

FILE COPY

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 8TH day of SEPTEMBER, 2017, that DIANNA AND MARCUS LIBERTO located at 233 COLD BROOK ROAD, TIMONIUM MD should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: ACCESSORY (IN-LAW)
APARTMENT (FROM SEPTEMBER 8, 2017 THROUGH
SEPTEMBER 7, 2019).

1517134
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials AT

FILE COPY

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (herein referred to as "Declaration") is made on the 15th day of August 2017, by and between Marcus Vincent Liberto and Dianna Eva Abramowski-Liberto (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals and Inspections (hereinafter referred to as "PAI").

Recitals

- A. The Declarants who are also the owners of this property have filed an application for a use permit to:

Add an addition onto the lower level of the single family dwelling located at 233 Coldbrook Road, Lutherville-Timonium, Maryland 21093. At no time will the Accessory Apartment be used as a separate living quarter or second residential unit. The Accessory Apartment is to measure 36.25 feet by 18.25 feet for a total square footage of ~~661~~ 794 square feet, which is less than one third of the total square feet of the principal dwelling. The addition, which is to be used as the Accessory Apartment, will have a dedicated bathing and kitchen area. The Accessory Apartment shall house only the Declarant's immediate family, specifically the Mother of the Declarant, and shall not be used by any other person or for any other reason. There will not 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.

- B. The property being located at: 233 Coldbrook Road, Lutherville-Timonium, Maryland 21093 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 DR 3.5, which is the particular zone in which the property is located.
- C. PAI 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: Teresa Caravello-Abramowski, Mother to Dianna Eva Abramowski-Liberto, Mother-in-Law to Marcus Liberto, and Grandmother to Marcus Robert Liberto. The other residents of the property are: Dianna Eva Abramowski-Liberto, Marcus Vincent Liberto and Marcus Robert Liberto, of whom will reside in the primary residence of 233 Coldbrook Road.
- D. The use permit must be renewed with the PAI every two years by filing a renewal on a PAI approved form, to be dated from the month of the initial approval.

MARCUS LIBERTO 443-910-27
DIANNA " 443-299-97

- E. Once the Accessory Apartment is no longer occupied by the person 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.
- F. 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 Declarants or subsequent purchasers.
 - The Declarants upon termination of the use permit will provide written notification to PAI for the closing the Department file.
- G. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, Maryland and by the owners of all or any portion of the Property.
- H. 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.

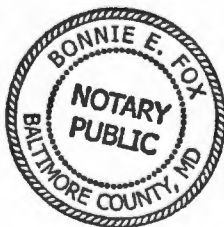
WITNESS

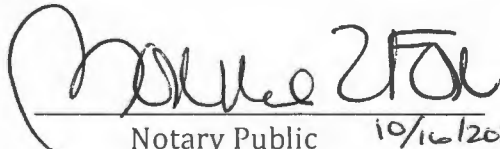
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 15th day of August of 2017, before the Subscriber, a Notary Public of the State of Maryland, personally appeared DIANNA EVA ABRAMOWSKI-LIBERTO + MARCUS VINCENT LIBERTO The Declarants herein, who are also the owners of this property, known to me to be the persons who names are subscribed to the within instrument, and who acknowledge that 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:
10/16/2020




Notary Public 10/16/2020



The Declaration of Understanding for the Accessory Apartment at:

233 COLDBROOK ROAD, TIMONIUM,
Address of property

is approved:

AJ
Arnold Jablon, Director-PAI

9/6/17

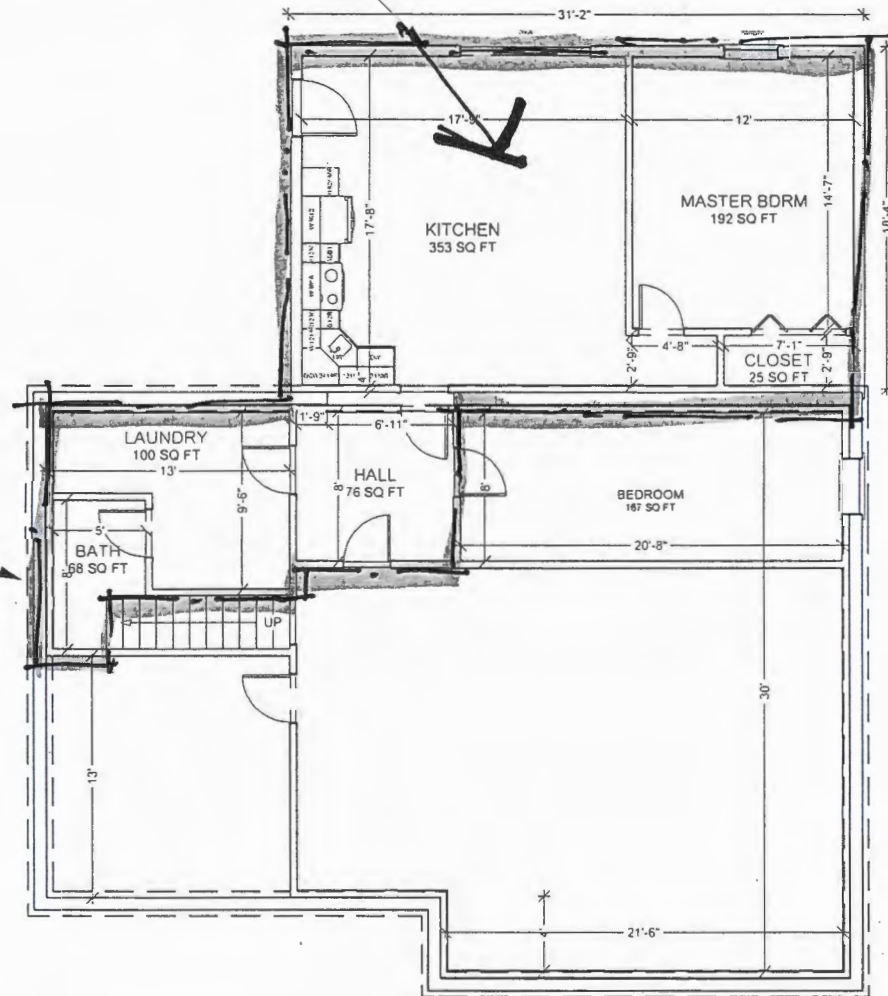
MD 21093

09/05/17
Date

NEW APARTMENT (IN-LAW)

ADDRESS = 233 COLD BROOK
ROAD, MD 21093

EXISTING



LIVING AREA
1739 SQ FT

TAX ID: 0802086930

DR 3.5
8 ED
3 CD

LOT AREA: 8330
S.F.

PLAT BOOK: 26
Folio: 14
SECTION = 2
BLOCK = B
LOT = 21

EXISTING LIVING SPACE = 2,684
PROPOSED LIVING SPACE = ~~574~~ 794
NEW SPACE PERCENTAGE OF LIVING SPACE = 29%

EXHIBIT 'A'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE

PROJECT DESCRIPTION:

Liberto Layout

DRAWINGS PROVIDED BY:

DATE:

8/10/2017

SCALE:

1"=10'

SHEET:

A-1



Coldbrook Rd

67.67

Property line

30.71

25' Min

Front Setback

25.00

Driveway

12.62

20.00

Eaves line

HOUSE

Line of wall

10.22

20.00

20' Min Building Setback

122.44

Property line

Proposed Addition

Property line

30' Min
Rear Setback

37.26

30.00

68.62

119.27

20' Min Building Setback



Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 08 Account Number - 0802086930								
Owner Information										
Owner Name:		LIBERTO MARCUS VINCENT ABRAMOWSKI-LIBERTO DIANNA				Use: Principal Residence:		RESIDENTIAL YES		
Mailing Address:		233 COLDBROOK RD TIMONIUM MD 21093-3304				Deed Reference:		/30416/ 00481		
Location & Structure Information										
Premises Address:		233 COLDBROOK RD TIMONIUM 21093-3304				Legal Description: FOUNTAIN HILL				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0061	0001	0273		0000	2	B	21	2017	Plat Ref:	0026/0014
Special Tax Areas:					Town: Ad Valorem: Tax Class:		NONE			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1959		1,276 SF		784 SF		8,330 SF		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		SIDING	2 full					
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018		
Land:			128,300	128,300						
Improvements			118,400	144,700						
Total:			246,700	273,000		255,467		264,233		
Preferential Land:			0					0		
Transfer Information										
Seller: BURKHARDT ALBERT J Type: ARMS LENGTH IMPROVED				Date: 01/24/2011 Deed1: /30416/ 00481			Price: \$233,000 Deed2:			
Seller: BURKHARDT ALBERT J Type: NON-ARMS LENGTH OTHER				Date: 05/28/1980 Deed1: /06168/ 00473			Price: \$0 Deed2:			
Seller:				Date:			Price:			
Type:				Deed1:			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018		
County:		000				0.00				
State:		000				0.00				
Municipal:		000				0.00 0.00		0.00 0.00		
Tax Exempt: Exempt Class:				Special Tax Recapture: NONE						
Homestead Application Information										
Homestead Application Status: Approved 03/27/2012										
Homeowners' Tax Credit Application Information										



Lot # 21 0808005210
1959-4566-A

Lot # 20 0816004150

Lot # 8 0811000650
Pt. Bk. 0000026, Folio 0014

Lot # 7
150
08130

Pt. Bk. 0000023, Folio 0052

COLDBROOK RD

EASTHAM RD

Pt. Bk. 0000024, Folio 0128

PAI # 088013

Pt. Bk./Folio # 026014
PAI # 088013

231

Lot # 22 0814011100

0819009820

Lot # 23B

NE 14-A

8 ED

233

Lot # 21 0802086930

235

Lot # 20 0813012126

237

Lot # 19 0826020280

3 CD

DR 3.5

061A1

Lot # 24
0808090130

PAI # 088014

PAI # 088014

Lot # 2 0802069940

232

Lot # 1
0815010200

Pt. Bk./Folio # 024128A

Lot # 3 0810095250

234

Lot # 4 0802087660
236

0806022580

Lot # 5

238

Pt. Bk./Folio # 023052

CINDER RD

DR 2

PAI # 080265 PAI # 080265

Pt. Bk./Folio # 047042

PAI # 080265 R-1975-0051

PAID RECEIPT

BUSINESS ACTION DATE
 8/30/2017 8/30/2017 11:00:20
 RECEIPT # 744642 8/30/2017
 RECEIPT VERIFICATION
 157134
 \$100.00
 \$100.00
 Baltimore County, MD

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

No 157134

Date: 8/30/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$100

Total: \$100

Rec From:

For:

233 COLDBROOK RD

DECLARATION OF UNDERSTANDING

DISTRIBUTION

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

CASHIER'S
 VALIDATION