

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 17th day of April, 20 17, that Alexander Yaffe located at 13700 Devonfield Dr should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: (n) in-law apartment
per Declaration of Understanding

Permit (or Receipt) Number

Bill Jan
Director, Permits, Approvals and Inspections

Planner's Initials WJ

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 18th day of November 2016, by and between Alexander C. Yaffe (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 to construct a rear single story addition to an existing two story home. The addition will serve as a suite with private access, living, dining, bathing, and sleeping spaces. The existing home is 2760 SF and the proposed addition will be 30' high and will be approximately 750 SF.

The property being located at: 13700 Devonfield Drive Baldwin, MD 21013 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit) attached hereto and made a part hereof. The property is zoned RC 5, 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: Dorothy Yaffe, mother of Alexander Yaffe. The other residents of the property are: Alexander Yaffe (owner), Rebecca Yaffe (wife of Alexander Yaffe), and Foster Yaffe (son of Alexander and Rebecca Yaffe).

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(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 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. 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.

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.

WITNESS: Margaret M. Sheehan

Declarant: Alexander C. Yaffe
Alexander C. Yaffe

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this day 18 NOV of 2016, before the Subscriber, a Notary Public of State of Maryland, personally appeared ALEXANDER YAFFE. The declarant(s) 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 within 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: 03/27/2019

Margaret M. Sheehan

Notary Public

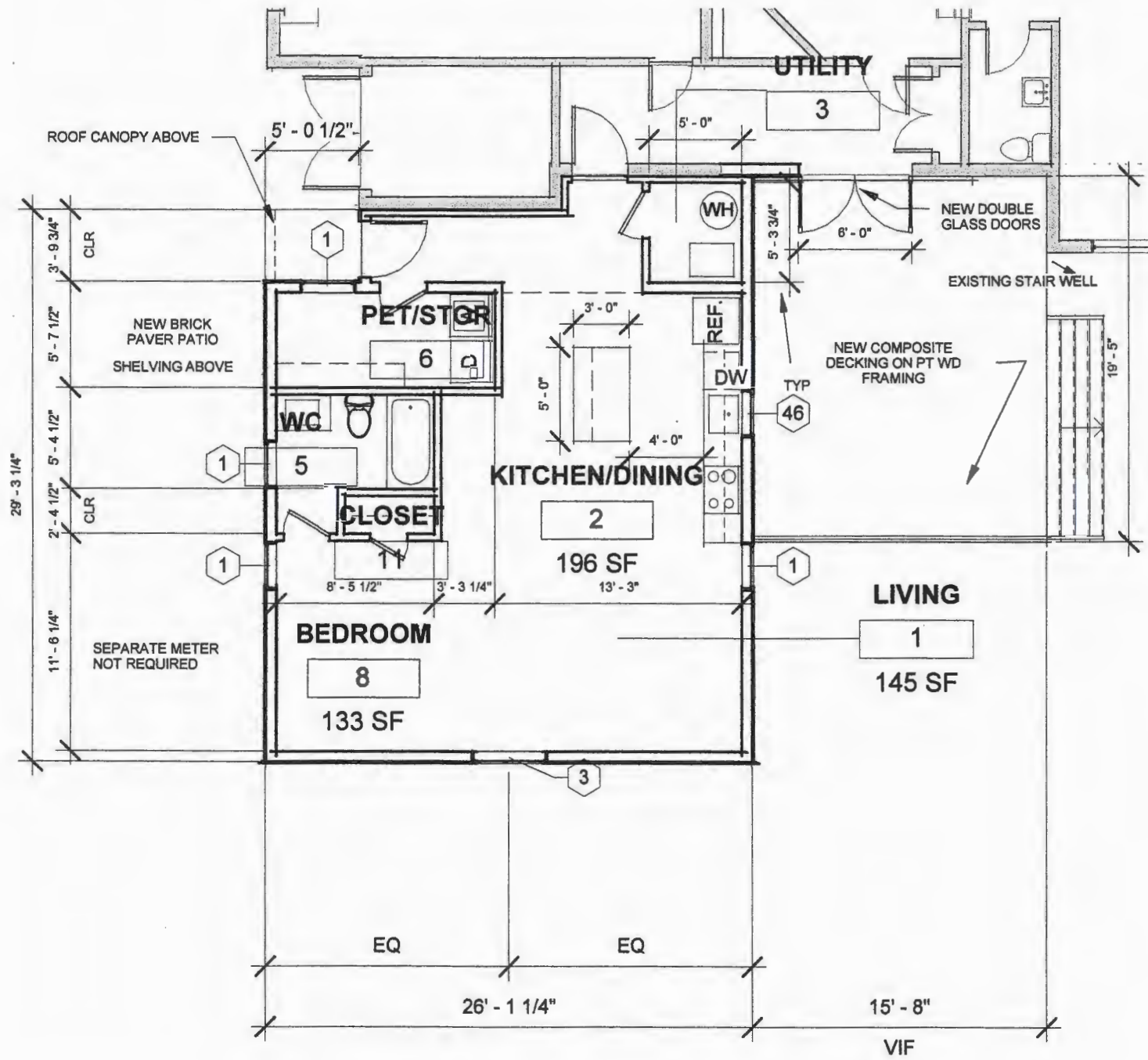


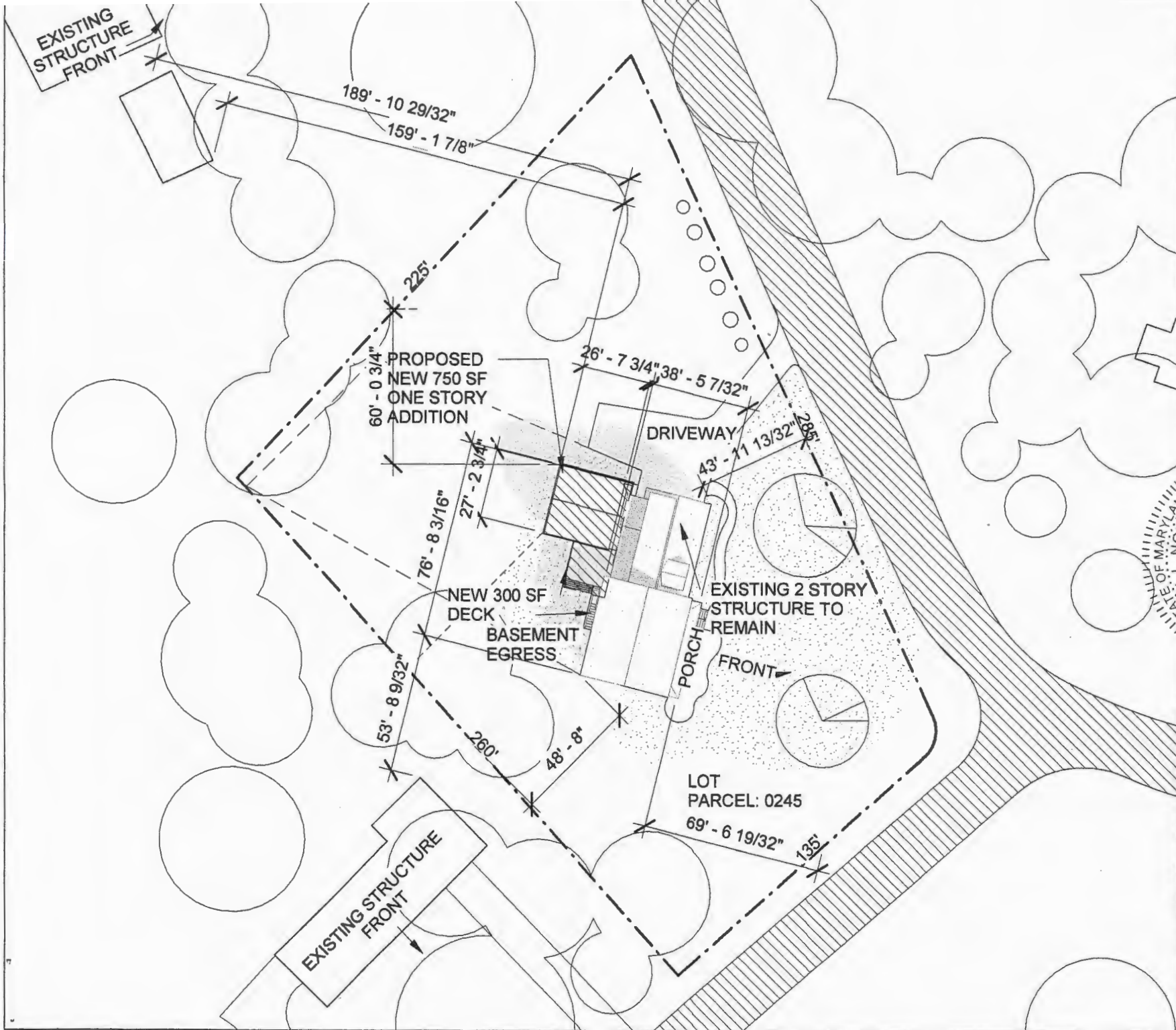
EXHIBIT A

Being known and designated as Lot No. 1, Block E, as shown on the Plat entitled "Plat of Section 1, Carroll Manor" Which Plat is recorded among the Land Records of Baltimore County in Plat Book GLB No. 20, folio 79,

The improvements thereon being known as 13700 Devonfield Drive.

Being that property, which by Special Warranty Deed dated June 18, 2009, and recorded among the Land Records of Baltimore County in Liber 28269, folio 243, was granted and conveyed by Charles O. Albertson, Jr. and Katherine M. Albertson, unto Steven L. Wilkinson and Kelly L. Wilkinson.





ALEX YAFFE 410-207-6917

SITE PLAN

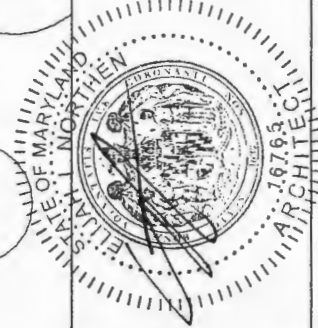
13700 DEVONFIELD DR. BALDWIN, MD

Project number 201612

Date 11.18.16

21013
A0.01

SCHEMATIC DESIGN



ARCHITECTS

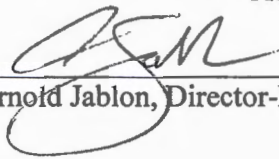




The Declaration of Understanding for the Accessory Apartment at:

13700 Devontfield Drive
Address of property

is approved: _____


Arnold Jablon, Director-PAI

3/29/17
Date

CT BAL T CN
SLEY AVE 2ND FL
ON, MD 212044420

04/...

12:54:27

CREDIT CARD
VISA SALE

Card #
Chip Card:
AID:
ATC:
TC:
SEQ #:
Batch #:
INVOICE
Approval Code:
Entry Method:
Mode:
Tax Amount:

XXXXXXXXXXXX4217
VISA CREDIT
A0000000031010
001D
677531A0C8877590
4
232
4
012161
Chip Read
Issuer
\$0.00

SALE AMOUNT

\$60.00

CUSTOMER COPY

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
Declarant Name: YAFFE 20.00
LR - Surcharge 1x 40.00

SubTotal: 60.00
Total: 60.00
CRD-Credit 60.00
Credit Card Confirmation : 012161 60.00
Other : VISA

04/12/2017 12:55
#8154275 /541/67
JULIE L. ENSOR
Clerk of the Court

CC03-LL

EXISTING
STRUCTURE
FRONT

189' - 10 29/32"

159' - 1 7/8"

225'

PROPOSED
NEW 750 SF
ONE STORY
ADDITION

60' - 0 3/4"

26' - 7 3/4"

38' - 5 7/32"

DRIVEWAY

43' - 11 13/32"

38'

76' - 8 3/16"

27' - 2 3/4"

NEW 300 SF
DECK
BASEMENT
EGRESS

EXISTING 2 STORY
STRUCTURE TO
REMAIN

PORCH
FRONT

53' - 8 9/32"

260'

48' - 8"

LOT
PARCEL: 0245

69' - 6 19/32"

135'

EXISTING STRUCTURE
FRONT

ALEX YAFFE 410-207-6917

SITE PLAN

13700 DAVENFIELD DR. BALDWIN, MD 21013

Project number

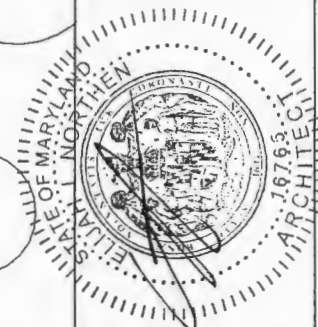
201612

Date

11.18.16

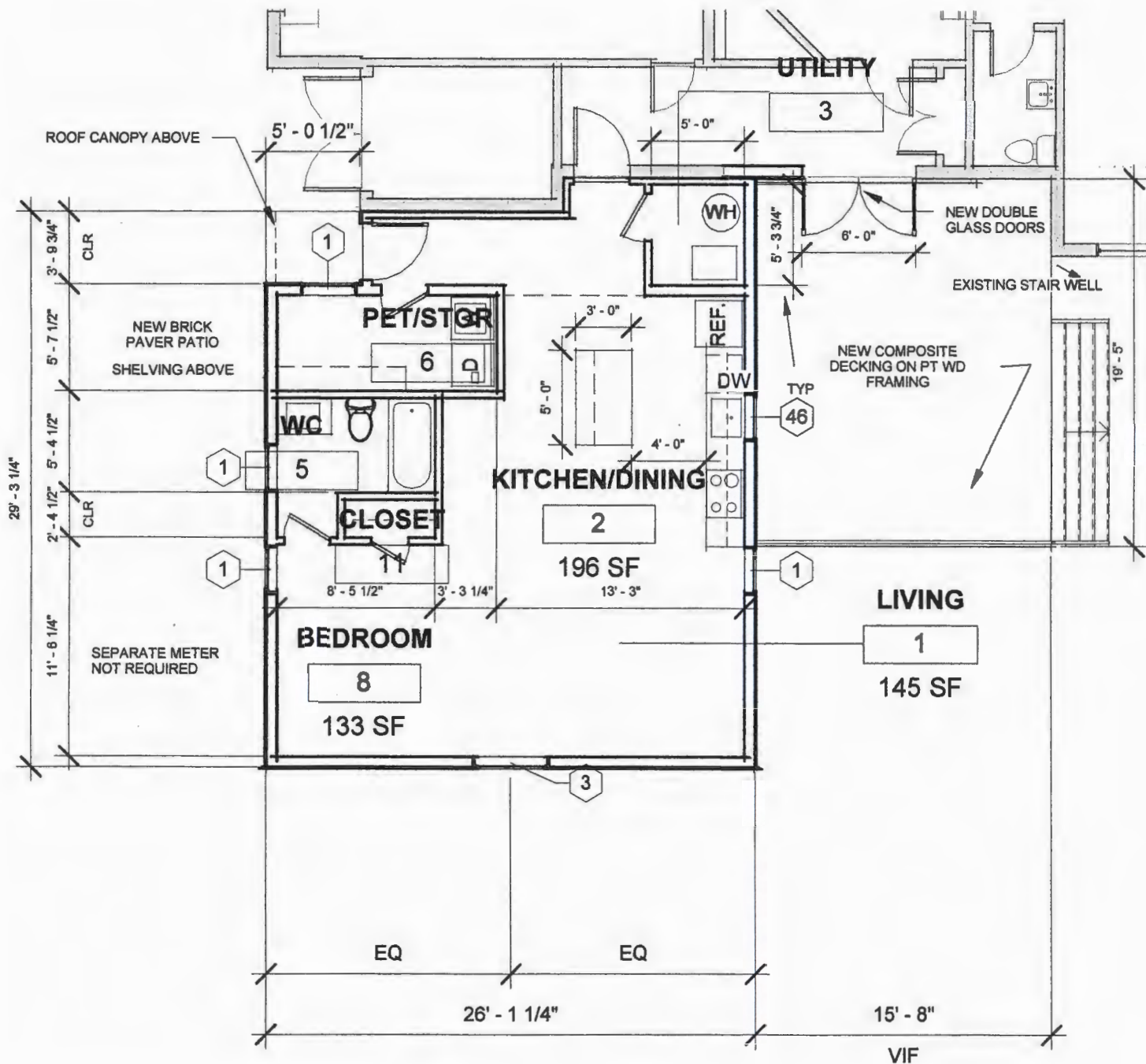
A0.01

SCHEMATIC DESIGN



ARCHITECTS





FLOOR PLAN

Project number 201612
Date 11.18.16

A0.02

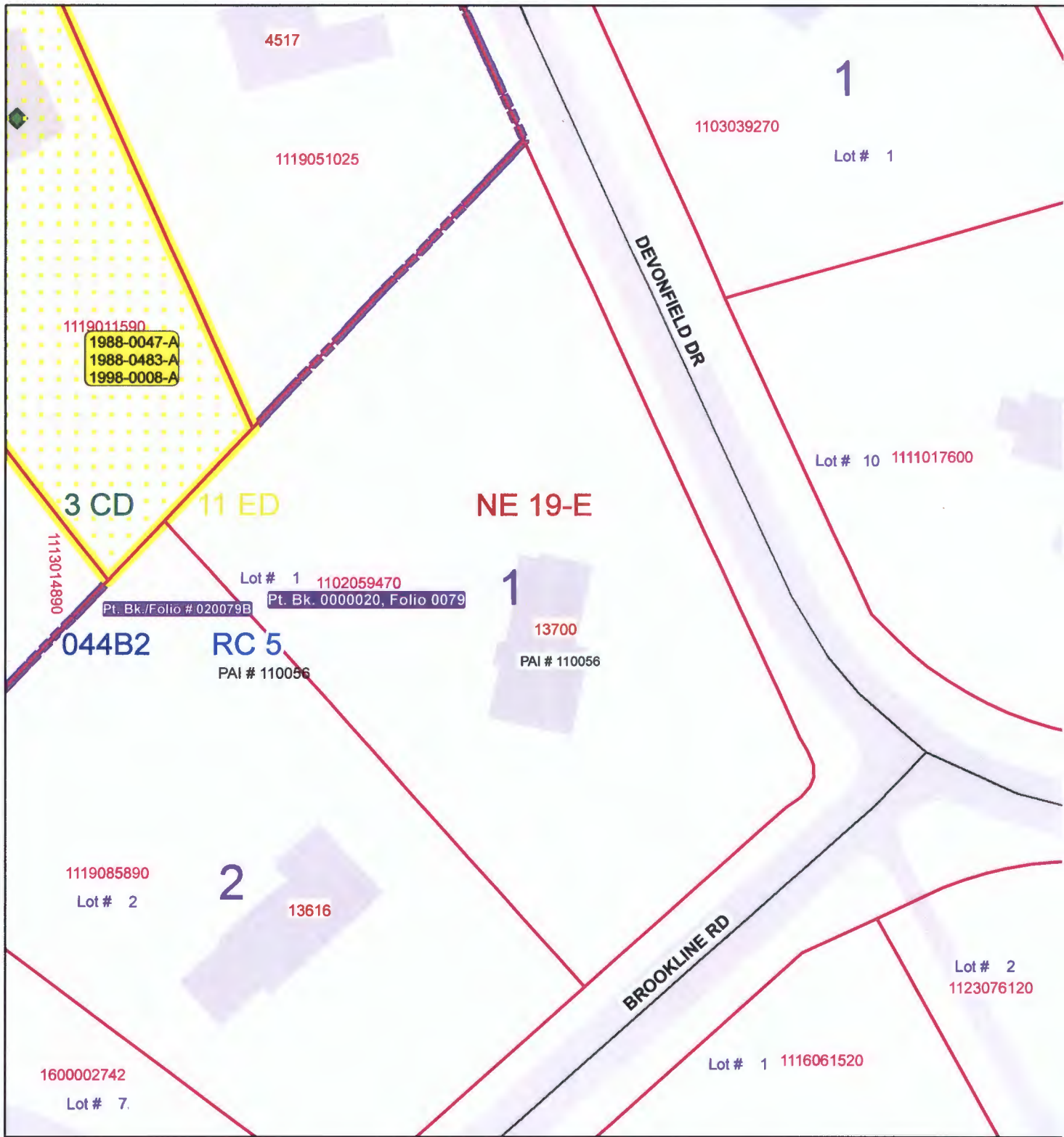
SCHEMATIC DESIGN



ARCHITECTS



13700 Devonfield Drive



Publication Date: 12/1/2016



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



A horizontal scale bar with tick marks at 0, 15, 30, 60, 90, and 120 feet. The word "Feet" is written at the right end of the bar.

1 inch = 60 feet

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

Nº 145750

Date: 12/1/16

PAID RECEIPT

BUSINESS ACTUAL TIME 00

12/01/2016 12/01/2016 10:34:33

REG WSDJ WALKIN CAR

>>RECEIPT # 706804 12/01/2016 OFL

Dept 5 S28 ZONING VERIFICATION

CR NO. 145750

Recpt Tot \$100.00

\$100.00 CR \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	306	0000		6150				\$100.00

Total: \$100.00

Rec

From:

For:

Dec of Understanding

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

State of Maryland Land Instrument Intake Sheet										
☐ Baltimore City ☒ County: <u>BALTIMORE</u>										
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)										
1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.								
		Deed Deed of Trust	Mortgage Lease	☒ Other <u>DEC</u>	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 <u>DEC</u>	Amount of Fees		Doc. 1		Doc. 2		Agent:		
		Recording Charge	\$						Tax Bill:	
		Surcharge	\$						C.B. Credit:	
		State Recordation Tax	\$						Ag. Tax/Other:	
		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		
		<u>11</u>	<u>1118052041</u>			<u>44</u>	<u>245</u>	☐ (5)		
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	Sq Ft/Acreage (4)		
				<u>1</u>	<u>E</u>	<u>1</u>	<u>0020/0079</u>	<u>1.16 AC</u>		
		Location/Address of Property Being Conveyed (2)								
		<u>13700 DEXONFIELD DR. BALDWIN, MD 21013</u>								
		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)				Doc. 2 – Grantor(s) Name(s)				
		<u>ALEXANDER YAFFE</u>								
		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)				Doc. 2 – Grantee(s) Name(s)				
		<u>DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS</u>								
		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		
		Name: <u>ALEXANDER YAFFE</u>						☐ Hold for Pickup		
		Firm						☐ Return Address Provided		
		Address: <u>13700 DEXONFIELD DR</u>								
		<u>BALDWIN, MD 21013</u> Phone: <u>(410) 207-6917</u>								
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER									
	Assessment Information	☐ Yes ☐ No	Will the property being conveyed be the grantee's principal residence?							
		☐ Yes ☐ No	Does transfer include personal property? If yes, identify:							
		☐ Yes ☐ No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).							
Assessment Use Only – Do Not Write Below This Line										
Terminal Verification			Agricultural Verification			Whole		Part		Tran. Process Verification
Transfer Number			Date Received:			Deed Reference:		Assigned Property No.:		
Year	20	20	Geo.	Map			Block			
Land			Zoning	Director of Budget and Finance			Lot			
Buildings			Use	BALTIMORE COUNTY, MARYLAND			Occ. Cd.			
Total			Town Cd.	Ex. St.			Ex. Cd.			
REMARKS:										
☒ COUNTY TRANSFER TAX										
Per _____ ART 11 TITLE 3										
☒ RECORDATION TAX										
Per _____ SUBTITLE 2, 11-3-202										
T.P. ART 12-108										
Date <u>04-12-17</u>										
Distribution: White – Clerk's Office Pink – Office of Finance Canary – SDAT Goldenrod – Preparer										
AOC-CC-300 (5/2007)										

Space Reserved for Circuit Court Clerk Recording Validation

Space Reserved for County Validation

APPLICATION FOR PERMIT
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS, APPROVALS & INSPECTIONS
TOWSON, MARYLAND 21204

Date 11/16/16
OEA KC

Permit # B
Control # MR
XRef # _____
Receipt # A
Fee 115+10=125.00
Total Paid _____
Paid By _____
Inspector _____

Property Address 13700 DEVONFIELD DR.
Suite/Space/Floor BALDWIN, MD 21013
Subdivision _____
Tax Account # 1118052041
Will this building have sprinklers? ☐ Yes ☒ No
Is this property located in a floodplain? ☐ Yes ☐ No

Historic District/Building
☐ Yes ☒ No
District / Precinct
11 01

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT, AND WILL REQUEST ALL REQUIRED INSPECTIONS.

OWNER'S INFORMATION

First & Last Name (Individual) ALEXANDER YAFFE
Corporation Name _____
Address 13700 DEVONFIELD DR
City, State, Zip BALDWIN, MD 21013
Seller KOOKS, Kevin J and Heidi D.

APPLICANT INFORMATION

Name DERRICK WETTSTEIN Phone Number 410-207-0344
Company (if applicable) GREENLEAF CONSTRUCTION
Address 1913 BLAUFELD CR
City, State, Zip LUTHERVILLE, MD 21093
Applicant Signature [Signature] E-Mail _____
Business/Tenant Name _____
Contractor GREENLEAF CONSTRUCTION MHIC # 941061 MHBR # _____
Engineer _____
PLANS: CONST 2 PLOT 5 PLAT 0 DATA 0 EL 1 PL 1 DRC # _____

TYPE OF IMPROVEMENT

1. ☐ New Bldg Construction
2. ☒ Addition
3. ☐ Alteration
4. ☐ Repair
5. ☐ Wrecking
6. ☐ Moving
7. ☐ Other _____

TYPE OF USE

- RESIDENTIAL
01. ☒ One Family
02. ☐ Two Family
03. ☐ Three and Four Family
(enter no. units) _____
04. ☐ Five or More Family
05. ☐ Swimming Pool
06. ☐ Garage
07. ☐ Other _____

NON-RESIDENTIAL

08. ☐ Amusement, Recreation, Place of Assembly
09. ☐ Church, Other Religious Building
10. ☐ Deleted
11. ☐ Industrial, Storage Building
12. ☐ Parking Garage
13. ☐ Service Station, Repair Garage
14. ☐ Hospital, Institutional, Nursing Home
15. ☐ Office, Bank, Professional
16. ☐ Public Utility
17. ☐ School, College, Other Educational
18. ☐ Deleted
19. ☐ Store ☐ Mercantile ☐ Restaurant (specify type) _____
20. ☐ Swimming Pool (specify type) _____
21. ☐ Tank, Tower
22. ☐ Transient Hotel, Motel (no. units _____)
23. ☐ Other _____

Foundation Type Basement
1. ☐ Slab 1. ☐ Full
2. ☐ Block 2. ☐ Partial
3. ☐ Concrete 3. ☐ None

Type of Construction

1. ☐ Masonry
2. ☐ Wood Frame
3. ☐ Structure Steel
4. ☐ Reinforced Concrete

Type of Heating Fuel

1. ☐ Gas 3. ☐ Electricity
2. ☐ Oil 4. ☐ Coal

Central Air: 1. ☐ 2. ☐

Type of Sewage Disposal

1. ☐ Public Sewer ☐ Exists ☐ Proposed
2. ☒ Private System ☒ Exists ☐ Proposed
☒ Septic ☒ Exists ☐ Proposed
☐ Privy ☐ Exists ☐ Proposed

Type of Water Supply

1. ☐ Public System ☐ Exists ☐ Proposed
2. ☒ Private System ☒ Exists ☐ Proposed

Estimated Cost of Materials and Labor \$ \$195,000

Proposed Use SFD w/ Addn - In law suite
Existing Use 11

Ownership: 1. ☒ Privately Owned 2. ☐ Publicly Owned 3. ☐ Sale 4. ☐ Rental

Residential Category: 1. ☒ Detached 2. ☐ Semi-Detached 3. ☐ Group 4. ☐ Townhouse 5. ☐ Mid-Rise 6. ☐ High-Rise
Efficiency # _____ 1-Bedroom # _____ 2-Bedroom # _____ 3-Bedroom # _____ Total Bedrooms _____ Total Apts/Condos _____
One Family Bedroom # 1 Bathroom # 1 Kitchen # 1 Powder Room # _____ Garbage Disposal: 1. ☒ Yes 2. ☐ No

Class 04 Liber _____ Folio _____ Map 44 Parcel 245

Building Size
Floor 1050SF
Width 41'10"
Depth 29'4"
Height _____
Stories 1 + crwl
Lot # _____

Lot Size and Setbacks
Size 980 AC
Front Street _____
Side Street _____
Front Setback NC
Side Setback 85'
Side Street Setback _____
Rear Setback 76'

Corner Lot: 1. ☒ Yes 2. ☐ No

Zoning RC 5

APPROVAL SIGNATURES

DATE

BLD INSP

BLD PLAN 120

FIRE

SEDI CTL

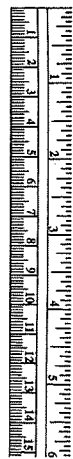
ZONING 111 Final 9/21/17 4/17/17

PUB SERV

ENVRMNT 319 OK + file 11/16/16

PLANNING

PERMITS



NOTES:
The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use, the fee simple title thereof is currently reserved to the grantor of the deed to which this plat is attached, their heirs and assigns.
Coordinates shown on this plat are assumed, and the Meridian is magnetic.
The requirements of Sections 72A, 72B and of Article 17 of the Annotated Code of Md., 1958 Edition (Title: Clerks of Court, Sub-Title: Clerks of Circuit Courts) as far as they relate to the making of this plat and setting the markers have been complied with.

Raymond Lee Morris
OWNER
THE CARROLL MANOR CO.
PRESIDENT

SECTION I
CARROLL MANOR
A DEVELOPMENT OF
THE CARROLL MANOR CO.
606 SEMINARY AVENUE
TOWSON 4, MD.
11TH ELECTION DISTRICT BALTO. CO. MD.
JULY 13, 1954

G.L.B. No. 20 Fall 79
PLAT FOR RECORD WITH
FROM
SEP 15 1954
BY *Borg & Co.*
1012

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT <i>William H. Hartman</i> 9/14/54	HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT AND LOCATION <i>Robert A. Coyle</i> 9/14/54	APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION <i>Malcolm L. Rice</i> 9/14/54	THOMPSON, GRACE & MAYS ENGINEERS Ridgely Trust Bldg. TOWSON 4, MD.
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