

✓SS
Patricia Dixon
9003 Dogwood Rd.
Windsor Mill, MD 21244

Baltimore County
Department of Permits, Approvals, and Inspections
111 W. Chesapeake Ave.
Towson, MD 21204

To whom it may concern:

Please find enclosed a Declaration of Understanding application for my primary residence at 9003 Dogwood Rd., Windsor Mill, MD 21244.

The purpose of this application is for my aging parents to live with me for the duration of their life as a result of COVID and other life circumstances with accessible amenities to them on a single floor. The accessory unit is existing and within the existing footprint of the house on the basement level.

The guidance I received during a phone consultation with the Zoning Review office was to wait to pay the \$100 fee online once my application has been reviewed. I am prepared to do so as soon as I am authorized to submit.

Thank you for your time and consideration. I can be reached at the contact information below for additional questions.

Very respectfully,



Patricia Dixon
443.822.6098
dixie_35@hotmail.com

DECLARATION OF UNDERSTANDING

THIS DECLARATION OF UNDERSTANDING (hereinafter referred to as “Declaration”) is made on this 14 day of December 2020, by and between Patricia Dixon (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 also the owner of this property has filed an application for a use permit to: Occupy an existing separate living area for my parents within the existing footprint of the basement of my single-family dwelling, including separate kitchen, on the same/primary utility meter, well, septic, etc.

The property being located at: 9003 Dogwood Rd, Windsor Mill, MD 21244 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-2, 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: William and Margie Dixon (parents). The other resident of the property is: Patricia Dixon (owner). 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:

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

Patricia Dixon – 9003 Dogwood Rd, Windsor Mill, MD 21244

subsequent purchaser, unless subsequent purchaser has a valid need authorized by Bill 49-2011 and files a new use permit request.

B. If the Declarant has a need to terminate the use permit due to family members' departure, the Declarant 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:

Patricia Dixon
Patricia Dixon (owner)

PAI representative

PAI representative

BB 12/22/20

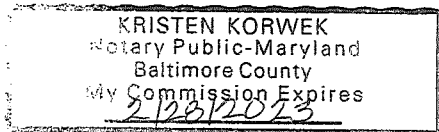
State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 14 day of December 2020, before the Subscriber, a Notary Public of State of Maryland, Kristi Korwek, personally appeared Patricia Dixon.

The declarant herein, who is also the owner of this property, known to me to be the person whose name is subscribed to the within instrument, and who acknowledged that she executed for the foregoing instrument for the purposes therein contained.

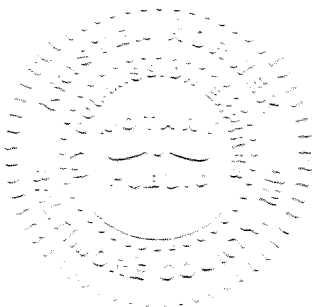
IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal.

My commission expires: 2/28/2023



Kristen Korwek
Notary Public

Kristen Korwek
Printed Name



Jason Seidelman

From: Beth Dixon <dixie_35@hotmail.com>
Sent: Wednesday, December 23, 2020 10:11 AM
To: Jason Seidelman
Subject: Fw: Baltimore County Payment - Patricia Dixon

CAUTION: This message from dixie_35@hotmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

From: noreply@baltimorecountymd.gov <noreply@baltimorecountymd.gov>
Sent: Tuesday, December 22, 2020 6:35 PM
To: dixie_35@hotmail.com <dixie_35@hotmail.com>
Subject: Baltimore County Payment

Thank you for submitting your Permit/License payment online. Your Transaction Number is PMT-20-17925.

Type: Zoning Review Fee

Reference: 202317

Payment Amt: 100.00

Please save this email for your reference. This is a system generated email. DO NOT REPLY



Practice social distancing and
wear a mask in public places.

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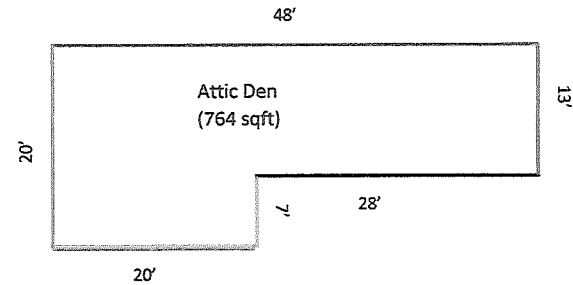
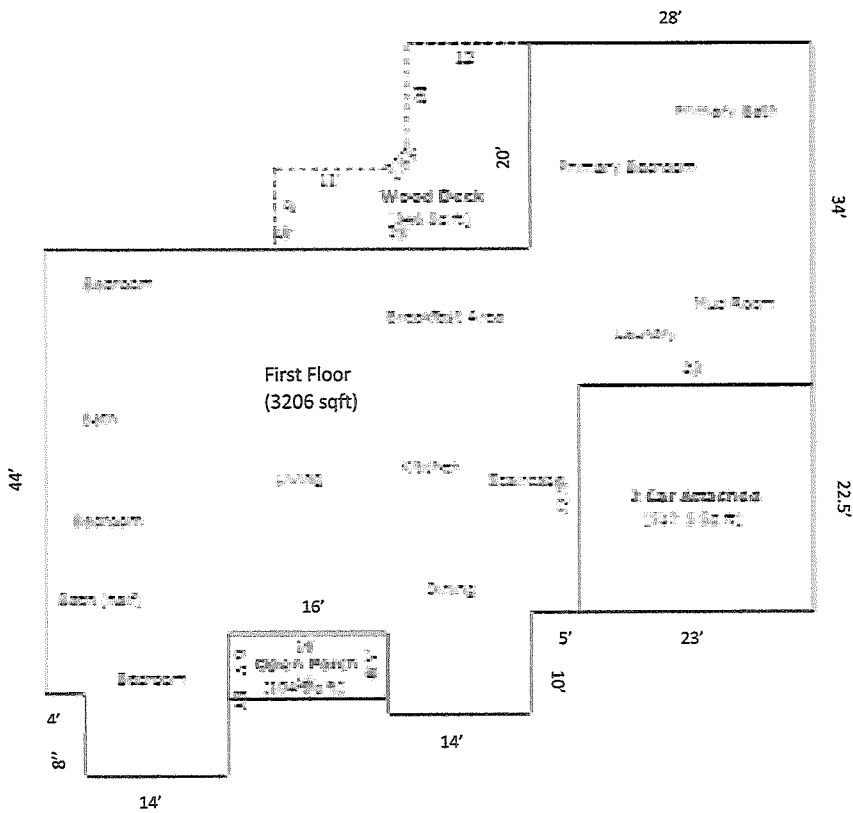
EXHIBIT A – The Property

BEGINNING FOR THE SAME AT A PIPE SET AT THE POINT OF BEGINNING OF LAND DESCRIBED IN A DEED DATED NOVEMBER 13, 1959 AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 3626 FOLIO 624 FROM ANNA M. GOOD TO GEORGE W. MITCHELL ET UX, SAID PIPE ALSO BEING AT THE BEGINNING OF THE 2ND LINE OF LAND DESCRIBED IN A DEED DATED SEPTEMBER 14, 1967 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4807 FOLIO 290 FROM NATHANIEL J. MECHANIZE ET UX TO CARL W. HAWK ET UX, RUNNING THENCE BINDING ON THE 1ST THROUGH 7TH LINES OF LAND DESCRIBED IN ABOVE MENTIONED DEED FROM GOOD TO MITCHELL AND ALSO BINDING ON THE 2ND AND 3RD LINES OF LAND DESCRIBED IN ABOVE MENTIONED DEED FROM MEEKINS TO HAWK AS NOW SURVEYED AND REFERRING ALL COURSES TO THE BALTIMORE COUNTY METROPOLITAN DISTRICT GRID MERIDIAN (1) S 70°27'18" E 153.02 FT. TO A PIPE SET (2) N 19°32'42" E 220.50 FT. TO A PIPE FOUND, (3) N 19°32'42" E 20.00 FT. TO THE CENTER OF DOGWOOD ROAD, RUNNING THENCE BINDING ON THE CENTERLINE OF SAID ROAD FOR THE FOLLOWING THREE COURSES AND DISTANCES, (4) S 68°29'18" E 27.60 FT. (5) S 64°05'41" E 38.29 FT., (6) S 56°59'08" E 23.50 FT. TO A POINT AT THE PLACE OF BEGINNING OF LAND FIRSTLY DESCRIBED IN A DEED DATED JULY 19, 1956 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 5658, FOLIO 84 FROM ROBERT M. CALDWELL ET UX TO DAVID R. TIGNOR ET UX RUNNING THENCE LEAVING SAID ROAD AND BINDING ON THE 1ST LINE OF LAND DESCRIBED IN JUST MENTIONED DEED (7) S 19°03'53" W 100.00 FT. TO A PIPE FOUND AND PASSING OVER A PIPE FOUND 20.28 FT. FROM THE BEGINNING OF THIS LINE, SAID PIPE FOUND AT THE END OF THE S 19°03'53" W 100.00 FT. ALSO BEING AT THE PLACE OF BEGINNING OF LAND SECONDLY DESCRIBED IN ABOVE MENTIONED DEED FROM CALDWELL TO TIGNOR, RUNNING THENCE BINDING REVERSELY ON THE 3RD AND 2ND LINES OF LAND SECONDLY DESCRIBED IN JUST MENTIONED DEED (8) S 19°03'53" W 281.20 FT. TO A PIPE SET, (9) S 86°56'08" E 77.51 FT. TO A POINT AT THE BEGINNING OF THE 3RD LINE OF LAND FIRSTLY DESCRIBED IN JUST MENTIONED DEED, SAID POINT ALSO BEING AT THE BEGINNING OF THE 9TH LINE OF LAND DESCRIBED IN ABOVE MENTIONED DEED FROM GOOD TO MITCHELL, RUNNING THENCE BINDING ON THE 3RD LINE OF LAND FIRSTLY DESCRIBED IN ABOVE MENTIONED DEED FROM CALDWELL TO TIGNOR AND ALSO BINDING ON THE 9TH THROUGH 13TH LINES OF LAND DESCRIBED IN AFOREMENTIONED DEED FROM GOOD TO MITCHELL, (10) S 86°56'08" E 137.17 FT. TO A "PK" NAIL SET IN WRIGHTS MILL ROAD AND PASSING OVER A PIPE SET 30.00 FT. FROM THE END OF THIS LINE, RUNNING THENCE IN AND ALONG SAID WRIGHTS MILL ROAD, THE FOLLOWING EIGHT COURSES AND DISTANCES. (11) S 34°42'40" W 122.13 FT. TO A "PK" NAIL SET, (12) S 07°48'45" W 145.00 FT. TO A "PK" NAIL SET (13) S 35°28'45" W 200.00 FT. TO A "PK" NAIL SET (14) S 41°55'45" W 184.24 FT. TO A RAILROAD SPIKE FOUND AT THE END OF THE 6TH LINE OF LAND DESCRIBED IN A DEED DATED NOVEMBER 9, 1978, AND RECORDED AMONG THE LAND RECORDS IN LIBER 5996, FOLIO 70, FROM MARIE J. MITCHELL, ET AL, TO JAMES F. JETT ET UX, RUNNING THENCE BINDING REVERSELY ON THE 6TH, 5TH, 4TH AND 3RD LINES OF LAND DESCRIBED IN JUST MENTIONED DEED FOR THE FOLLOWING FOUR COURSES AND DISTANCES (15) S 40°15'45" W 224.88 FT. TO A RAILROAD SPIKE FOUND, (16) S 26°06'42" W 224.88 FT. TO A RAILROAD SPIKE FOUND. (17) S 20°01'09" W 107.06 TO A RAILROAD SPIKE FOUND, (18) S 11°53'15" W 110.10 FT. TO A RAILROAD SPIKE FOUND ON THE 15TH LINE OF LAND DESCRIBED IN AFOREMENTIONED DEED FROM GOOD TO MITCHELL, RUNNING THENCE LEAVING SAID WRIGHTS MILL ROAD AND BINDING ON THE REMAINDER OF THE 15TH LINE AND ALSO BINDING ON THE 16TH AND 17TH LINES OF LAND DESCRIBED IN JUST MENTIONED DEED. (19) N 41°16'04" W 30.43 FT. TO A PIPE SET (20) N 35°51'34" W 217.80 FT. TO A PIPE SET, (21) N 19°32'42" E 1,152/34 FT TO PLACE OF BEGINNING. CONTAINING 8.99636 ACRES OF LAND, MORE OR LESS.

Parcel ID No.: 02-13-550451 - The improvements being known as 9003 Dogwood Road.

BEING THE SAME Property Conveyed by Substitute Trustee's Deed from Robert E Frazier, Substitute Trustee to Deutsche Bank National Trust Company, as Trustee for IndyMac INDX Mortgage Loan Trust 2005-AR14, Mortgage Pass-Through Certificates, Series 2005-AR14, and recorded May 10, 2016, in (book) 37489 and (page) 87, Baltimore County, Maryland as granted and conveyed unto Patricia Dixon, the Grantor herein.

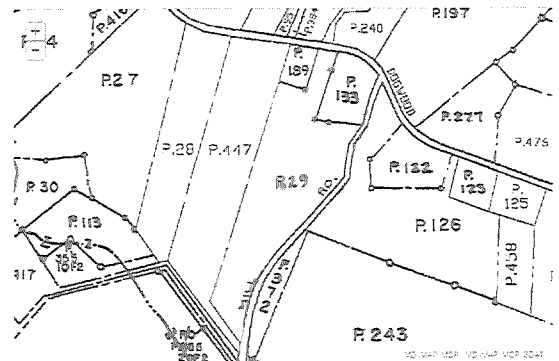
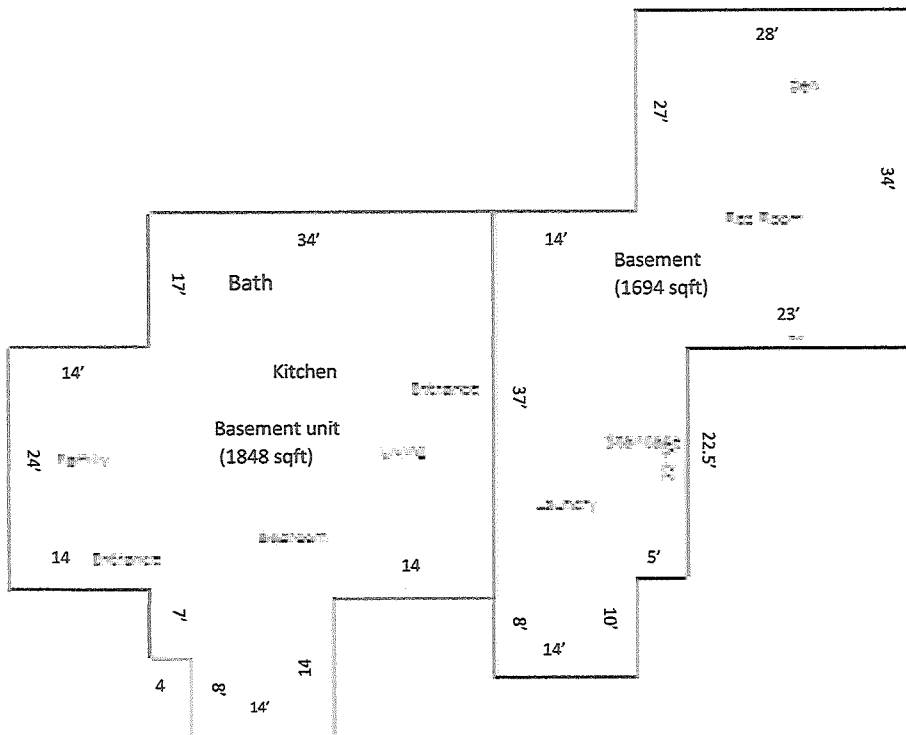
Dixon – 9003 Dogwood Rd, Windsor Mill, MD 21244 – Declaration of Understanding – Exhibit B



Council District	7th
Lot Acreage	8.99
Historic?	No
CBCA?	No
Flood plain?	No
Water	Private
Sewer	Private

Compliance with 49-2011:

- Basement unit 1848sqft. Less than 1/3 overall and less than 2,000sqft.
- All utilities on primary/existing meter, no separate meter.
- Unit is existing, within existing SFH footprint, and for owner's aging parents, no rent/income being collected.


$$1'' = 20'$$



Flood Hazard Areas (DFIRM)

Tax Parcel - Street Number

Tax Account ID

Martin_St_Airport_Restriction

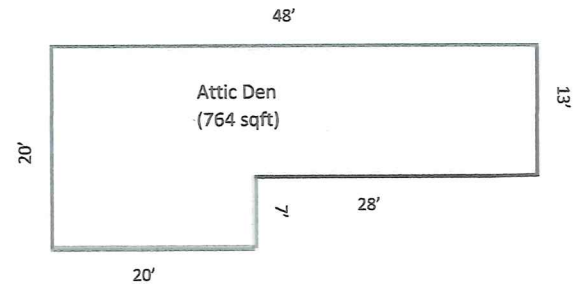
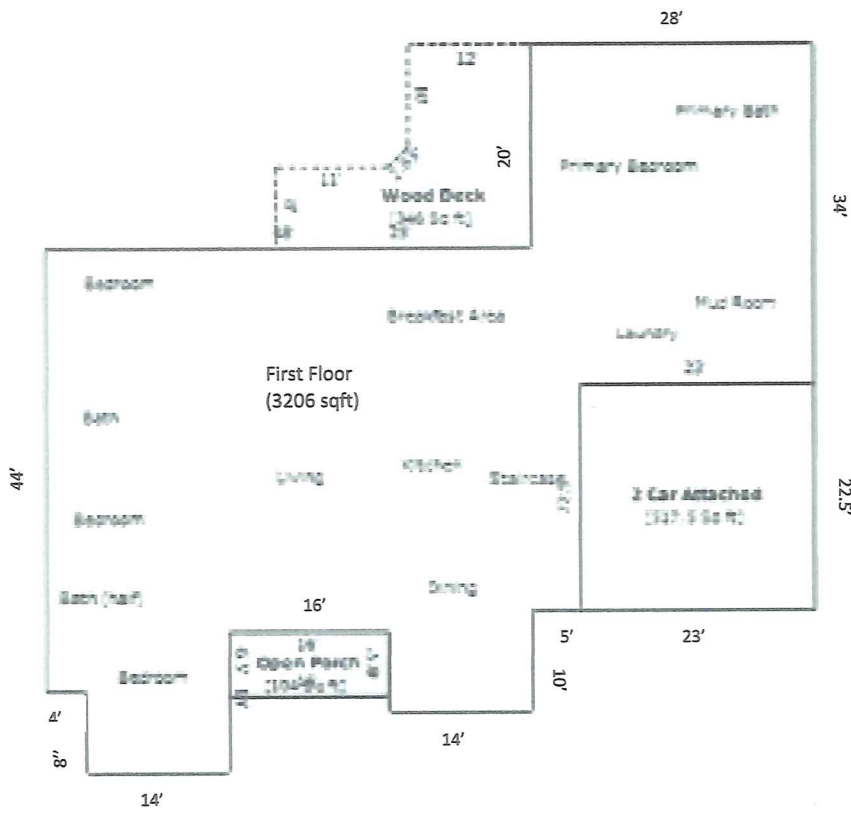
BC-GIS, Sources: Esri, HERE, Garmin, Intermap, NAVTEQ, Swisstopo, ToGo, United Technologies, Unisys, VLS, VRV, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, ToGo, United Technologies, Unisys, VLS, VRV, (c) OpenStreetMap contributors, and the GIS User Community

BC-GIS | Baltimore County Government, MNCPPC, VITA, Esti, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

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December 9, 2020

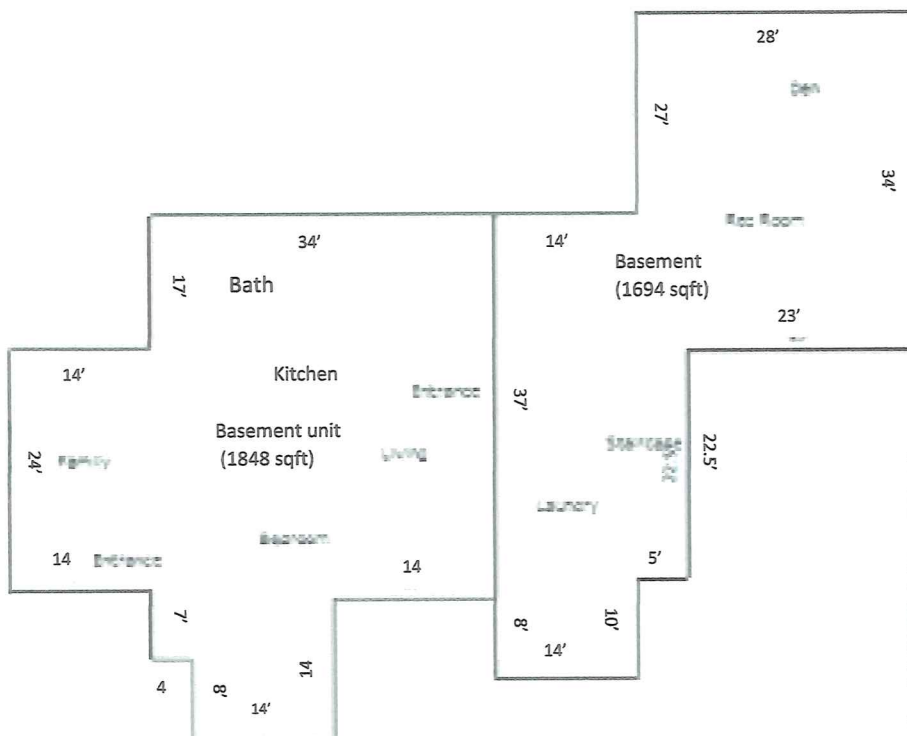
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