

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 19 day of January, 2018, that Wellhan Li located at 8334 Bletzer Rd 21222 should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a/an accessory department in an accessory structure per case # 2018-0121-SPHA

160516
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials gh

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTADNING (hereinafter referred to as "Declaration") is made on this 23rd day of October 2017, by and between Wellhan Li & Guang J. Li (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 and special hearing to:

Special hearing request for an accessory apartment above the second story of the detached garage under section 400.4 of the Baltimore County Zoning Regulation with 1245 square feet in lieu of the 1200 square feet. Foot print of the structure will not change from the original Baltimore County approved plans.

The property being located at: 8334 Bletzer Rd. Dundalk, MD 21222 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (The use permit of hearing plans) attached hereto and made part hereof. The property is zoned DR5.5 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:

My father Mr. Guang J. Li, my mother Mrs. Oi H. Wong, my twin brother Mr. Wellshan Li, my younger brother Mr. Wen Y. Li, my grandfather Mr. Jing C. Li, and my grandmother Mrs. Tsang C. Yuen

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

LR -
Declaration/Covenant
Recording Fee 20.00
Declarant Name:
LI/BALTIMORE COUNTY
KEY:
LR - Surcharge 40.00
=====

SUBTOTAL:	60.00
=====	
Total:	60.00
01/19/2018 02:50	
CC03-LL	
#9717112 CC0301 -	
Application	
County/CC03.01.06 -	
Register 06	

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:

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.

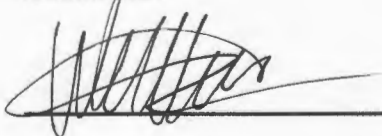
C. The Declarant(s) upon termination of the use permit will provide written notification to PAI for the closing of the Department file.

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.

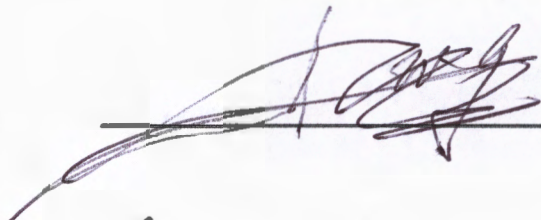
5. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violation or to recover damages.

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

WITNESS:



Wellhan Li



Guang J. Li

State of Maryland, County of Baltimore to wit:

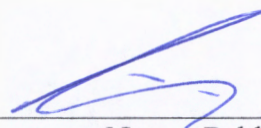
I HEREBY CERTIFY that on this 23 day of Oct 2017, before the
Subscriber, a Notary Public of State of Maryland, personally appeared

William Li

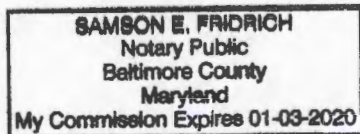
The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

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

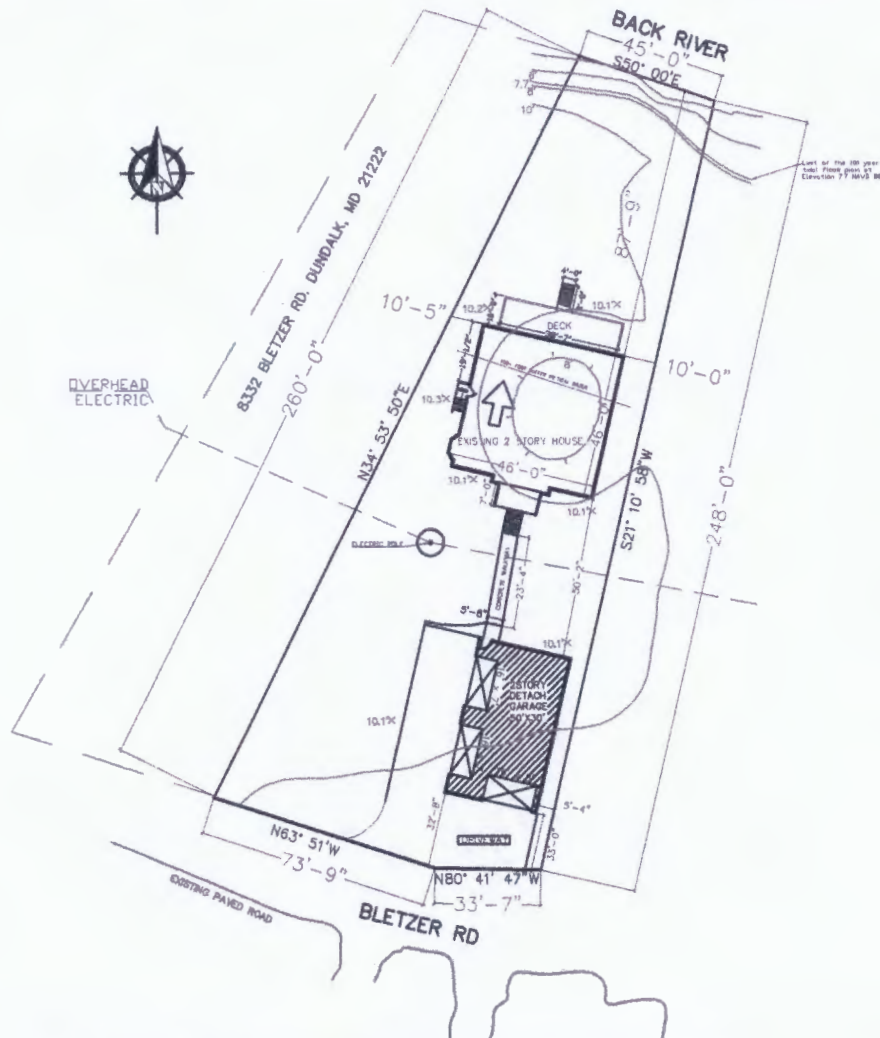
My Commission Expires:



Notary Public



ZONING HEARING PLAN FOR VARIANCE FOR SPECIAL HEARING X (MARK TYPE REQUESTED WITH X)
 ADDRESS 8334 BLETZER RD OWNER(S) NAME(S) LI'S DEVELOPMENT 8334 LLC (GUANG JING LI)
 SUBDIVISION NAME _____ LOT# _____ BLOCK# _____ SECTION# N/A
 PLAT BOOK# _____ FOLIO# 154 10 DIGIT TAX# 1519002070 DEED REF# 33377/00154



PLAN DRAWN BY WELHAN LI DATE 10/22/2017 SCALE: 1"= 40 FEET

SITE VICINITY MAP



ZONING MAP # 000
 SITE ZONED DR5.5(10481)
 ELECTION DISTRICT 15TH
 COUNCIL DISTRICT 7TH
 LOT AREA ACREAGE 0.443
 OR SQUARE FEET 19,304
 HISTORIC ? NO
 IN CBCA ? YES
 IN FLOOD PLAIN ? NO
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC X PRIVATE _____
 SEWER IS:
 PUBLIC X PRIVATE _____
 PRIOR HEARING ? YES
 IF SO GIVE CASE NUMBER AND
 ORDER RESULT BELOW:
05-644-A
VARIANCE GRANTED FOR 2
STORY DETACHED GARAGE
 VIOLATION CASE INFO:
CB1700397

AS BUILT CONDITION/SIZE OF
 ACCESSORY STRUCTURE

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

PROJECT ADDRESS

8334 BLETZER RD
 DUNDALK, MD 21222

SQUARE FOOTAGE

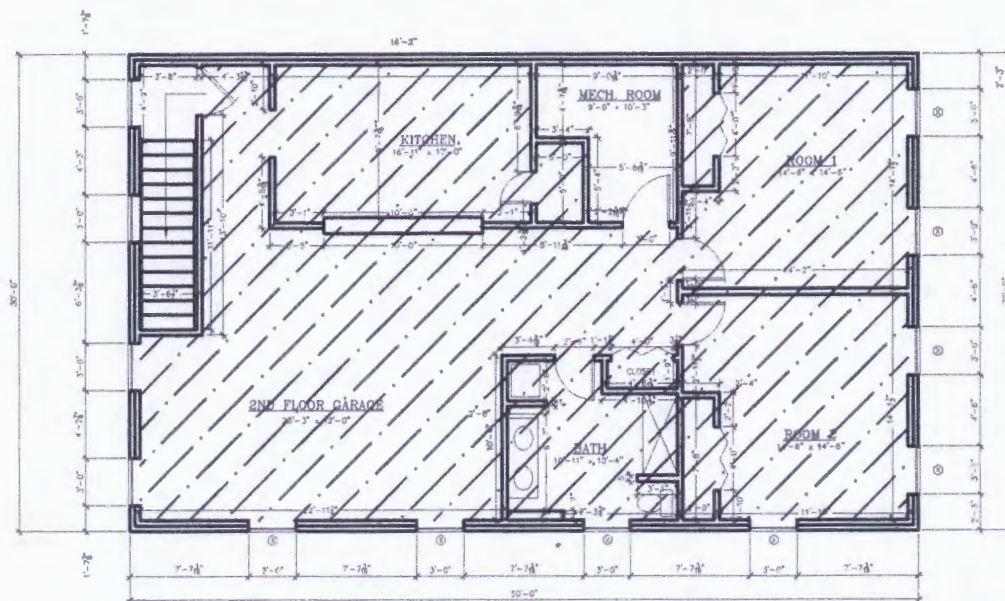
JOB NUMBER

DATE

10/23/17

DRAWN

SHEET



▨ LIVING AREA: 1245 SQ-FT

SECOND FLOOR GARAGE
SCALE: 1" = 10'

NOTES:

1. NO SEPARATE UTILITY METERS FOR ACCESSORY APARTMENT.
2. SECTION 400.4 BCZR COMPLIANCE FOR EXISTING ACCESSORY APARTMENT AND CONFORMS WITH SECTION 502.1
3. OCCUPANTS / FAMILY RELATIONSHIP:
 - WELSHAN LI / SELF
 - GUANG J. LI / FATHER
 - OI H. WONG / MOTHER
 - WELSHAN LI / TWIN BROTHER
 - WEN Y. LI / YOUNGER BROTHER
 - JING C. LI / GRANDFATHER
 - TSANG C. YUEN / GRANDMOTHER
4. ACCESSORY APARTMENT AS DEFINED IN THE PASSING OF BILL 49-11 IN SECTION 400.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

REVISIONS

DECLARATION OF UNDERSTANDING

EXHIBIT B

PROJECT ADDRESS

6334 BLETZER RD
DUNDALK, MD 21222

SQUARE FOOTAGE

JOB NUMBER

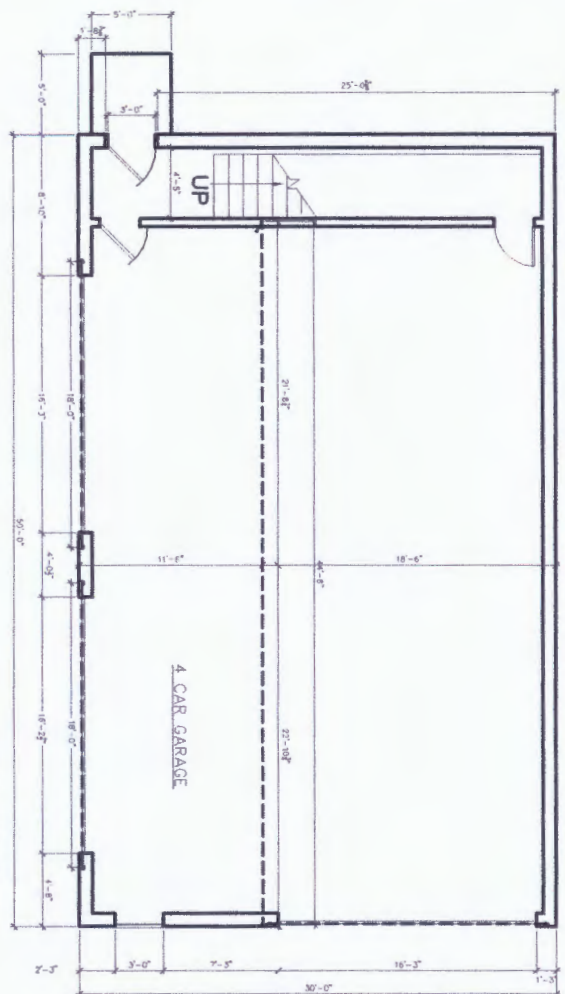
DATE

10/23/17

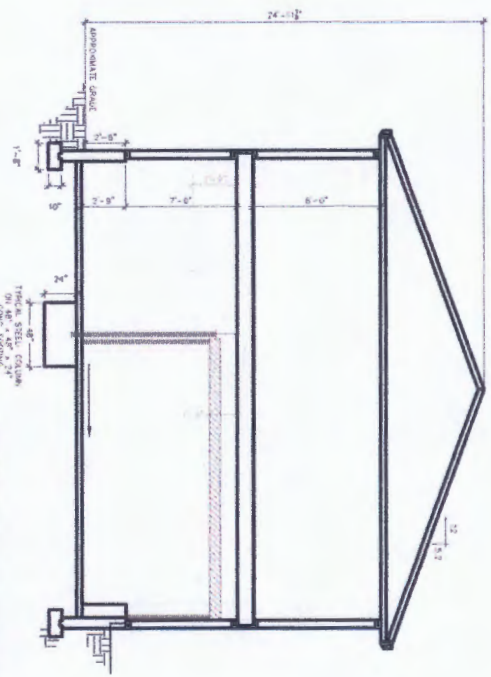
DRAWN

SHEET

GARAGE FLOOR PLAN
SCALE: 1" = 10'



GARAGE CROSS SECTION ELEVATION
SCALE: 1" = 10'



REVISIONS	
DECLARATION OF UNDERSTANDING	
EXHIBIT B	
PROJECT ADDRESS	
SQA, DESIGN AND PERMITS, AND OTHER	
SQUARE FOOTAGE	
JOB NUMBER	DATE
DRAWN	SHEET

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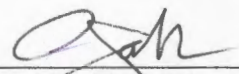


The Declaration of Understanding for the Accessory Apartment at:

8334 BLTZER RD DUNDALK MD 21222

Address of property

is approved: _____


Arnold Jablon, Director-PAI

1/12/18

Date

EXHIBIT A

ZONING PROPERTY DESCRIPTION FOR 8334 BLETZER ROAD DUNDALK, MARYLAND 21222

Beginning at a point on the northeast side of Bletzer Road which is 40 feet wide at a distance of 1056 feet west of the centerline of the nearest improved intersecting road Glenhurst Road which is 40 feet wide.

Thence the following courses and distances: N. 21 11' 00" E. 248', N. 63 38' 00" W. 45', S. 34 53' 00" W. 260', S. 63 51' 00" E. 73.76', and S. 80 40' 00" E. 33.63', back to the point of beginning as recorded in Deed Liber JLE No. 1033377, Folio 154, containing total of 19,304 square feet or 0.443 acres of lot. Located in the 15th Election District and 7th Council District.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMORE
 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)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(Check Box if addendum Intake Form is Attached.)					
	☐ Deed ☐ Deed of Trust ☐ Mortgage ☐ Lease ☒ Other _____ ☐ 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 <u>Declaration of Understanding</u> 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 () % =	\$	<u>EXEMPT</u>		
Balance of Existing Mortgage		\$	Less Exemption Amount	\$			
Other:		\$	Total Transfer Tax	\$			
Other:		\$	Recordation Tax Consideration	\$	<u>EXEMPT</u>		
		Full Cash Value:	\$	X () per \$500 =	\$		
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. LO
<u>15</u>		<u>1519002070</u>					
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage	
<u>BACK RIVER</u>							
Location/Address of Property Being Conveyed (2)							
<u>8334 BLETZER Road Dundalk MD 21222</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 SqFt/Acreage Transferred:					
If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)		
		<u>W Ehlhrein Li + Guany Jhi</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>PAI</u>					
		<u>Department of Permits</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:					☐ Hold for Pickup
		Firm					☐ Return Address Provided
		Address:					
		Phone: ()					
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						