

to Gary

PAID RECEIPT

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

Nº 148562

Date:

1/30/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Obj	Sub Obj	Dept Obj	BS Acct	Amount
				Source/	Rev/					
001	800	0000		1055						100.00

Total:

100.00

Rec
From:

Mike Scherde

For:

Accessory Apt Use Permit
320 E Timonium Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

BUSINESS ACTUAL TIME DRW
1/30/2017 1/30/2017 09:13:05 2
REG W502 WALKIN JEE
>>RECEIPT # 998984 1/30/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 148562
Recpt Tot \$100.00
\$100.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

~~2017~~
GARY

ACCESSORY APARTMENT (In-law)

DECLARATION OF UNDERSTANDING

BALTIMORE COUNTY, MD

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 29th day of January 2017, by and between Carolyn M. Scheide (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI"). Recitals A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a use permit. The accessory apartment is to be located in the back left of the existing dwelling with new construction continuing out the back left of the dwelling. The property being located at 320 East Timonium Rd. Timonium MD 21093 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit or hearing plans) attached hereto and made a part hereof. The property is zoned DR1, 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 Carolyn M. Scheide, mother of Robert Scheide and his wife Linda Scheide. The other residents of the property are Robert Scheide and Linda Scheide, son and daughter in-law of Carolyn M. Scheide, who will reside in the original front, right side, and basement of the original dwelling. 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(s) 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 acknowledge, the Declarant(s) 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(s) 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 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: (Adjust this statement for the



location of the Apartment) 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(s) or subsequent purchaser. B. In the Accessory Apartment in the accessory building requires removal of the kitchen and possibly other residential elements, at the discretion of PAI. C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file. 5. 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. 6. 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.

Carolyn M. Scheide 01/29/17

Carolyn M. Scheide

State of Maryland, County of Baltimore to wit: I HEREBY CERTIFY that on this 29th day of January 2017, before the Subscriber, a Notary Public of State of Maryland, personally appeared Carolyn M. Scheide . The declarant(s) herein, who is also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is subscribed to the within instrument, and who acknowledged that he/she/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: 12/31/2017

Martha B. Bradley





The Declaration of Understanding for the Accessory Apartment at:

320 E Timonium Rd 21093

Address of property

is approved: Arnold Jablon, Director-PAI

Date

ZONING MAP# 61

SITE ZONED DR1

ELECTION DISTRICT 8

COUNCIL DISTRICT 3

LOT AREA ACREAGE 1.05

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

WATER IS PUBLIC X

SEWER IS PUBLIC X

PRIOR HEARING? NO

This Property is not located in a H.U.D. Identified General Flood Hazard Area. Flood Hazard has been determined through Believed accurate is not guaranteed.

LOT
12

(ERROREOUSLY N 0° 23' 50" W)
N 10° 23' 50" W

315.47

N 81° 35' 00" E 145.00

FOLIO: 24

783.26

513° 04' 30" W.

LOT
4.6

TO: PGT
SPRING TOWN

OT
R = 3230.00 D = 160.00
EAST T. MONIUM ROAD (70 FT. WIDE)

is plat is of benefit to a consumer only insofar as it is required
lender or a title insurance company or its agent in connection
contemplated transfer, financing or re-financing.
it plat is not to be relied upon for the establishment or location
ices, garages, buildings, or other existing or future improvements.
is also does not provide accurate identification of property

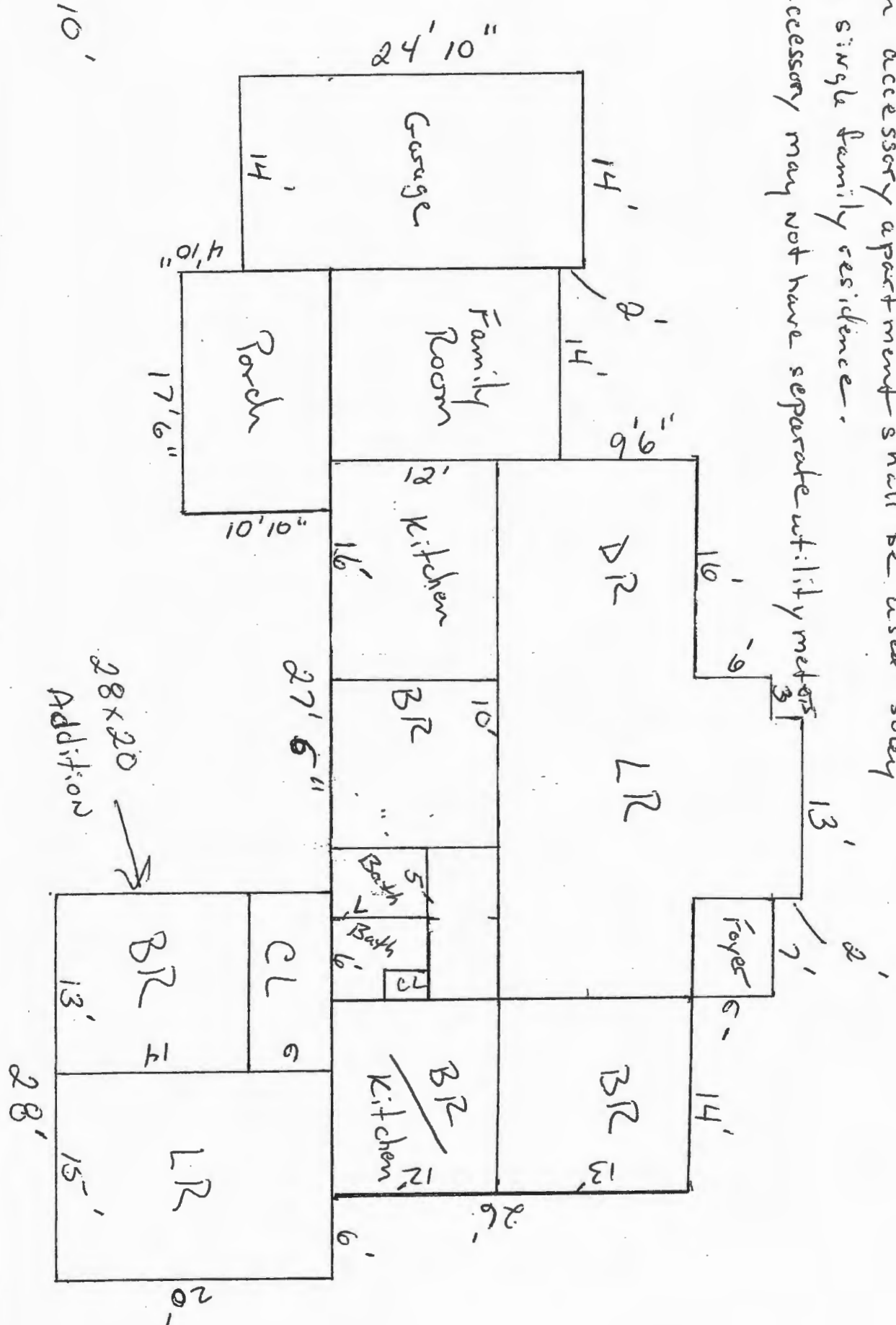
LOT 45, SECTION TWO,
HOT SPRING, PLAT. BOOK
G.L.B. NO. 19, FOLIO 24

$$1'' = 40'$$

Existing	1740sq FT	
New	560sq FT	24.3%
Total	2300sq FT	

1) Any and all improvements to be dedicated as an accessory apartment shall be used solely as a single family residence.

2) The accessory may not have separate utility meter.

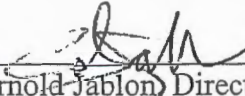




The Declaration of Understanding for the Accessory Apartment at:

320 E Timonium Rd 21093
Address of property

is approved: _____


Arnold Jablon, Director-PAI

1/30/17
Date

Clerk of the Circuit Court for
Baltimore County

County Courts Building

401 Bosley Avenue, PO BOX 6754
Towson, MD 21285-6754

(410)887-2601

LR - Declaration/Covenant Recording Fee
1x 20.00 20.00

Declarant Name: Carolyn M Scheide

LR - Surcharge

1x 40.00 40.00

SubTotal: 60.00
Total: 60.00

REV-Check-BOA
Number : 5684 60.00

01/31/2017 09:30
#7704589 /539/67

CC03-CG

JULIE L. ENSOR
Clerk of the Court

Instrument Intake Sheet

Clerk's Office, State Department of
County Finance Office Only.
-All Copies Must Be Legible)

Form is Attached.)

Age	☒ Other <u>Declaration</u>	Other
Arms Length Sale	☐ Multiple Accounts	☐ Not an Arms- Length Sale (9)
Arms Length (2)	Arms-Length (3)	

Space Reserved for Circuit Court Clerk Recording Validation

ion Amount

\$
\$
\$
\$
\$
\$
\$

Finance Office Use Only Transfer and Recordation Tax Consideration

Transfer Tax Consideration	\$
X () % =	\$
Less Exemption Amount	\$
Total Transfer Tax	\$
Recordation Tax Consideration	\$
X () per \$500 =	\$
TOTAL DUE	\$

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$	\$			
		Surcharge	\$	\$	Tax Bill:		
		State Recordation Tax	\$	\$			
		State Transfer Tax	\$	\$	C.B. Credit:		
		County Transfer Tax	\$	\$			
		Other	\$	\$	Ag. 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 08	Property Tax ID No. (1) 0803050980	Grantor Liber/Folio	Map	Parcel No.	Var. LOG ☐ (5)
		Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	Sq Ft/Acreage (4)
		Location/Address of Property Being Conveyed (2) 320 E Timonium Rd Timonium MD 21093					
		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 Sq Ft/Acreage Transferred:					
		If Partial Conveyance, List Improvements Conveyed:					
7	Transferred From	Doc. 1 - Grantor(s) Name(s) Carolyn Scheide			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)		
8	Transferred To	Doc. 1 - Grantee(s) Name(s) Carolyn Scheide			Doc. 2 - Grantee(s) Name(s)		
		New Owner's (Grantee) Mailing Address BA Co.					
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: Mike Scheide Firm Address: 3420 Widows Care Fallston MD 21047 Phone: (410) 286-7559					☐ Return to Contact Person ☐ Hold for Pickup ☐ Return Address Provided
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		☐ Yes ☐ No Will the property be conveyed be the grantee's principal residence?					