

USE PERMIT



IT IS ORDERED by the Director of the Department of Permits, Approvals and

Inspections of Baltimore County, this 24TH day of AUGUST, 2018,

that LIYA GRAY located at
(Individual or business name)

117 COMMODORE DRIVE, 21221 should be and the
(Street address)

same is hereby granted permission to operate an IN-LAW APARTMENT

173041
Permit (or Receipt) Number

[Signature]
Director, Permits, Approvals and Inspections

Planner's Initials: JS

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 16 day of August 2018, by and between Liya Eneida Gray (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:

finish the current empty basement into a
Mother-In-law Suite complete with a bedroom,
bathroom, kitchen, living area.

The property being located at: 117 Commodore Drive, Essex, MD 21221

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 DR 3.5, 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:

Simegn Hailu Tessema, ^{mother to Liya Gray} The other residents of the property are:

Derek Gray, Brenda Gray, Michael Gray, Lucas Gray, Liya Gray

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 shall only be used as a single-family residence, unless otherwise approved by and at the discretion of PIA.

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

WITNESS: Saron Abera Eden Abera
Saron Abera Eden Abera

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this August 17, day of 2018, before the Subscriber, a Notary Public of State of Maryland, personally appeared LIYA ENGEDA GRAY

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.

Bikas Gautam
My Commission Expires: October 25, 2020 Bikas
Notary Public

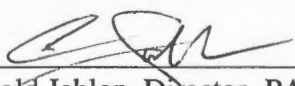




The Declaration of Understanding for the Accessory Apartment at:

117 Commodore Dr, Essex 21221
Address of property

is approved:


Arnold Jablon, Director- PAI

8/22/18
Date

MARYLAND COORDINATE SYSTEM
NAD83(1991)



NOTES

FLOOD

L1YA 443-823-9544

LIYAGEGRAT@gmail.com

SURVEYOR'S CERTIFICATE

I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements only and the improvements are located as shown. Exact property corners have not been established or set.

Anthony J. Vitti 3/22/04
Anthony J. Vitti Professional Land Surveyor Date
Maryland Reallocation No. 10951

REV: FINAL IMPROVEMENTS - MARCH 18, 2004

LOCATION DRAWING
LOT 48
PHASE TWO, PLAT ONE
WATERVIEW
S.M. 75 FOLIO 55

15th Election District

Baltimore County, Maryland

DMW

Daft · McCune · Walker, Inc.

**A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals**

200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

Scale: 1" = 30'

Date: FEBRUARY 02 2004

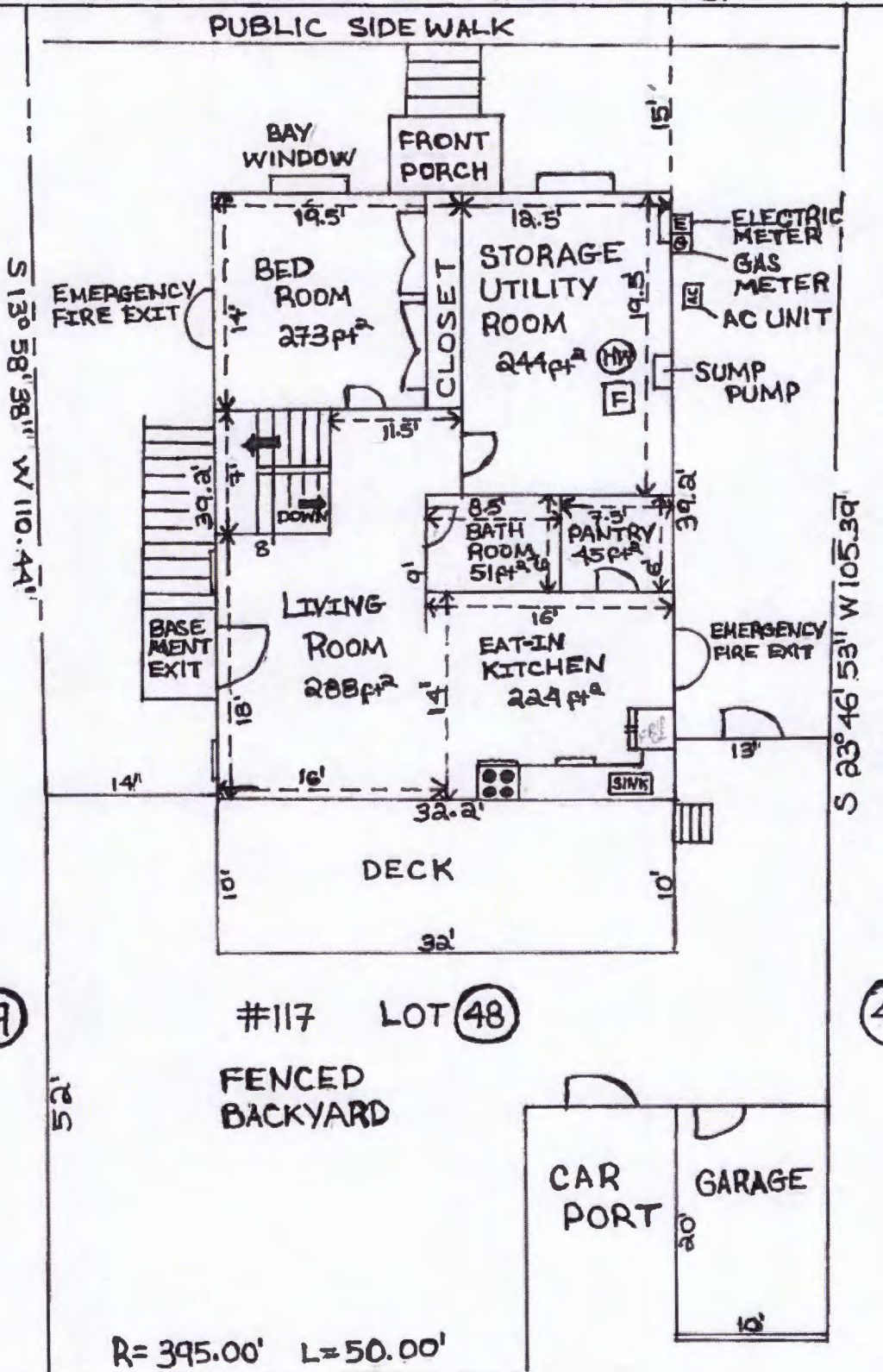
Drawn by: mea Checked by: TV File: Lot48final.dgn Job No.: 99099.51

FLOOR PLAN

COMMODORE DRIVE

R=360.00' L=37.42'

N 66°13'07" W 31.13'



ADDRESS:

117 COMMODORE DRIVE

OWNERS NAMES:

LIYA ENGEDA GRAY &

SIMEGN HAILU TESSEMA

SUBDIVISION NAME:

WATERVIEW

LOT 48, PLAT PHASE 2, PLAT 1

PLAT BOOK: S.M. 75 FOLIO 55

10 DIGIT TAX# 24-00-002323

DEED REF# /19926/ 00433

ZONING MAP# 0090

SITE ZONED: DR 3.5

ELECTION DISTRICT: 15

COUNCIL DISTRICT: 7

LOT AREA SQUARE FEET: 6359

HISTORIC? NO

IN CBCA? NO

IN FLOOD PLAIN? NO

WATER IS PUBLIC

SEWER IS PUBLIC

PRIOR HEARING? NO

DRAWN BY: LIYA GRAY

DATE: AUGUST 8, 2018

SCALE: 1 INCH = 10 FEET

Clerk of the ~~Circuit~~ Court for
Baltimore County

County Courts Building

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

(410)887-2601

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LR - Declaration/Covenant Recording Fee			
	1x	20.00	20.00

Declarant Name: gray

LR - Surcharge

	1x	40.00	40.00
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SubTotal:			60.00
Total:			60.00

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CRD-Credit			60.00
Credit Card Confirmation : 162942			
Other : visa			

08/31/2018 10:25
#10913026/539/67

CC03-CG

JULIE L. ENSOR
Clerk of the Court

CUSTOMER COPY

117 Commodore Drive



Publication Date: 8/17/2018



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



0 5 10 20 30 40 Feet

1 inch = 20 feet