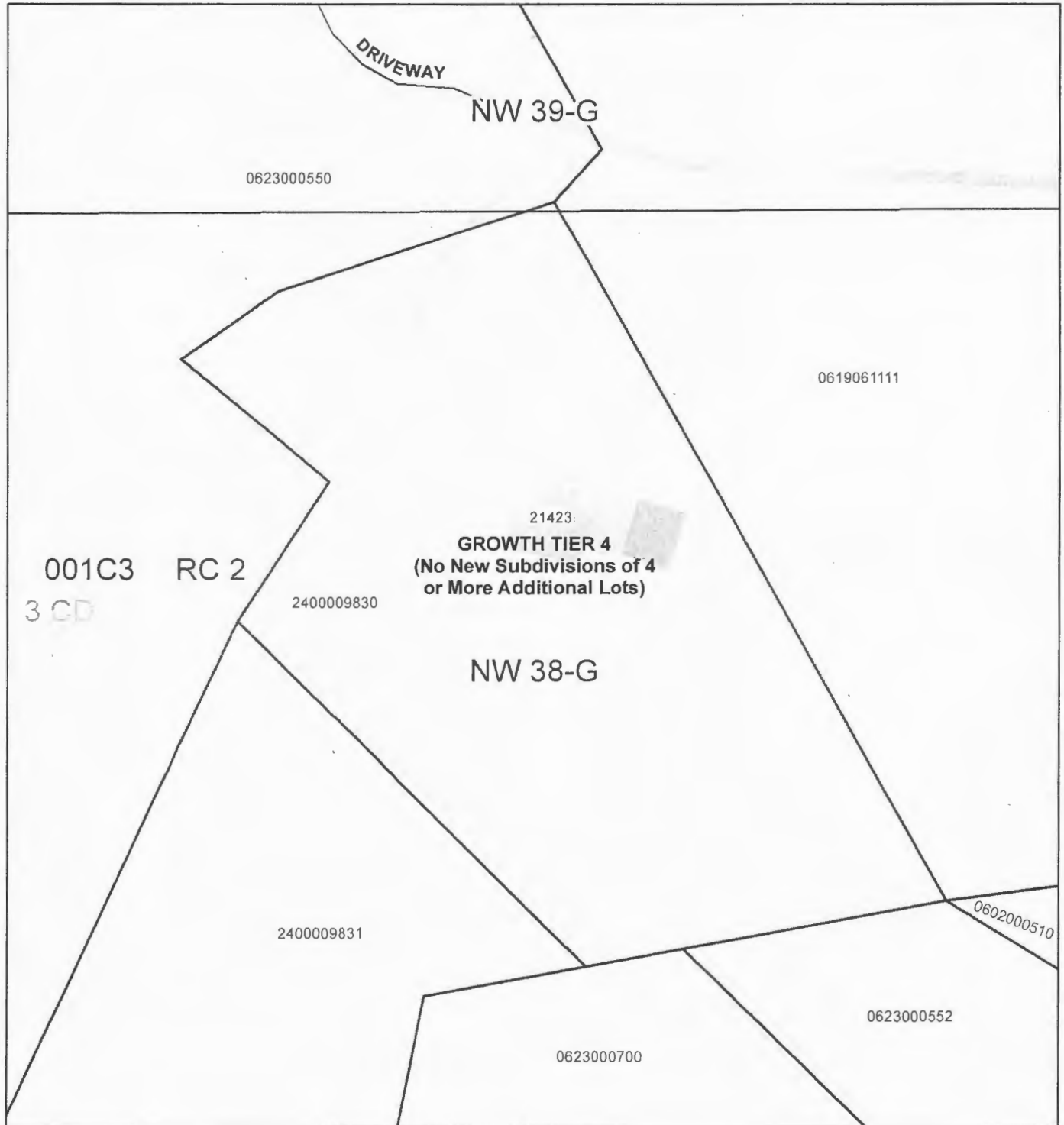
PRIOR HEARING No



PLAN DRAWN BY: Gary Pierpoint

DATE: 5/5/16 SCALE: 1 INCH = 10 FEET

21423 Middletown Road, Exhibit C



Publication Date: 5/9/2016



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

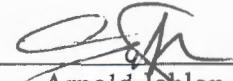


The Declaration of Understanding for the Accessory Apartment at:

21423 Middletown Road

Address of property

is approved:


Arnold Jablon, Director-PAI

5/22/16

Date